

60 CANFIELD GARDENS

NW6

17040
DESIGN & ACCESS STATEMENT
April 2017



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

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SECTION ONE:
INTRODUCTION

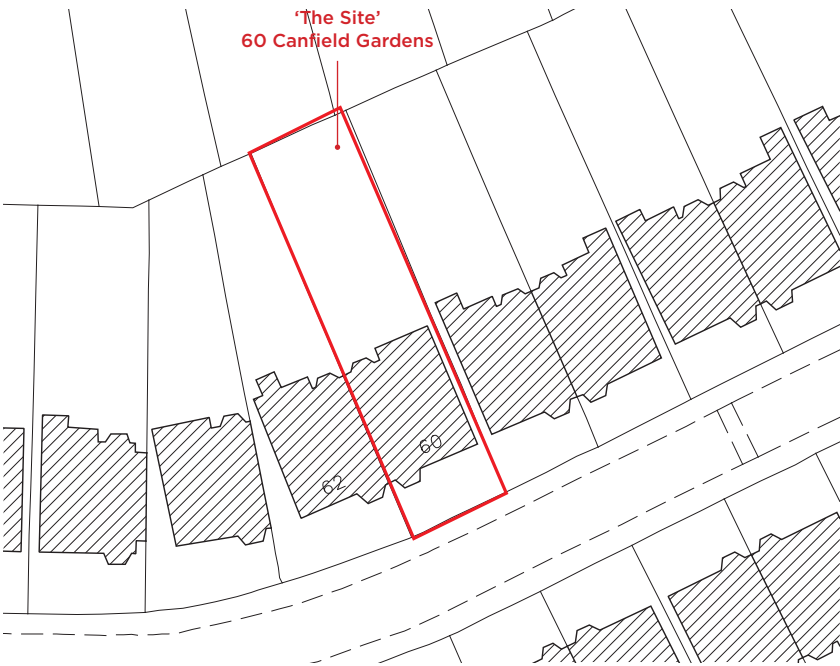




60 Canfield Gardens
Aerial View 01
(Site outlined in red)



60 Canfield Gardens
Aerial View 01
(Site outlined in red)



Site Location Plan
Approx. 1:1250 @ A3



1.0 INTRODUCTION

1.1 Marek Wojciechowski Architects have been instructed to prepare a Planning Application for the property at 60 Canfield Gardens. The site consists of a 4-storey semi-detached property converted into 5no. self-contained flats (C3 Use). The large rear garden belongs to the ground floor flat. Our application is concerned with the ground floor property only. The property is not listed but falls within the South Hampstead Conservation Area.

1.2 This application relates to the proposed rear extension of the property, as outlined in the drawings submitted as part of this application. Works related to the above redevelopment include (but are not limited to):

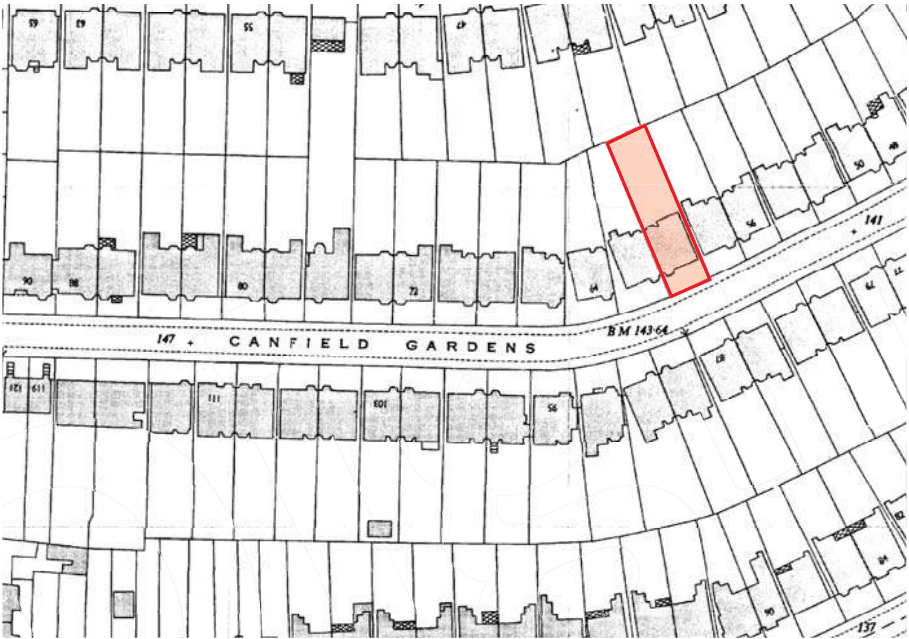
- ① Demolish existing rear decking.
- ② Existing C3 residential space to be extended to the rear of the property, using yellow London stock brick to match existing and to be in line with the neighbour's existing extension at 58 Canfield Gardens.
- ③ New anodised aluminium double glazed sliding doors to be installed to the new ground floor rear extension.
- ④ New traditional timber window to match existing, with painted finish.

