

Design and Access Statement

73 Canfield Gardens

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73 Canfield Gardens NW6 3EA



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This design and access statement is a supporting document to the planning application for the conversion of the third floor loft space at 73 Canfield Gardens into a self contained 2 bedroom flat.

1.0 Existing Building

The existing building consists of a three story semi detached brick building situated in West Hampstead. Originally a single family dwelling, the building has since been converted into three separate flats occupying a storey each with the third floor remaining as a loft space accessed through a hatch via the 2nd floor flat. The building is not listed but lies within the south Hampstead conservation area.

2.0 Proposed Scheme

The proposed works are for the conversion of the existing loft space into a habitable dwelling, in the form of a self contained 2 bedroom flat. Alteration to the roof line are proposed to include the introduction of 2 conservation roof lights to the front elevation, 2 flat roof fixed skylights, a single sliding flat roof skylight, 3 new dormer windows to the side and rear elevations and a rear inset terrace.

The style and size of the proposed openings have been carefully considered around Camden guidance and that of the surrounding buildings. The conservation roof lights will sit flush with the existing roof line and are designed to align with the neighboring property. The proposed dormers greatly improve the accommodation within, the larger dormer on the side elevation to the property allows for vertical access into the flat from the existing core within the building.

3.0 Accessibility

The current flats are accessed from an internal communal staircase, it is proposed for the new flat to be accessed from this core.

Appendix A



Arial View of 73 Canfield Gardens showing the front elevation



Arial View of 73 Canfield Gardens showing the rear elevation