

**ANDREW LISMORE ASSOCIATES : DESIGN AND ACCESS STATEMENT
FLAT 1, 38 CANFIELD GARDENS, LONDON NW6 3SP – 13.02.2017**

1.0 THE PROPERTY

- A. 38 Canfield Gardens is a 5 storey late Victorian/early Edwardian mansion block currently owned by the Fairhazel Fully Mutual Housing Co-operative providing social housing for its members.
- B. Flat 1 is situated on the ground floor of the mansion block and is a 4 bedroom unit. The flat currently has a floor area of 158m².

2.0 PROPOSALS

- A. The proposal is to convert the existing flat into 2 self-contained units comprising 1x 1 bed 2-person flat and 1 x 3 bed 5 person flat with gross internal floor areas of 48 and 91.5 m² respectively.
- B. The rationale behind the proposals is to adapt, improve the Co-operative's housing stock to meet the changing needs/demographic nature of its tenants.
- C. The existing large mansion flats do not meet the needs of the tenants in terms of accessibility, space standards for elderly members and the requirements of smaller families/couples
- D. The existing units are of such a size that they can be simply subdivided into 2 units whilst still meeting the requirements of the London Plan and providing well-proportioned rooms.

3.0 DESIGN AND ACCESS ISSUES

- A. The proposals will not require any alteration to the external façade of the building neither the front nor rear elevations.
- B. Internally the existing flat subdivides neatly into 2 good sized units. The 1 bed unit has a good sized double bedroom and modern open plan living/kitchen dining area. The 3 bedroom unit provides good size bedrooms and has separate kitchen and living/ dining as well as a separate Wc in addition to the bathroom area.
- C. Access internally is via existing entrance area with no impact on access/escape from other flats within the building.

4.0 AMENITY AND PARKING

- A. The proposals do not affect existing vehicular access or car parking relating to the property. No off street parking exists and the area has a residents parking zone. Despite sub-division, the number of bedrooms/usage is not changed.
- B. The proposals will not have any significant impact on the amenity to the property. Both units will still have access to the rear communal areas enjoyed by the Co-operative members.

Signed



ANDREW LISMORE ASSOCIATES

Date: **February 2017**