1.3 This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.





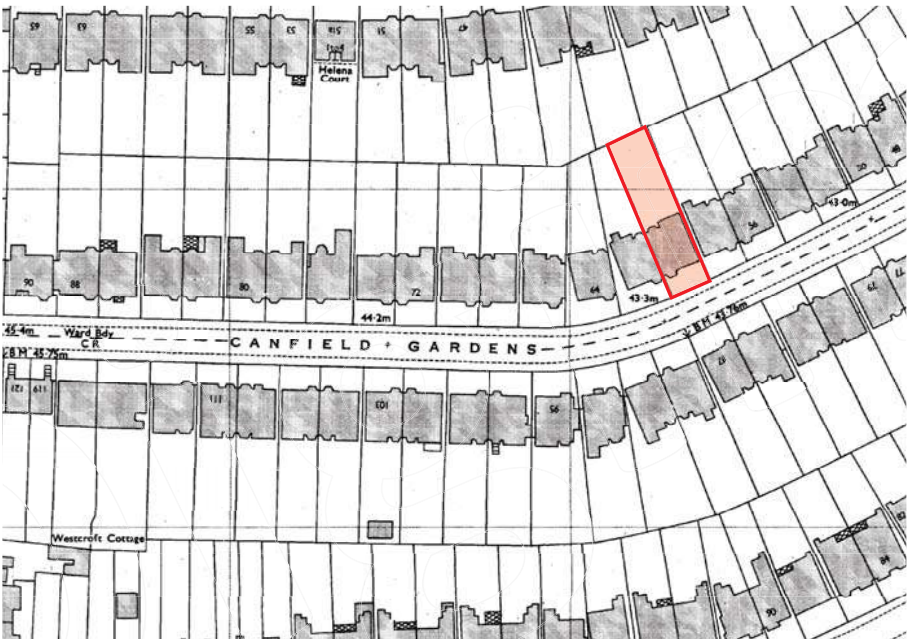
1890
Ordnance Survey Map
Canfield Gardens & Surroundings
(Approx. site outlined in red)



1950
Ordnance Survey Map
Canfield Gardens & Surroundings
(Approx. site outlined in red)



1930
Ordnance Survey Map
Canfield Gardens & Surroundings
(Approx. site outlined in red)



1970
Ordnance Survey Map
Canfield Gardens & Surroundings
(Approx. site outlined in red)

2.0 SITE HISTORY

2.1 The application property falls within the South Hampstead Conservation Area (formerly known as the Swiss Cottage Conservation Area). It is noted in the South Hampstead Conservation Area Audit that,

"South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick". (p.8)

2.2 The South Hampstead Conservation Area remained as undeveloped land until the late 19th century and was originally split between two medieval manors. The OS map of 1890 describes the grid-iron pattern of development that spread across the conservation area, with wide streets and rhythmically spaced brick buildings. The Application Property is first recorded here (OS 1890), where it is noted in the Conservation Area audit that,

"Six houses were built in Canfield Gardens in 1881, 30 between 1885 and 1886, mansion flats in 1886 and 1889, and three shops were added in 1897." (p.13)

2.3 The Application Property's zone (Central Wedge) is also noted in the Conservation Area audit that,

"The heart of the conservation area these properties are some of the most ornate and attractive in the area, with lively roofscapes, timber and ironwork porches, typically late 19th century multi-paned sashes and gaps between houses contributing to character." (p.19)

"Canfield/Greencroft Open Space between Canfield and Greencroft Gardens is a large open space with a variety of mature scattered trees providing shade, colour and wildlife habitat. To the east of the space is a community garden/allotment growing a variety of vegetables and herbs. The space is well used by residents living around the edge. (p.22)

2.4 With this historic research in mind, the proposals set out in this document look to respect and enhance the quality and heritage of the Conservation Area.





