71 CANFIELD GARDENS, London

Planning & Conservation Area Application Report

DESIGN & ACCESS STATEMENT

PROJECT BACKGROUND

EXISTING SITE

The existing building consists of a three story semi detached brick building situated in West Hampstead. Originally a single family dwelling, the building has since been converted into three separate flats occupying a story each. The conversion of the house has lead to many of the existing features being lost and the fragmentation of the buildings original layout. An additional rear extension has been added which is of poor architectural quality and introduces an ill proportioned bay windows that interrupt the harmony of the rear façade.

There is a large private garden to the rear of the building with one significant tree that is currently imposing considerable light restrictions to the south façade. For further details please see attached Arboricultural Report.

PROPOSED SCHEME

ARCHITECTURE

The proposed scheme aims to rationalize the existing layout while retaining the three separate dwellings. The existing stair core has been split in two to allow two dwellings to be situated on the third floor. Accessed is gained from a secure stair via a new door in the side of the property.

The ceiling height to the roof has been raised to ensure over 50% of the floor area is above 2.3 meters. The main roof ridge height has been maintained. Two dorma windows have been sensitively placed on the roof to compliment the rear façade and complying to Camdens planning requirements.

Internally the building will be renovated to reflect a contemporary architectural approach. Our key proposals are to open up the internal layout to allow more light into the property, and extrude the rear extension to form a quality modern addition to the property.

A basement extension has been added to offer more living space for the family dwelling. This is linked to the ground floor by an internal stair and a landscaped external terrace that lets light deep into the plan. The terraces offer valuable external amenity space and links with the existing garden via a series of stepped planters.

The elevational proportion of the rear development reflects the existing extension, while the design is intended to be more contemporary with larger windows and rendered facades. The extension is to be constructed in high quality materials, detailed appropriately to compliment the character of the property.

Similar developments can be seen locally at 113 Canfield Gardens.

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Materials and detailing

All materials for the proposed extensions are to be of high quality. Walls are to be of through colour render while windows will be high quality satin anodised aluminium.

Landscaping and trees

Tree T1 in the attached Arboricultural report is to be replaced in a more suitable location with a native Silver birch, Whitebeam or Cherry tree.

External amenity space will be formed via a dual tier terrace that links the basement and ground level. Stepped planters span the gradient from ground floor to basement level, and act as an attractive aspect from the basement windows.

Parking

The proposed parking provision is not altered from the existing situation.

Access

A new access to the third floor dwellings is incorporated into the side façade. The main entrace to the house is to be retained, and while it is not level, it is planned that temporary ramping equipment may be added in the event that wheelchair access is required.

Existing off-street parking is as large as a disabled car parking space (3.8x4.8).

Sustainability & environmental performance

The rear extensions have been designed to accord with current best practice and our experience in low energy and low environmental impact house design. Particular care has been taken to ensure the following standards.

- **Limiting heat loss**

  Walls roofs and glazing will all be design to exceed the new Building Regulation standards.

- **Natural Ventilation**

  The extension is designed with a limited depth plan, which will allow cross ventilation of new rooms via open able windows and roof lights during summer and temperate times of the year. Trickle vents will provide background ventilation for the rest of the year.

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- **Natural Lighting**

  The internal spaces have been designed for excellent natural day lighting, minimising the need for artificial lighting. Energy efficient light sources will be used where possible.

- **Materials**

  Materials will be specified with consideration of the following criteria (in accordance with the BRE Green Guide to Specification)

  Toxic Pollutants arising from manufacturing and combustion

  Primary Energy used in extraction, production and transport

  Emissions of Carbon dioxide, volatile organic compounds, nitrous oxides, and sulphur dioxide associated with manufacture

  Use of mineral reserves, water or fossil fuels

  Depletion of reserves of raw materials

  Generation of wastes

  Issues associated with recycling –it is intended to use a number of recycled materials in the finished product, and aim to allow some of the building products used in the construction of the building to be capable of being recycled.

  Timber products used will have FSC certification

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