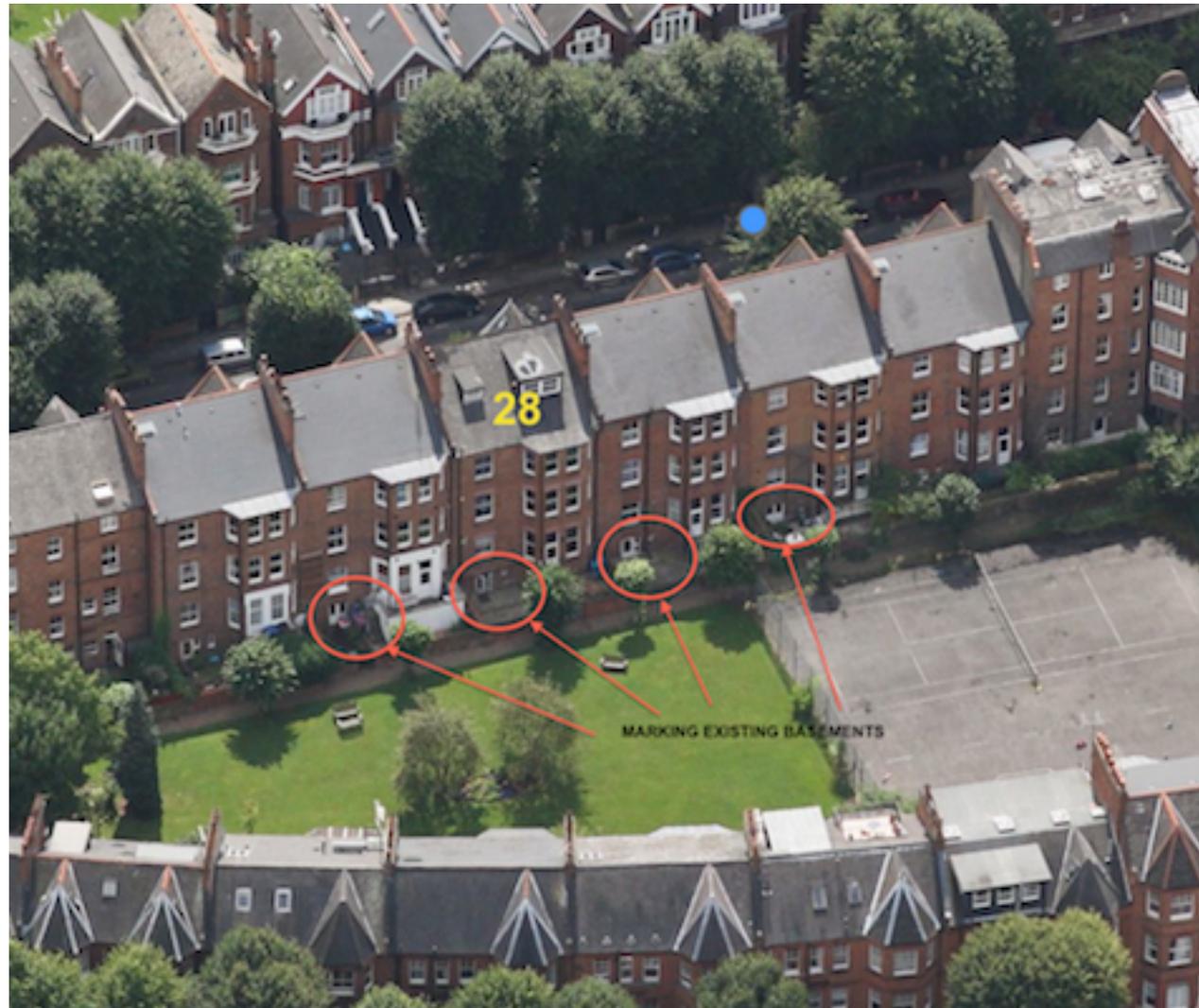


February 2017 **Design & Access Statement**  
Enlargement of an existing basement with front and rear light-wells to residential flat



FLAT 1, 28 CANFIELD GARDENS, LONDON, NW6 3LA

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## **INTRODUCTION**

This statement accompanies a planning application requesting the excavation to enlarge existing basement with front and rear light-wells to create additional residential floor space to an existing ground and basement masonette (Class C3).

The purpose of this statement is to demonstrate that the proposed works are well considered, of an appropriate scale of development and conform to the planning policy set out by the London Borough of Camden.

## **LOCATION AND SITE**

The application site comprises a three storeys mid-terrace Victorian property that is located on the north side of Canfield Gardens. The property is divided into flats. The application site is located within Swiss Cottage Conservation Area, which is covered by an Article 4 Direction.

## **PLANNING HISTORY**

In 2001 permission was refused to convert the property into a single dwelling house (ref.: PWX0103933 & PWX0103934)

In 2004 permission was granted for the installation of two dormer windows on the rear slope of the roof. (ref.: 2004/1792/P)

And permission was granted IN 2004 for the installation of 2 roof lights to front roof slope. (ref.: 2004/3785/P).

## **DESIGN APPROACH MATERIAL AND DETAILING**

The proposed excavation is in a small scale due to the fact that the buildings in this terrace row were built originally with half a basement.

This application seeking to enlarge the existing basement level, which will then provide sufficient space for the growing needs of a family and will improve on the circulation within the existing flat.

The materials chosen for the front bay window are to match the existing building and to blend with the surrounding thus reducing its visual impact. The proposed light wells will not be visible and would be covered with security grill at ground level.

## **AMENITY**

The proposal will have no impact on the adjoining properties in terms of amenity.

## **CHARACTER**

Overall we believe that the works should be considered to preserve the character and appearance of the host building.

The proposed light well will not be out of character in this part of the conservation area (there are many basements along Canfield Garden and on the neighboring streets), and its minimal impact on the street scene is in line with CA Policy and its consistent implementation by the LPA.

## **RELEVANT POLICY CONSIDERATION**

### **Replacement UDP 2006**

The Development Plan Policies are contained within the Camden Replacement Unitary Development Plan (saved) adopted June 2006 and also the policies of the London Plan as adopted and amended.

**Policy SD6 – Amenity for occupiers and neighbours**

**Policy B1 – General Design Principles**

**Policy B3 – Alterations and Extensions**

**Policy B7 – Conservation areas**

**Policy CS5 Managing the Impact of growth and development**

**Policy CS6 Providing quality homes**

**Policy CS14 (Promoting high quality places and conserving heritage)** is a very general and wide ranging policy, which seeks high quality development and conservation of our heritage.

**Policy DP22 (Promoting sustainable design and construction)** requires all developments to incorporate elements of sustainability into the design.

**Policy DP24 (Securing high quality design)** seeks high quality design, by considering the character and proportions of the existing buildings and existing natural elements.

**Policy DP26 (Managing the impact of development on occupiers and neighbours)** seeks to take into consideration the protection of the quality of life of the occupiers and neighbours by making sure that the developments does not cause harm to amenity. In this case visual privacy and overlooking; overshadowing and out looking; sunlight and daylight.

**South Hampstead Conservation Area Character Appraisal and Management Strategy**