

77 CANFIELD GARDENS, GROUND FLOOR FLAT LONDON NW6 3EA

DESIGN AND ACCESS STATEMENT

77 Canfield Gardens is one half of a semi-detached residential building. It is similar to the other substantial paired villas built along this stretch of Canfield Gardens. Number 77 has been sub-divided into four flats, one per floor. It is located within the Swiss Cottage Conservation Area.

SUMMARY OF THE PROPOSALS

The proposals are to:-

- Remodel the existing rear extension.
- Alter the fenestration to the side.
- Replace the fenestration to the front and rear.
- Alter the existing patio to the rear.
- Construct a gazebo.

DRAWINGS ACCOMPANYING THIS STATEMENT

| | | |
|---------|------------------------------|--------|
| 279.000 | Location Map | 1:1250 |
| 279.001 | Ground Floor plan – existing | 1:100 |
| 279.003 | Section AA & BB – existing | 1:100 |
| 279.005 | Rear Elevation – existing | 1:100 |
| 279.006 | Side Elevation – existing | 1:100 |
| 279.025 | Site Photographs | |
| 279.050 | Floor plan – proposed | 1:100 |
| 279.052 | Section AA & BB – proposed | 1:100 |
| 279.054 | Rear Elevation – proposed | 1:100 |
| 279.055 | Side Elevation – proposed | 1:100 |

CONSULTATION

The proposals forming this application have been produced following consultation as follows:-

- Submission of drawings to Development Control Officer David Peres Da Costa (02.09.09) including consultation with a Conservation Officer at the Camden Planning Department.
- Submission of drawings to Development Control Officer David Peres Da Costa (26.09.09) including consultation with a Conservation Officer at the Camden Planning Department.

- Submission of drawings to Development Control Officer David Peres Da Costa (03.11.09) including consultation with a Conservation Officer at the Camden Planning Department.
- Conversations with the immediate neighbours.
- Reference to London Borough of Camden Planning Policy.
- Reference to London Borough of Camden Planning Guidance.
- Reference to The London Plan Policies.
- Research into the Planning Permission History of development in the locality.



PLANNING HISTORY

We believe the building was originally constructed between 1881 and 1889 by builders T.K.Wells of Kentish Town on land that was part of the Spencer Maryon Wilson Estate.

The house was converted into separate flats after its 1993 Planning Approval (reference PW9201394) and the flat to the roof-space was created after its 1997 Planning Approval (reference PW9702400R1).

The existing rear extension at ground floor level was built after its 1993 Planning Approval (reference PW9201394). By consulting early maps it has been established that the original building did not have a rear ground floor extension.

DESIGN DEVELOPMENT

The proposals for the extension have been informed by a process of design development. The early pre-application consultations with the Development Control and Conservation Departments have influenced the design to a large extent.

There have been several approaches to the proposed fenestration to the rear extension and the pallet of materials to be used. Only after some design-exploration, and consultation with the Planning Department, have the current proposals been made.

USE

The current arrangement of the flat is such that the main living space does not have a generous relationship with the sizable garden – it is, rather, that a bedroom opens onto the garden and the living space is tucked to one side in a shaded corner.

The main intent of the designs to rearrange the flat is so that an open plan kitchen, dining, living space connects directly with the garden in a flowing space from inside to outside. The newly formed living space also benefits from enhanced views to the garden and significantly increased amounts of daylight.

The remainder of the flat will be modernised and refurbished.

AMOUNT

The total floor area and volume of the flat remains unaltered. Both the current flat and the proposed flat contain the same number of habitable rooms, and three bedrooms. The proposed room sizes are in excess of the accepted guidance, as are ceiling heights and amounts of glazing.

Gross internal floor area 162 sq.m.

Room Areas:-

| | |
|---------------------------|----------|
| Kitchen / Living / Dining | 60 sq.m. |
| Bedroom 1 | 30 sq.m. |
| Bedroom 2 | 19 sq.m. |
| Bedroom 3 | 15 sq.m. |
| Three bathrooms – total | 15 sq.m. |
| Entrance hall | 7 sq.m. |
| Basement storage | 16 sq.m. |

Rear garden area 360 sq.m.

The existing hard-surfaced terrace to the rear is 30 sq.m, and the proposed is 55 sq.m.

The top edge of the proposed lightweight gazebo is approximately 3.5 m above the ground

LAYOUT

The proposed internal layout is, essentially, a re-arrangement of the current accommodation – reconfigured so as to enjoy the garden more.

The main entrance to the flat and the location of rubbish and recycling storage remain as they are currently.

