

## Design & Access Statement



Basement level conservatory in connection with existing basement and ground floor level maisonette (flat 1) at 80 Canfield Gardens, London NW6 3EE

The purpose of this statement is to demonstrate to the LPA that the works are well considered, of an appropriate scale of development, and in line with relevant planning policies set out by the London Borough of Camden.

## LOCATION, SITE AND USE

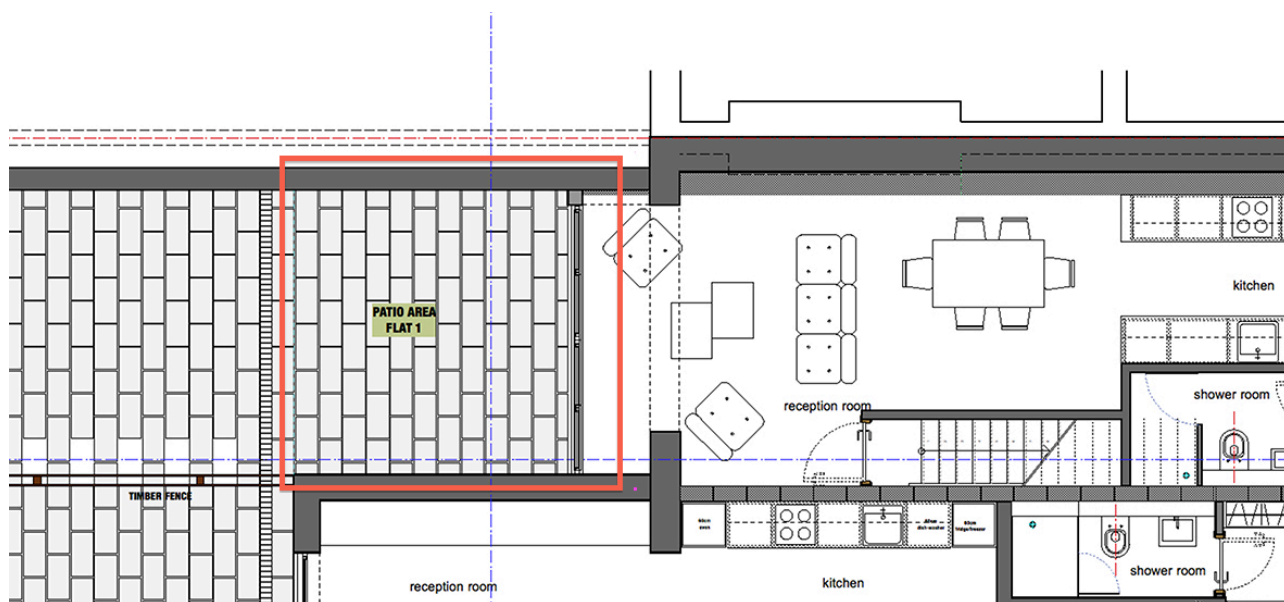
The application site is 80 Canfield Gardens, located on the north side of Canfield Gardens. The property is a semi-detached building, which comprises a basement and four upper floors. All floors are in residential use as 7 self-contained flats. The building is not listed, but lies within the Swiss Cottage Conservation Area.

## RELEVANT PLANNING AND ENFORCEMENT HISTORY

- \* EN 12/0753
- \* 2012/3498/P - Erection of single-storey rear extension at basement level in connection with existing basement and ground floor flat (Class C3).
- \* 2008/4702/P - Extension to the existing 2x residential flats at ground floor level by excavating a basement level with two front light wells and erection of a rear extension at basement level with terrace above
- \* 2007/4702/P - Excavation of basement with two front light wells and erection of rear extension at basement, ground and first floor level all in connection with existing residential flats.
- \* 2005/2458/P - Erection of 2 rear dormer windows and insertion of roof lights to front, rear and side roof slopes in connection with the conversion of the roof space into a self-contained flat.
- \* 21468 - Change of use of the ground floor and garage into 2 self-contained flats, including works of conversion.

## PROPOSAL

The existing basement at No 80 Canfield Gardens was granted planning permission in 2008. After its implementation it became clear that the part of the patio area of Flat 1 closest to the north facing rear façade, which was flanked by two walls to east and west, would not serve as a patio at all. It would simply become a sunless access corridor leading to the sunnier part of the patio and the rest of the garden. Rather than serving as a link, it would be a barrier between the experience of the garden and the interior. The currently existing conservatory is a simple intervention that encloses this 13 sq.m. area in glass and makes it part of the interior of Flat 1. It has resulted in a substantial gain in terms of the amenity and quality of design of Flat 1, and it has a positive affect on the micro-climate of its setting.



## DESIGN APPROACH

This development did not come about as a result of an attempt to maximise floor space. It simply optimises an issue which had been identified with the previous development:

It improves both the connection between Flat 1 and the garden, as well the flow of light into the flat's main living space. This maisonette was designed as a family unit, and the introduction of a conservatory on the basement level provides high quality living accommodation, while the coincidental increase in habitable floor space allows an improved internal layout of the main living room.

