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0736 - **61A Canfield Gardens, NW6 3JL** - design and access statement

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# Design and Access Statement

61A Canfield Gardens, London NW6 3JL

**NEW EXCAVATED LOWER FRONT GARDEN  
TO DUPLEX GROUND FLOOR APARTMENT**

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## 1. Introduction

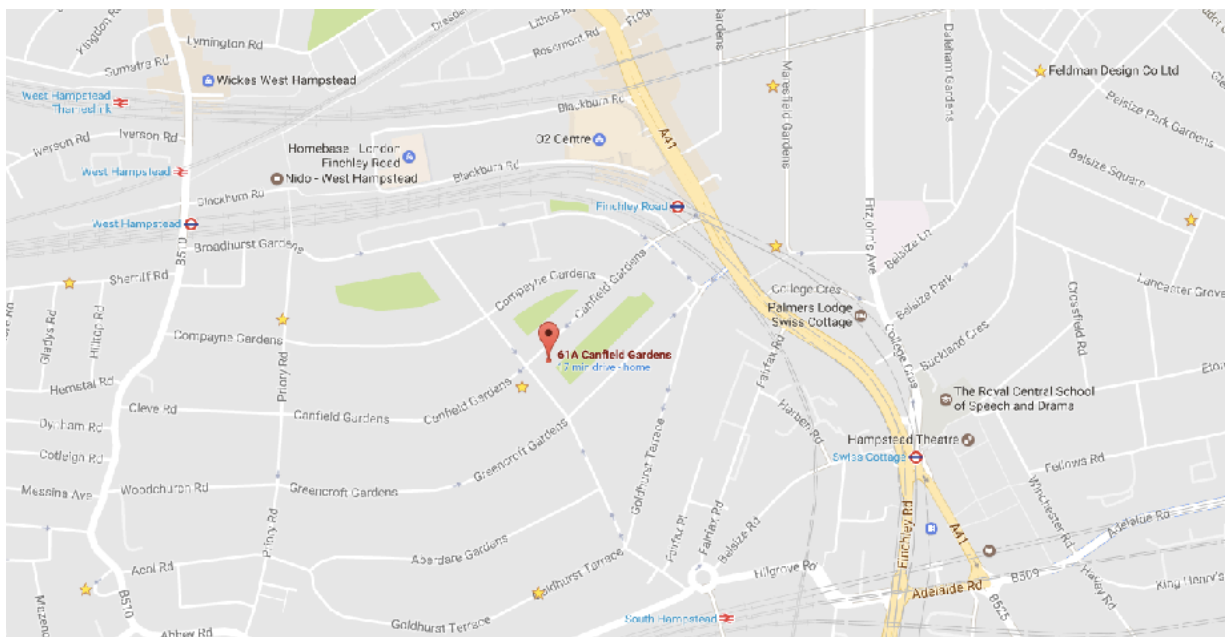
This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for a new enlarged lower ground floor area to this lower duplex apartment, with associated material changes as shown on the drawings and described in this document.

## 2. The Site and Surroundings: Location

This property is located on Canfield Gardens, a quiet long residential street. The closest tube stations are Finchley Road to the north east, and Swiss Cottage to the south east and West Hampstead to the North west. Numerous bus connections exist along the nearby roads, especially on Finchley Road itself.



The property is located on the lower two levels of this mid terrace house, part of row of four storey terraced houses with small sized front gardens, and good sized rear gardens, with access to a shared garden space.. The houses have characteristic facing brick work facades and tiled roofs. Some fronts of the nearby properties in this area have been altered from the original designs.

The site borders with Nos 59 and 63 Canfield Gardens.

## 3. Design Principles and Concepts

### 3.1. Design in context

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance in an adverse way.

The proposal has been implemented almost identically at No. 45 Canfield Gardens :



All this provides in our view a natural extension to the existing building and does not impact its setting.

### 3.2. Layout

The proposal involves enlarging the lower level front entrance area into our clients duplex apartment. The stairs leading down to this level from the street entrance level remain in principle, and the balustrade protecting from falling to this newly enlarged lower level is

moved closer to the pavement, just like in the pictures above. We are also asking to replace the front kitchen window to a double glazed timber sash window, with similar proportions.

The impact of these changes on the external appearance is well balanced in our view.

### **3.3. Scale & appearance**

The proposed changes do not change the appearance or scale of the building. The appearance and materials used will be sympathetic to the currently used materials :

- a new tiled area will be prepared near the stairs leading down to the lower level, as well as on the enlarged lower level as well
- the new metal balustrades will be similar to the existing in terms of scale and appearance

### **3.4. Sustainability and Materials**

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations.

The proposed changes to the front of the property will be constructed in facing materials which colour and scale match the existing building.

### **3.5. Amenity**

There is currently a good sized garden at the back of the property. This proposal is not changing this, and the new enlarged lower entrance area is increasing the private amenity of this apartment by ca. 15m<sup>2</sup>.

This proposal does not cause any adverse effects on the amenity of neighbouring properties.

### **3.6. Flooding and surface water**

This site is not identified as within the risk of flooding zone as shown in the Environment Agency's maps section.

Surface water in the front garden will be removed via an existing manhole.

## **4. Access**

This property's main entrance door is fronting Canfield Gardens. The access door currently has a small threshold and there are several steps leading down to it. There is also an existing rear garden door.

This proposal does not change the existing accesses in any way.

## **5. Site Access**

The existing access to the lower level of this property is via a lowered street entrance, with a small threshold on the access door. The existing clear entrance width is less than 900mm. A lower ground floor toilet is retained as part of this proposal.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.