

DESIGN AND ACCESS STATEMENT
revision00

Project:

**Lower Ground Floor Extension to Ground Floor Flat
and Proposed self-contained Flat at First Floor,
86 Canfield Gardens, London NW6 3EE**

Proposal Description

The proposed work consists of excavation under entire Ground Floor and provision of additional accommodation at Lower Ground Floor Level for the existing ground floor flat. The existing two bedrooms and space on the First Floor level are to be separated from the Ground Floor Flat and proposal is to have a self-contained One Bedroom Flat at the First Floor. Front and rear garden have been remodelled to provide natural light to proposed Lower Ground Floor.

Amended front garden layout incorporates proposed off-street parking space.

The Process

- Physical Assessment

The existing building is a three storey, semi-detached house comprising of Ground, First and Second Floor. The house is split into 4 separate flats. There is a Four Bedroom Flat at Ground & First Floor with existing Conservatory at the rear; one One Bedroom Flat at First Floor and further two One Bedroom Flats on the Second Floor level.

Common entrance to the building is located at the front on the Ground floor level.

The building is located within Swiss Cottage Conservation Area.



Existing front elevation at no. 86 Canfield Gdns

- Social Assessment

Having in mind the scale of the proposed we do not see any significant changes to the social context in the area.

- Economic Assessment

The proposed development will create jobs during the construction. Floor area will be increased; the layout and appearance of the building will be improved. Those factors will affect the value of the property. Increase in value will result in increase in Council Tax.

- Planning Policy Assessment

Relevant policies have influenced our proposal:

B1 – General Design Principles

B3 – Alterations and Extensions

B7 – Conservation Areas

N7 – Ancient Woodlands and Trees

Evaluation

Having in mind the above, it was concluded that proposed works are feasible, and no major objections could be identified.

Design

The scheme was designed having in mind the following:

- Not to significantly change appearance from the street
- Most of the proposed works relate to internal refurbishment
- Minimise impact on street scene
- Improve and enlarge Ground Floor Flat layout and create additional self-contained Flat at First Floor



Existing rear elevation at no. 86 Canfield Gdns

Use

The current use of the building is residential flats. There will be no change to the existing use.

Amount

The amount of the proposed is as follows:

Existing Four Bedroom Ground/First Floor Flat refurbished and extended at Lower Ground Floor into Four Bedroom Flat over Ground and Lower Ground Floors.

Existing two Bedrooms & Bathroom at First Floor refurbished into One Bedroom self-contained Flat.

Layout

Existing Ground Floor Flat has been remodelled to include Lounge, Dining, Kitchen, Conservatory at rear, Bedroom (with En-Suite) and Toilet and new internal stairs at ground floor leading down to proposed Lower Ground Floor with further Three Bedrooms (with En-Suites) and Utility Room.

Proposed First Floor Flat to be One Bedroom self-contained unit with Kitchen/Lounge, Dining and Bathroom with own entrance on the First Floor.

Scale

Total height of the building remains the same, as well as its relationship with adjoining properties.

Landscaping

Proposed Front garden to incorporate a parking space, landscaped areas around parking space and proposed front lightwells to bedrooms at Lower ground Floor.

Proposed rear Garden with lightwell/patio to bedroom at the Lower Ground Floor.
The rest of the garden as existing.

Appearance

Apart from complete redecoration to affected areas and joinery, the front elevation will stay the same with proposed extension walls to front and rear done in brickwork to match existing; lightwell walls to be brickwork to match existing rendered and painted white – with glass covers to lightwells; windows to be timber frames painted white; type to match existing. At rear, we are also proposing to use brickwork to match existing, timber doors and windows painted white and metal balustrade painted black to/over patio/lightwell to bedroom at Lower Ground Floor.

Access

- Vehicular and Transport Links

Proposed development will not affect the existing movement patterns around and through the site.

- Inclusive access

Proposed development will not affect the existing conditions.