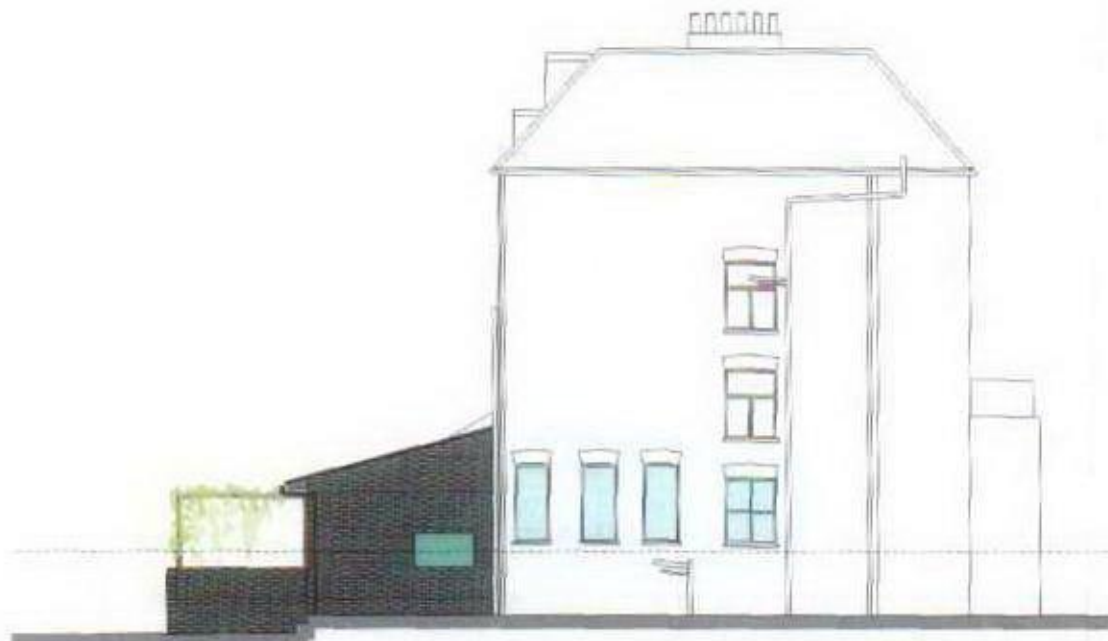
The current flat has certain issues related to its physical accessibility. These are marginally addressed by creating a level threshold from the living-area to the garden (i.e. hard-surfaced terrace). Otherwise; access remains unchanged.

APPEARANCE, DESIGN AND SCALE

The design concept for the proposals is focused on enhancing the character of the building while achieving the practical aims described in 'Use,' above.

The main body of the house remains largely unaltered – certainly in terms of materials, massing and volume.

The existing rear extension is where the appearance of the building is intentionally changed. This extension is a recent addition to the historic house and its styling is a pastiche of the historic fabric. The concept behind re-styling the extension is to distinguish it from the historic house. The extension gains a contemporary feel, which reflects its twenty-first century remodelling. Thus the two periods of architectural style are legible as being of different eras. This allows the historic house to retain its original visual integrity. This design approach is very much in the spirit of many similar extensions within the Conservation Area that have recently gained Planning Permission.



Side elevation [proposed]

The new glazed doors and windows provide generous views to the garden and let the sunlight flood into the living space (the current glazing means the spaces are dark – in a rather energy in-efficient manner.)

