

FLAT 1 - 115 CANFIELD GARDENS
LONDON NW6 3DY

CONVERSION OF ATTACHED GARAGE INTO BEDROOM

PLANNING, DESIGN AND ACCESS STATEMENT

September 2015

1. SUMMARY

- 1.1 This planning application is for the conversion of the attached garage with its mezzanine bedroom, into a proper bedroom with en suite bathroom, including replacing the garage door with a box sash window.

2. PLANNING AND DESIGN STATEMENT

- 2.1 The building is a large semi-detached Victorian house, converted into seven flats many years ago, and located in the South Hampstead Conservation Area.

Flat 1 is a garden flat and includes an attached garage - this was adapted many years ago to provide a mezzanine bedroom. The proposal is to remove the mezzanine structure so that the whole garage change to a study/bedroom, with a new front window replacing the metal garage door, and a replacement window on the internal (rear) south elevation.

- 2.2 All new external materials will match existing materials.

On the front (north) elevation, matching red brickwork will be used, with a timber (double-glazed) box sash window to match the existing windows, including a shallow brick arch and recon cill.

On the south elevation, matching london stock brickwork will be used, with a timber (double-glazed) sash window to match the existing windows.

- 2.3 Supporting information for the planning application comprises:

Drawings

1509-S01	Ground floor plan - existing	1:50
1509-S02	Mezzanine and roof plans, and sections - existing	1:50
1509-S03	North elevation - existing	1:50
1509/AP1/01	Ground floor plan - proposed	1:50
1509/AP1/02	Roof plan and sections - south elevations - proposed	1:50 & 1:100
1509/AP1/03	North elevation - proposed	1:50
1509/AP1/04	OS location plan	1:1250

Statement

This Planning and Design & Access Statement, including site photographs

3. ACCESS STATEMENT

- 3.1 The proposal for the garage conversion does not affect any of the existing access arrangements.

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4. PHOTOGRAPHS



Street elevation to
Canfield Gardens



Rear internal
elevation

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