



58 Canfield Gardens

## Design & Access Statement

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58 Canfield Gardens

ungar architects

## Contacts

**Owner:** **Dr. John Hendry**

**Architect:** **Mr. Peter Ungar**  
Ungar Architects Ltd.  
10 - 12 Perrins Court  
London  
NW3 1QS  
  
Tel: 020 7431 7547  
Email: peter@ungararchitects.com

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View from Canfield Gardens

58 Canfield Gardens



View from the rear garden

## 1.0 Assessment

The property is a maisonette situated on Canfield Gardens, a residential road within the South Hampstead Conservation Area.

Planning Policies relevant to this area include:  
Planning Practice Guidance 12 Conservation Areas

## 2.0 Summary of Proposal

The application proposes the following:

- Conversion of loft into habitable space with associated rear roof terrace a.
- Glazed rooflights over part of new loft space

## 3.0 Planning History

8601602 27-08-1986  
Erection of a single storey rear extension

## 4.0 House Description

The property is a large semi detached Victorian mansion which is split in to a ground floor flat and 2 storey maisonette above. The owner carried out a complete refurbishment of both flats in the 1980's including a rear extension . The works carried out then were carefully and sympathetically completed respecting the character of the building. The house has been extremely well maintained since then.

## 5.0 Proposal - Design - Context - Appearance

The owner wishes to convert the loft space into a habitable additional floor to the current 2 storey maisonette. This will have no impact visually to the front elevation other than a small roundel window being opened up in the front gable. This has also been done by neighbouring properties in connection with loft conversions.

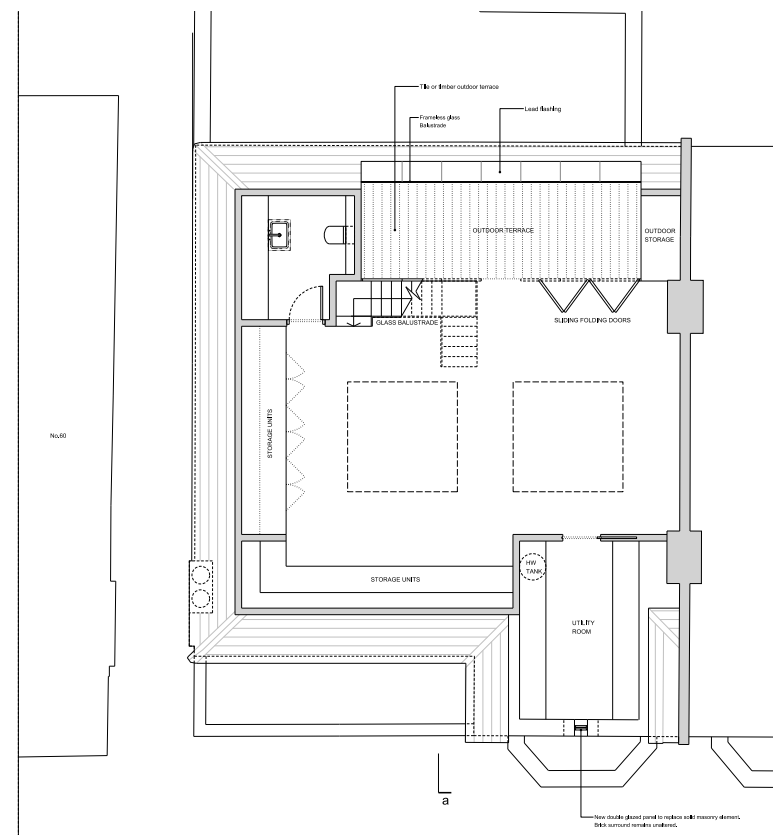
To the rear it is proposed to insert a roof terrace and gable window into the rear roof slope replacing the 3 existing rooflights. This will replicate similar alterations to neighbouring properties shown in photographs below.

Two glazed rooflights are proposed over part of the flat roof. Other neighbouring roofs are covered in multiple rooflights and this proposal will resolve this in a much neater way.





Proposed Rear Elevation



Proposed Loft Plan

Generally the front street frontages /elevations have been well maintained and many greatly improved in recent years however the rear of the majority of the adjoining properties have had significant alterations at roof level and the intervention will repeat the pattern and character that already exists.

It is proposed that the glazing and the glazed sliding doors to the roof terrace doors be dark grey aluminium with a frameless glass balustrade which will frame these interventions as crisp and contemporary.

## 6.0 Impact Assessment

### 6.1 Sustainability

All materials will be sourced with reference to the BRE Design Guide. Energy efficiency will be an important consideration during the design process and the services strategy will be developed to maximise the amount of insulation where the fabric is being removed or replaced. This will include double glazed high efficiency Glazing units throughout.

### 6.2 Disabled Accessibility

Unaltered

### 6.3 Refuse Strategy

Unaltered



Adjacent and neighbouring houses/flats





Adjacent and neighbouring houses/flats



Adjacent roof showing roof terrace