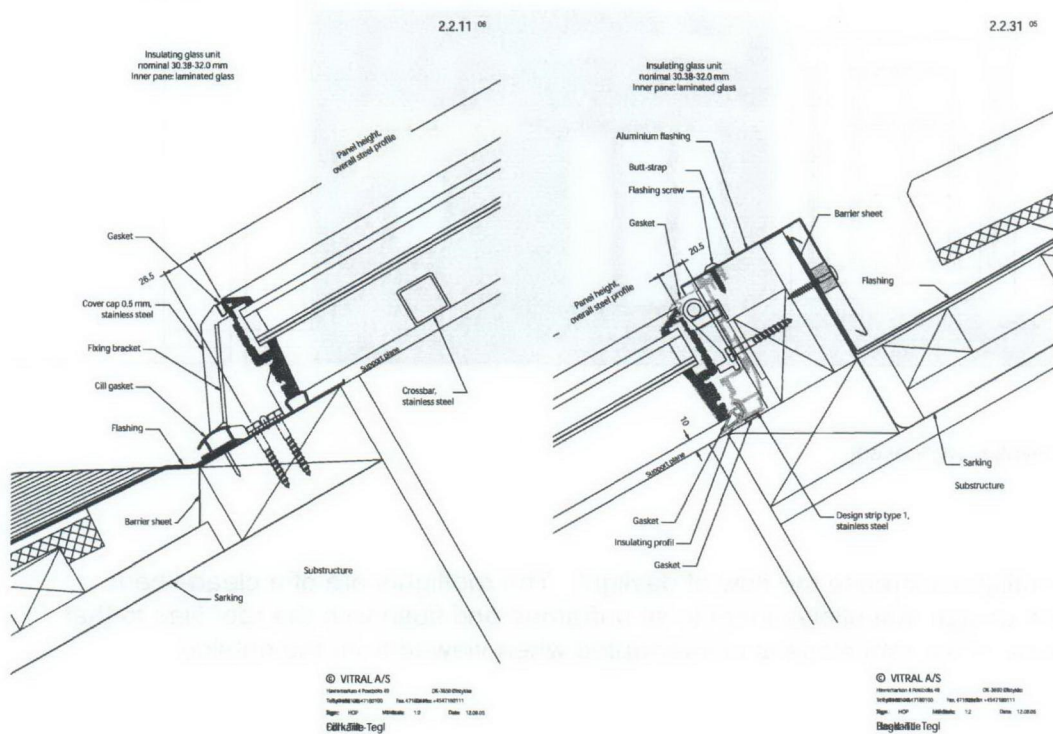


Rear elevation [proposed]

The rooflights increase the flow of daylight. The rooflights are of a clean-lined, modern design that allows them to sit unframed and flush with the roof tiles so that the plane of the roof slope is uninterrupted when viewed from the outside.



Photo of proposed rooflight – English Heritage HQ, Cambridge



Rooflight – Standard installation details

The existing brickwork is treated with a dark masonry stain so that it is distinct from the brickwork of the original building. It has a more monolithic appearance than more regular brickwork that suits the insertion of large apertures for the new doors and windows. The appearance of the rear extension is given a slight soft edge by introducing the warmth of timber to the surrounds of the apertures.

To the side of the main body of the house there is a bricked-up doorway and two modern windows that are not in the style of the original house. It is proposed that the doorway is converted into a window, and the existing windows replaced to form the triptych of new windows that give light to the living area.

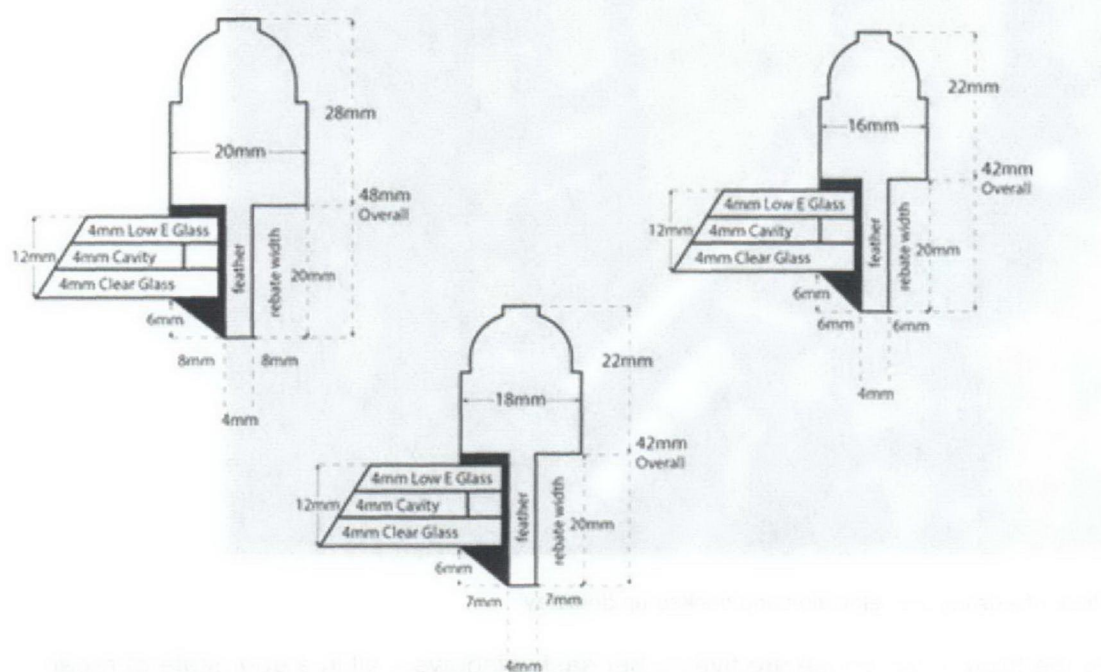


Photo of existing side elevation and bricked-up doorway

✈ To the front of the house are five timber sash windows – all in a poor state of repair. These are replaced, 'like-for-like', with windows using the new slim-line double glazing units. Thermal and acoustic insulation are improved.



Photo of front windows to be replaced (except entrance glazing)



Illustrations of proposed slim-line double glazing in traditional mullions

LANDSCAPING

The garden is currently somewhat divorced from the flat. The changes of level from the inside to the outside create an access barrier. The proposed rearranged garden terraces are designed to address this issue. One steps directly out, on the level, from the living space to the garden terrace. There is a seating area with a lightweight gazebo directly off the kitchen. It should be noted that, in both the current and proposed situations, overlooking into neighbouring gardens is prevented by the abundance of trees, shrubs and bushes on both the boundaries.



Photos of boundary