60 Canfield Gardens
Front Elevation



60 Canfield Gardens
Rear Extension

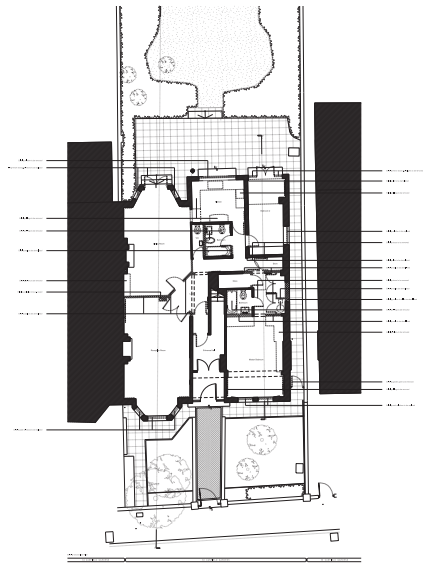


60 Canfield Gardens
Rear Elevation

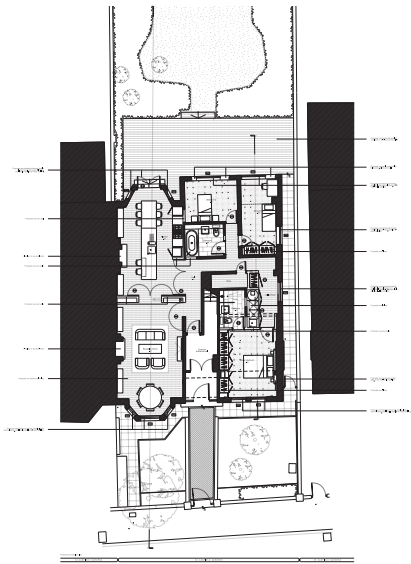


60 Canfield Gardens
Side Elevation





60 Canfield Gardens
Existing Ground Floor Plan (2010/1499/P)



60 Canfield Gardens
Proposed/Built Ground Floor Plan (2010/1499/P)

4.0 PLANNING HISTORY

4.1 The Planning history available online for the Application Property is listed below:

- May 2010 (2010/1499/P)**
Consent granted for the additions and alterations to include installation of double glazed windows to front and rear elevation and reinstatement of previously blocked up window on side elevation of existing ground floor flat (Class C3).
- May 1989 (8804428)**
Consent granted for the change of use to 5 self-contained flats inclusive of the rebuilding of a singlestorey rear extension and two rear roof terraces.



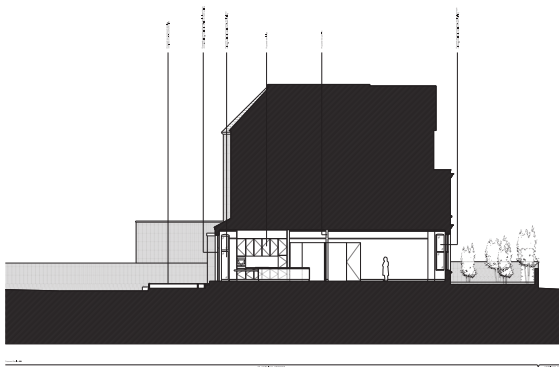
60 Canfield Gardens
Proposed/Built Rear Elevation (2010/1499/P)



