

Flat 3; 86 Canfield Gardens London NW6 3EE

Design Statement.

Context;

Canfield Gardens is a Residential Area within the South Hampstead Conservation Area. Originally the road was formed of large Victorian Villas, within a single occupancy, however over time these large properties have been converted to provide multiple flatted properties of which Flat 3, comprises one.

Canfield Gardens is in the main of a traditional vernacular being 3/4 storeys in height with established pitched roofs, sash windows and gable features, built of traditional materials of brick and slate/clay tiled roof coverings generally with wrought iron metal work railings and canopies.

At the 1st floor, a balcony structure exists forming a flat roof area over a projecting ground floor square bay window element, at the front of the building.

Planning History.

Canfield Gardens is within South Hampstead Conservation area.

Many properties within Canfield Gardens already incorporate the same new works as proposed, having the same external door opening inserted into the building fabric providing access onto the adjacent 1st floor balcony structure.

As such we would wish to draw to attention of the Councils Planning offices this fact, which has been successfully achieved and approved previously.

Examples of Properties where this proposal has been implemented.

Nos, 60*, 70*, 74*, 82, 84*.

[Note this only record a few such properties that have implemented this work.]

* Photograph attached showing these few properties.

Development;

Flat 3; comprises a 1-bedroom unit.

No amenity space.

Scale;

1st Floor flat within a 3/4 storey building.

The layout;

1 bedroom flat with living/dining, kitchen area and bathroom.

Whilst there is an external balcony area adjacent, there however is no pedestrian access onto it.

Appearance/ design;

The proposal is to form a new door opening within the side wall of the living room area giving access onto the adjacent balcony structure, which would provide an amenity space for the flat occupants, together with access for safe maintenance works etc.

The proposed new works are to match and align with the existing adjoining red clay facing brickwork to form the door opening, incorporating a flat gauged arch over with red cut and rubbed bricks to match the design of adjacent window openings.

Sustainability & sustainable construction;

The glazed door/frame would comply with the latest Building Regulation requirement to comply with Part L 2006. [Conservation of Fuel & Power in Dwellings.]

Access Statement.

Site Access;

Pedestrian is from Cranfield Gardens.

Public transport [Bus services.] operates locally, whilst Finchley Road Underground Station is some 10 minutes walk from the building.

Further Rail and Underground services are available from West Hampstead near by.

Levels;

The site area is generally flat to the rear, whilst having a North – South Orientation.

Circulation;

The entrance to the property is via the ground floor road entrance, then via the common stairs onto the common landing, giving access to each flatted unit.

Fixture & Fittings;

To comply with Part M, Building Regulations.

Technology

To comply with Part M, Building Regulations.

Escape;

Emergency escape is via the central stair, although having an exit to the front balcony area offers an alternative means of escape.

END. 03/2015

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