The conservatory is 3.7m in depth and is built on a grey powder-coated aluminum frame with folding doors (to match the existing windows of the extension) which go out onto the rear patio and garden. The structure has a monopitched roof, which varies in height from 2.9m to 2.5m.

This glass link between inside and garden is entirely below ground level - and well below the boundary wall, which separates this garden from its neighbour.

The addition of this conservatory demonstrably does nothing less than preserve the character of the area. In fact, we believe that while it greatly enhances the amenity of Flat 1, it also has an - albeit smaller - enhancing effect of the amenity of the immediate surroundings.



EXTERIOR VIEW OF THE CONSERVATORY FROM GROUND LEVEL

An enhancement of the conservation area is achieved by removing the dark hole that was created by a north-facing open corridor at basement-level at the rear of Flat 1, and by replacing it with a light modern glazed structure, i.e. the kind of signifier of abundant amenity use which today has become a common and established part of the character of this area.

A preliminary analysis also confirms a positive effect of this glazed structure on interior and exterior daylight availability.



INTERIOR VIEW OF THE CONSERVATORY

The extension is set adjacent to the flank wall, which forms part of the application site. There are no windows affected by the development. The conservatory does not project above the height of the basement or the adjacent boundary wall. Any adverse impact on sunlight & daylight or outlook to or from neighbouring properties or gardens can therefore confidently be ruled out.

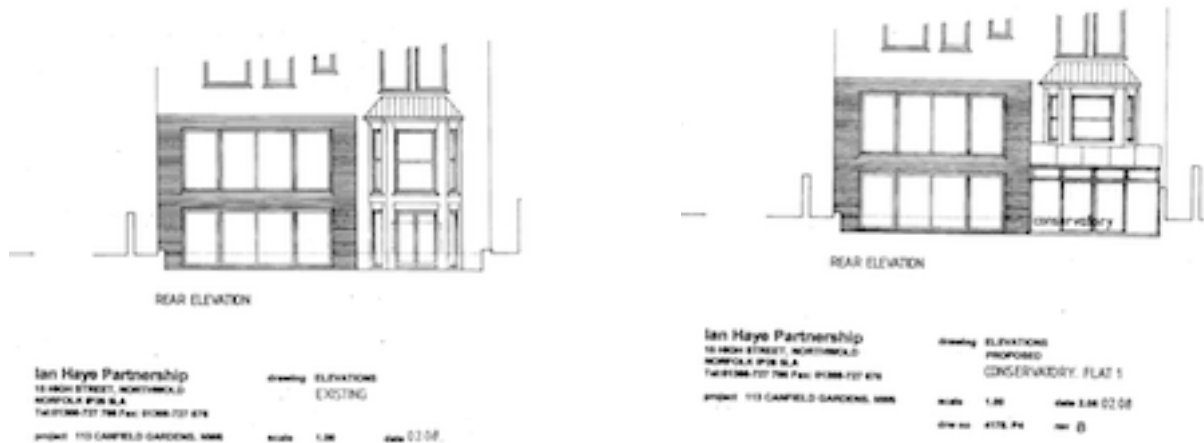
## LOCAL CONTEXT

The rear extension constructed here is entirely below ground level, and the combined bulk of the existing development at No.80 is smaller than that of other developments which have been approved by the LPA for similar plots in the immediate neighbourhood.

Whilst this application will clearly have to be assessed on its own merits, we believe it relevant that just across the road, at number 113 Canfield Gardens a development has been approved in 2008 (2008/0996/P) which bears some informative similarities to our case.



The following is an extract from the Delegated Report for the application 2008/0996/P at No. 113:  
 "...The property has already been extended quite extensively through the addition of a new lower ground floor level and substantial extensions to the rear. The proposed conservatory creates a full-width extension to the rear of the property, albeit that this is part solid and part glazed. Whilst the proposed extension in addition to the approved extensions does dominate the rear elevation of this building; when viewed in the context of those extensions constructed at neighbouring properties, it is difficult to argue the harm of the proposal. The adjacent property No. 111 has a substantial two-storey rear glazed extension, which is extremely prominent; against this the proposed extension at No. 113 appears almost modest".



EXISTING AND PROPOSED REAR ELEVATIONS FROM APPLICATION 2008/0996/P AT NO. 113 CANFIELD GARDENS

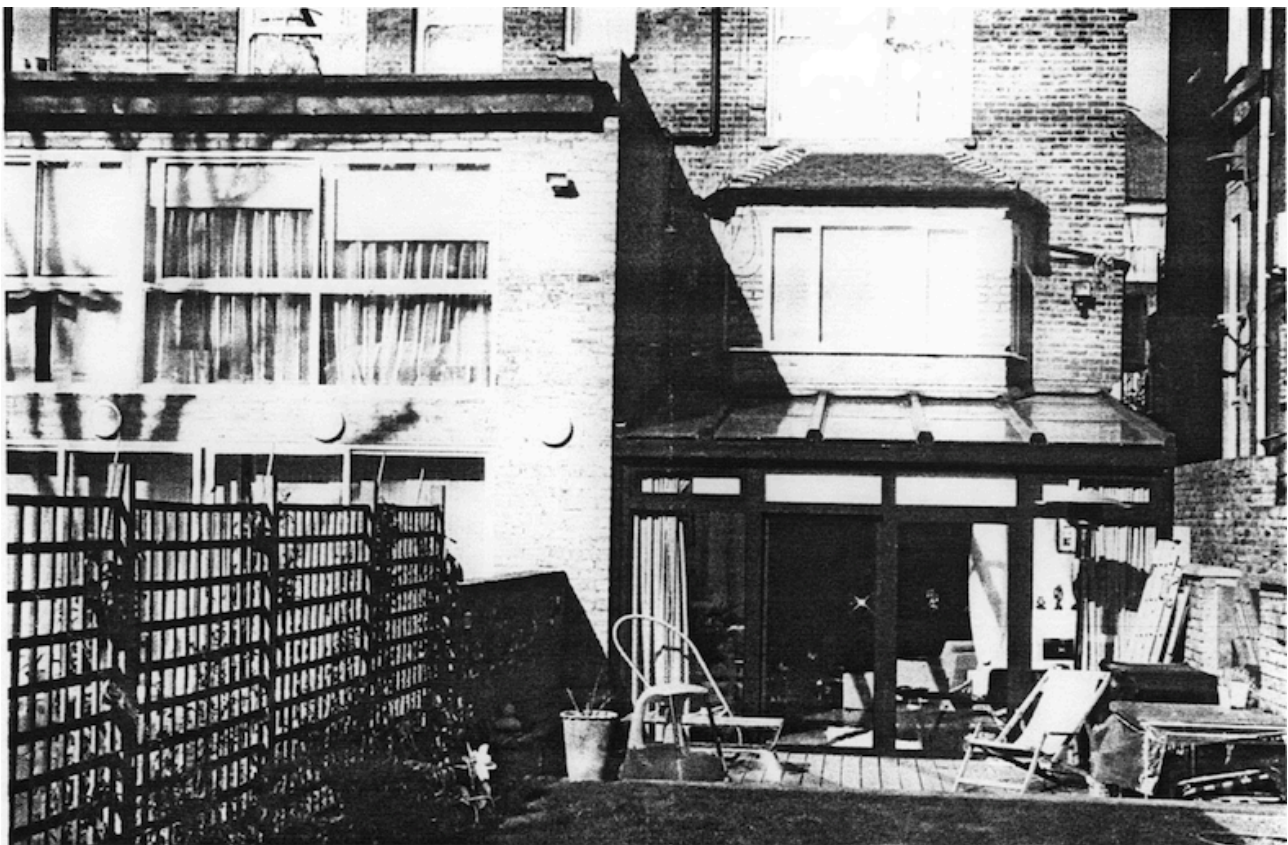


PHOTO OF REAR ELEVATION FROM APPLICATION 2008/0996/P AT NO. 113 CANFIELD GARDENS



VIEW OF OTHER DEVELOPMENTS TO THE SOUTH SIDE OF CANFIELD GARDENS

Unlike the conservatory at No.113 and many others in this area, the conservatory in our application does not project above the boundary wall.

Key factors in the decision at No. 113 were the two substantial existing extensions in its immediate neighbourhood (at Nos. 111 & 109).

When this is compared with the situation at No. 80 Canfield Gardens - which also has two substantial existing extensions as its neighbours (at Nos. 78 & 76) - the parallels are clear:

Next door to the application site at No. 78 there is a substantial two storey glass extension. This extension at No. 78 was regulated by planning application no. 2004/2551/P where permission was also granted for excavations at lower ground floor level to provide additional habitable accommodation for the existing maisonette on the lower ground and ground floors.

One door on, at No. 76 there is also a two story extension which in addition is topped by an approved terrace at 2nd floor level (application number 2006/3238/P). Furthermore the erection of a rear extension and outbuilding at No. 76 has been granted permission 2008/0371/P, which approves a full-width extension at ground level and a full-width garden studio at the rear of the garden. In fact, the amount of cumulative development that has been approved on this neighbouring plot (which is of a similar size to ours) makes the development at No. 80 appear almost modest in comparison.





VIEW OF OTHER DEVELOPMENTS TO THE NORTH SIDE OF CANFIELD GARDENS (next door to No. 80)

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VIEW OF THE APPLICATION SITE AND OTHER DEVELOPMENTS TO THE NORTH SIDE OF CANFIELD GARDENS