

Design & Access Statement



Basement level conservatory extension of 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 proposed 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

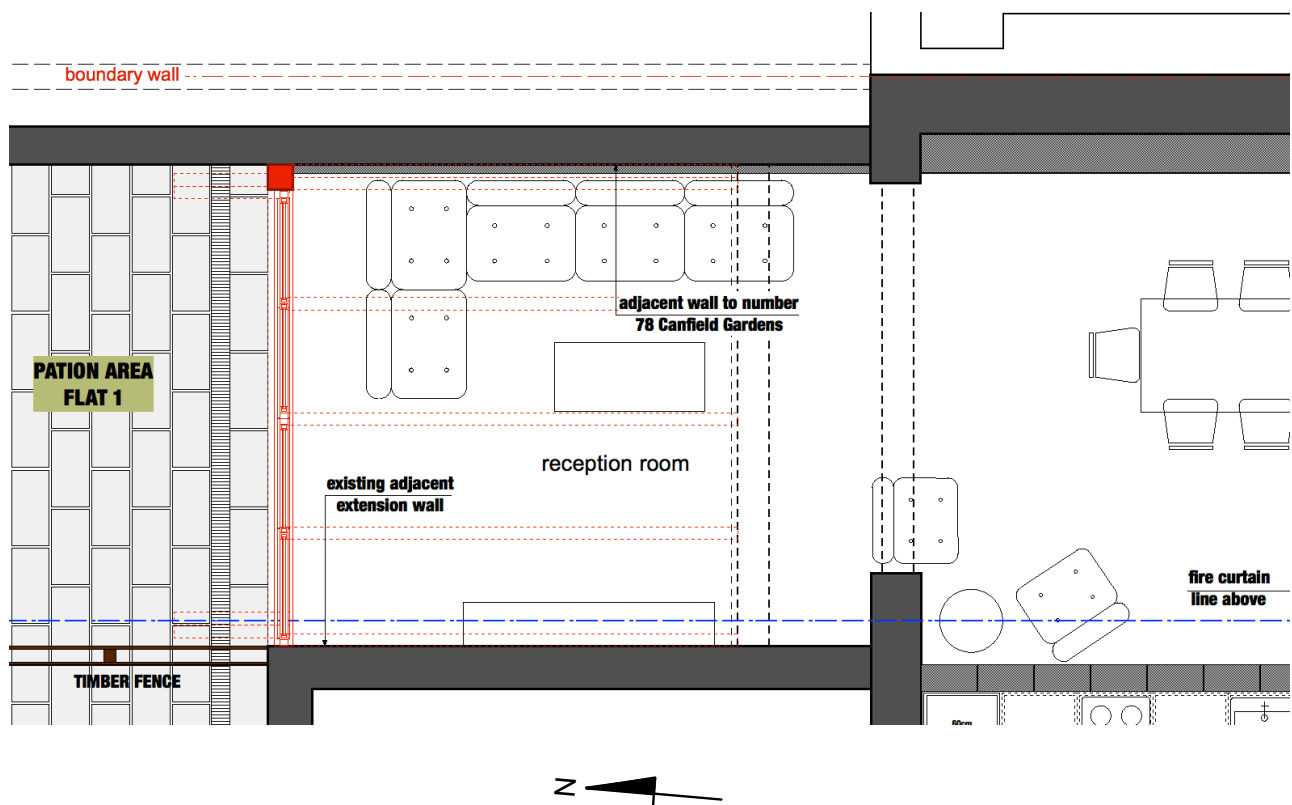
The application site is 80 Canfield Gardens, located on the north side of Canfield Gardens. The property is a semi-detached building, which comprises a basement and four upper floors. The basement was granted planning permission in 2008. The upper floors are also in residential use as 5 self-contained flats. The building is not listed, but lies within the Swiss Cottage Conservation Area.

RELEVANT HISTORY

- * 2008/4702/P - Extension to the existing 2 x residential flats at ground and first floor levels by excavating a basement level with two front light wells and erection of a rear extension at basement level with terrace above. (GRANTED)
- * 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. (REFUSED)
- * 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. (GRANTED subject to Section 106 Agreement)
- * 21468 - Change of use of the ground floor and garage into 2 self-contained flats, including works of conversion. (CONDITIONAL)

PROPOSAL

At basement level we propose to fill the gap between the existing extension and the retaining wall with a fully triple-glazed conservatory with a grey powder-coated aluminium frame and folding doors to match the existing extension window frames. The structure will have a mono-pitch roof which rises from a height of 2.55 m to 2.9 m above basement patio level.



DESIGN APPROACH

Essentially, this proposal is to remedy a shortcoming in the existing lay-out of Flat 1.

Little use is currently being made of the patio area directly in front of the north facing living room of this flat because this area does not receive any direct sunlight.

As a result, rather than bridging the experience of the garden and the interior, this part of the patio increases the separation between the garden and the living room of this flat.

In addition, the adjacent extension and the retaining wall create a tunnel-like outlook which together with the northern orientation of the living room does not make for ideal day-lighting conditions in its interior.

A fully glazed extension of the living room which brings it in line with the existing extension of the adjoining Garden Flat, will therefore be beneficial in three ways:

1. It will remove the tunnel-like outlook of this room.
2. It will bring a great deal of sky-light into this north-facing room
3. It will link the experience of the garden with that of the interior.

The extension will sit between the existing extension and the existing retaining wall which itself forms part of the application site and is set back ca 60 cm from the boundary with No. 78. It will not affect any existing windows.

At its highest point this roof will still be a meter below the boundary garden wall between the proposal site and No. 78 Canfield Gardens.

Whilst it will greatly increase the amenity of its inhabitants, this extension entirely at basement level will therefore have no discernible impact on surrounding buildings and will preserve the character of the conservation area.

In our consideration of the planning policy context of this proposal we were also guided by Bethany Arbery's delegated report for a similar proposal at 113 Canfield Gardens which was granted planning permission (2008/0996/P).

RELEVANT POLICIES

London Borough of Camden adopted Unitary Development Plan (2006)

S1/S2 Sustainable development

SD6 Amenity for occupiers and neighbours

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas