

DESIGN & ACCESS STATEMENT

No.119 Canfield Gardens

For and on behalf of Mr Rivlin

July 2011



1. Introduction

This Design & Access Statement accompanies the planning application for alterations and additions to the rear ground floor flat at No.119 Canfield Gardens, London. The proposals include the erection of a single storey rear extension to replace an existing single storey rear extension and associated internal alterations.

No.119 Canfield Gardens is located just off Priory Road and within the boundaries of the South Hampstead Conservation Area. The property is also listed as a 'positive contributor' as noted in the South Hampstead Conservation Area Character Appraisal and Management Strategy.

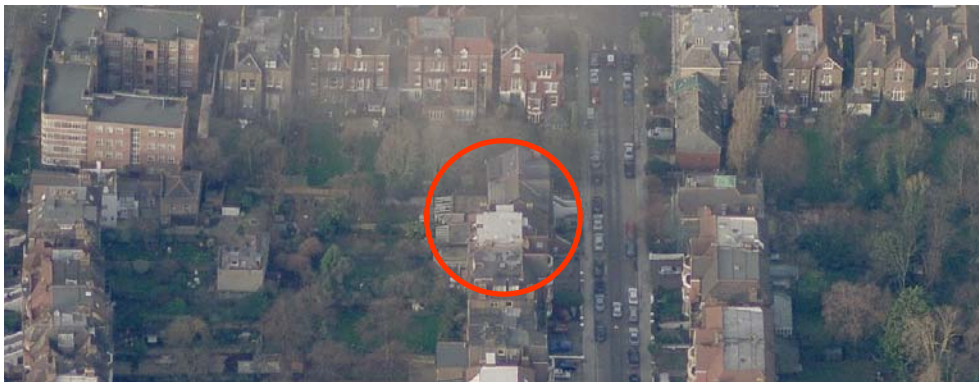
This document attempts to demonstrate that the proposed single storey extension has been designed to comply with Camden Borough Council's requirements for domestic alterations & extension.



Aerial view of the application site



Aerial view of the application site - facing North



Aerial view of the application site - facing West



2. Planning Context

As mentioned previously, the site is located within the South Hampstead Conservation Area and is a 'positive contributor' to the character of the area.

The Conservation Area is characterised by its historic and leafy streets lined with grand terraces and large semi detached dwellings between 3 and 5 storeys tall. The dwellings in the area are mostly Victorian, built in red London stock brick with white painted timber sash windows and slate pitched roofs.

The appearance of properties when viewed from the street is of the utmost importance for retaining the character and appearance of the conservation area. However, the proposed extension is located entirely to the rear of the property where it is not visible from the street and will have no impact upon the conservation area in this regard.

That said, the long rear private gardens common throughout Canfield Gardens are also believed to contribute significantly to the character and appearance of the area and should be preserved. The conservation area character appraisal suggests that in the case of rear extensions, care should be taken to retain the attractive garden setting of the host building, although in the case of No.119 Canfield Gardens there is no communal amenity space beyond the rear garden, nor is it positioned on a prominent corner site.

There is an existing extensive single storey rear extension and both properties on either side of the application site have rear extensions of a similar depth.

As well as the conservation area appraisal, the proposed extension has been designed in line with Camden Borough Council's Planning Guide with particular attention paid to the guidance for rear extension to residential properties.



Location Plan

3. Layout

The existing rear ground floor flat at No.119 Canfield Gardens includes 2 bedrooms, kitchen, bathroom and an open plan dining / living space connected via 2no double doors to the existing conservatory.

There are a couple of significant issues with the existing flat which our proposals attempt to address.

The existing kitchen is very small by modern standards and given the proposed scheme will provide an additional bedroom, increased worktop and storage space is required. The existing kitchen is also hampered by a very small area of glazing resulting in low natural lighting levels.

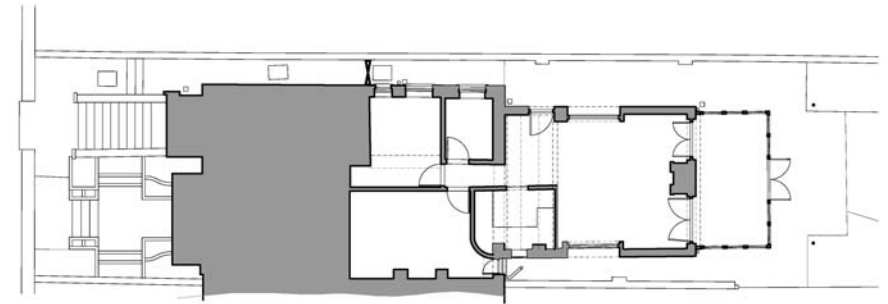
Similarly, the main bedroom is located at the back of the property making access to light difficult. The natural light in this room is currently only provided by a glazed single door in the corner of the room.

Our proposals attempt to resolve the lighting issue inherent in the deep nature of the plan by providing a light well with full height glazed panels opening on to the corridor, kitchen and master bedroom. This will significantly improve lighting in the flat compared to current levels and also provide an external terrace area accessed via sliding panels off the corridor and bedroom.

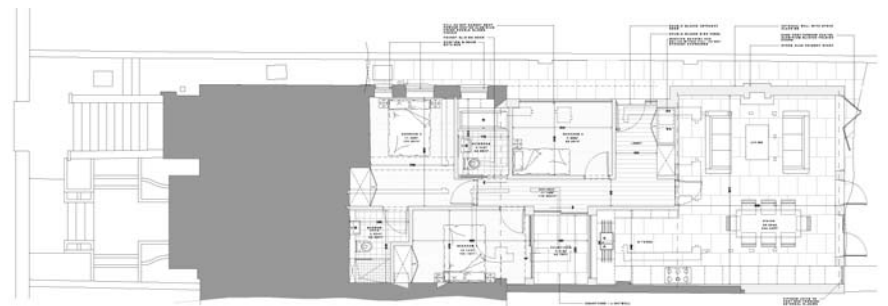
The existing narrow side passage will be retained in the new scheme, however the entrance to the dwelling will be clearly defined as a result of the stepped back external wall with overhanging eaves for shelter.

Upon entering the new extension the visitor is greeted by a wide lobby with storage, leading to a main corridor which connects sleeping accommodation at the centre of the property with living spaces to the rear.

This circulation space is simple and minimal in order to efficiently use the available floor area whilst providing access to 3 bedrooms and the family bathroom. All the bedrooms are organised to provide direct access to daylight, with the additional ensuite located at the centre of the main building where access to daylight is not achievable.



Existing Ground Floor Plan



Proposed Ground Floor Plan

The living spaces are open plan, but with the dining and lounge areas positioned to the rear with direct connections to the private garden and below the sloped ceiling with roof lights which help blur boundaries between internal and external spaces.

The result is a rationally planned and functional layout which clearly defines the private and social spaces of the dwelling whilst maximising access to daylight on a restricted site.



7. Scale & Appearance

The proposed extension is located entirely to the rear of the existing property and as such is not visible from any public footpath. In this respect we can demonstrate that there will be no adverse affect on the character or appearance of the area.

In terms of scale, the overall increase in footprint resulting from the proposals will be equal to 29.2m² or 38.5% of the existing dwelling footprint. And will project less than 2.5 metres beyond the rear of the existing conservatory. The relatively small increase in area will retain a large area of garden (217.2m², a reduction of only 12%) to the rear and the green setting for the building.

The height of the extension has been restricted to the overall height of the existing extension. In fact the majority of the proposed extension is significantly lower than the existing.

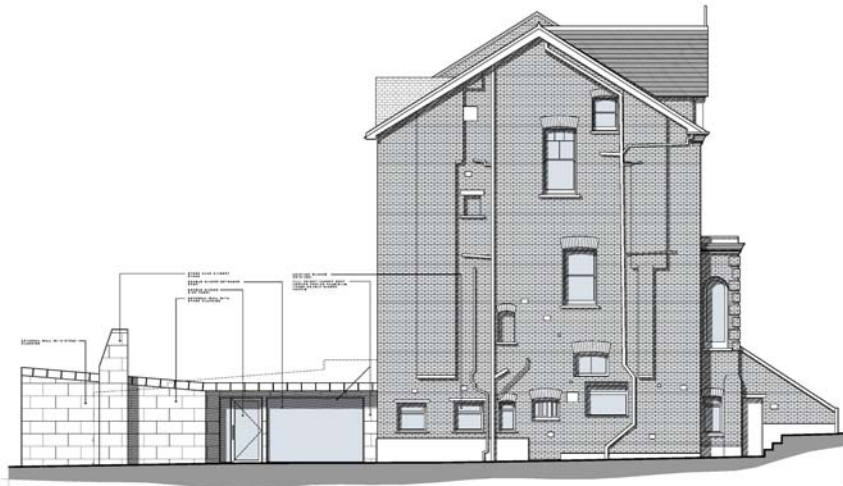
As mentioned earlier in this document there are 2 significant existing rear extensions on either side of the application site (see site plan on following page). Given their position and size, we believe there will be no additional impact on the rear aspect and amenity spaces of both neighbouring properties as a result of our proposals.

The main purpose of the raised eaves to the rear, is to maximise the depth to which daylight can access within the plan, but also to provide an extensive area of glazing, opening out to the private rear garden and bringing a little bit of outside in to the main living space of the dwelling.

The single storey nature of the extension and choice of materials help differentiate it from the main dwelling and prevent the overall structure appearing disproportionate to its surroundings. Furthermore the extension steps in where it meets the original building to emphasize this.

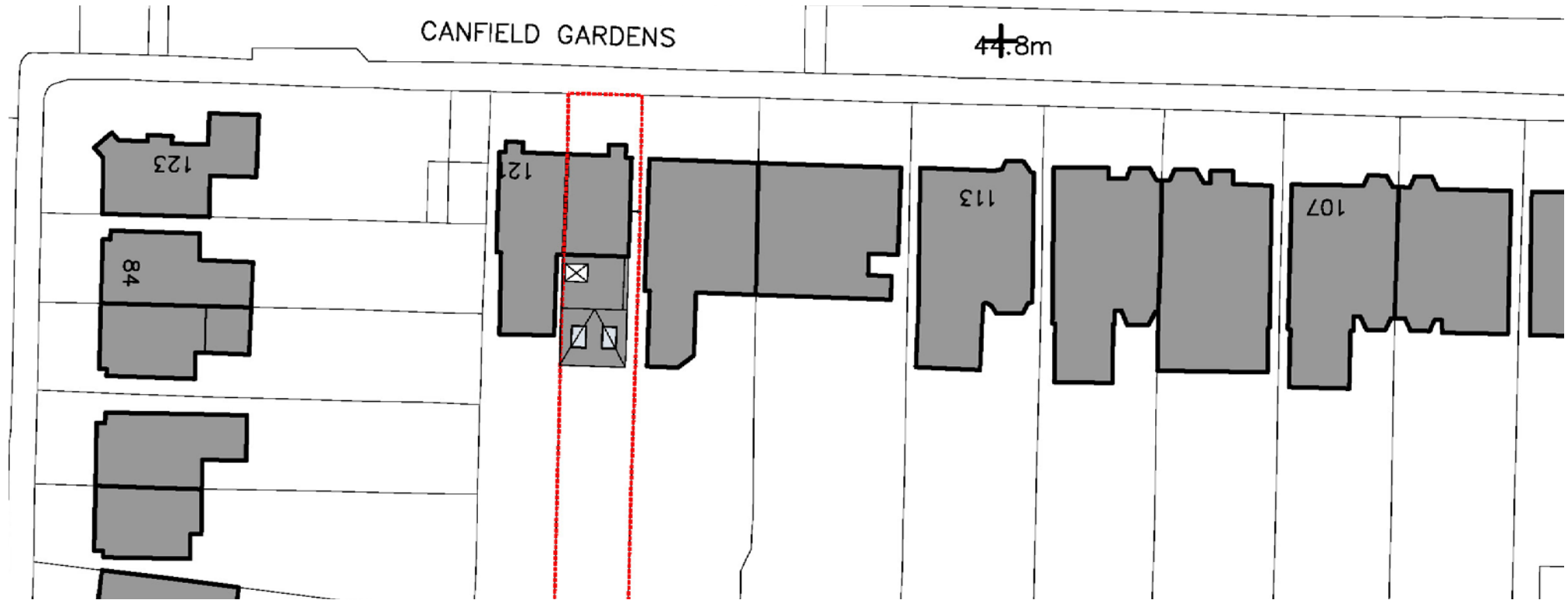


Existing Side Elevation



Proposed Side Elevation





Proposed Block Plan

4. Use

As mentioned above the materials incorporated in the scheme have been selected specifically to contrast with the main house and have a contemporary appearance. These include;

- Stone Cladding Panels
- Dark Gray Powder Coated Aluminium Framed Windows and Doors
- Green Roof Construction on flat roof
- Zinc sloping roof and flashing

The existing residential use of the property will be retained.

5. Access

The existing pedestrian and vehicular access to the site will not be altered, however a new level threshold will connect the new extension to the rear garden.





Existing Rear Elevation

Proposed Rear Elevation

6. Landscaping

It is recognised that the provision of hard landscaping to the rear of properties within the conservation area is not looked upon favourably. Therefore the extent of boundary paving will be kept to a minimum. We will be more than happy to cooperate with the Planning Department to achieve an acceptable solution in this regard.

There are significant trees within the site as shown on our proposed block plan, however these will not need to be removed as part of the scheme and where hedging / shrubs are removed, replacements will be planted elsewhere in the garden

7. Sustainability

The new external walls, roofs and ground floor of the extension will be insulated in order to exceed the requirements of Approved Document L1B of the Building Regulations and minimise energy consumption. A high efficiency condensing boiler will also be incorporated to maximise energy efficiency.

The green roof will contribute to biodiversity, provide water retention and an attractive outlook from high level bedrooms.

8. Conclusion

This Design & Access Statement attempts to demonstrate how the proposals for alteration and additions to No.119 Canfield Gardens have been carefully considered in order to comply with the requirements of the London Borough of Camden Local Plan.

The scale and proportion of the extension will be sympathetic to the existing dwelling and the conservation area at large, and will not be visible from any point on the public street.

The extension will provide an additional bedroom making it suitable for family habitation whilst providing a high quality and modern kitchen / living / dining area. Furthermore, the existing haphazard extension will be replaced with a consistent thoughtfully designed architectural solution that respects and enhances the integrity of the existing original dwelling.