60 Canfield Gardens
Proposed/Built Rear Elevation (2010/1499/P)

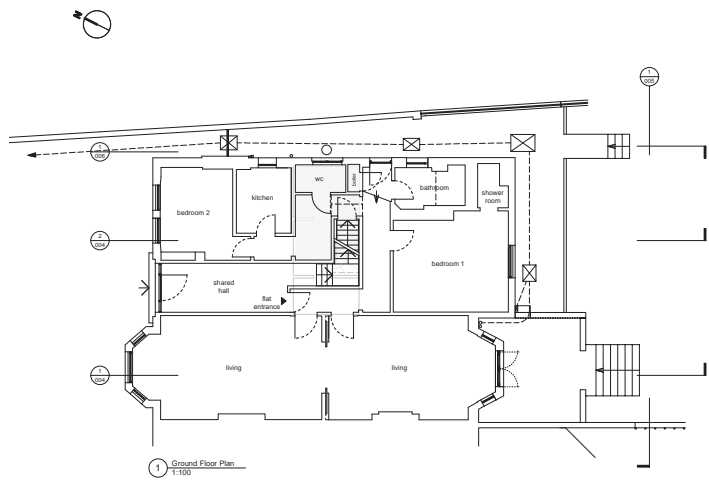


60 Canfield Gardens
Proposed/Built Section BB (2010/1499/P)

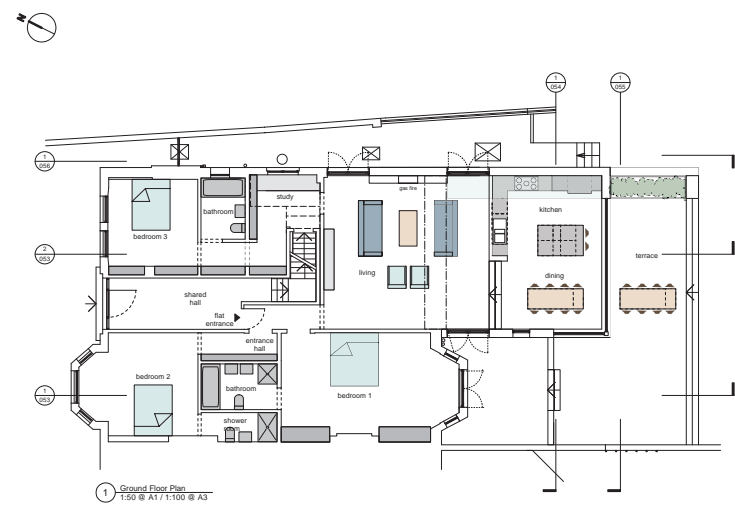


60 Canfield Gardens
Proposed/Built Section AA (2010/1499/P)





73 Canfield Gardens
Existing Ground Floor Plan (2014/0721/P)



73 Canfield Gardens
Proposed Ground Floor Plan (2014/0721/P)

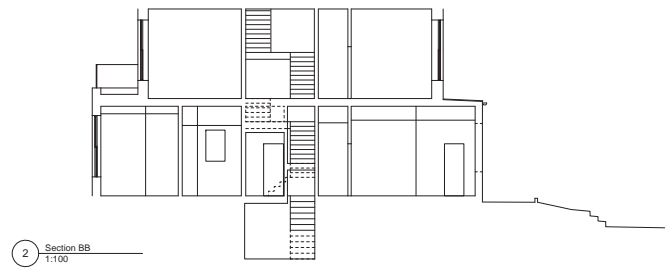
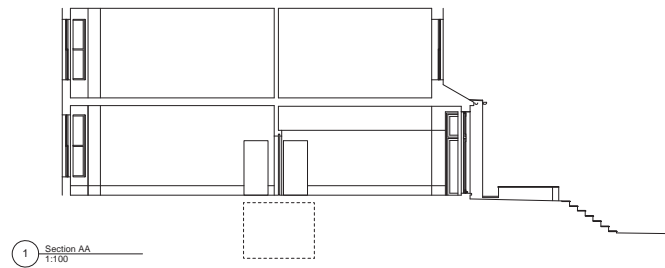
5.0 NEIGHBOURING PLANNING HISTORY

5.1 A number of properties in the surrounding area have been granted consent for similar rear extensions in recent years, including:

**Flat 1 76 Canfield Gardens
May 2016 (2016/0951/P)**
Consent granted for the 'Erection of ground floor rear extension, associated alterations and new side metal gate to existing flat.'

**73 Canfield Gardens (see drawings to the left)
May 2014 (2014/0721/P)**
Consent for the 'Single storey rear extension with roof terrace above.'

5.2 The similarity of the Applications above suggest the proposals outlined in this document are not contentious (in principle) in Planning terms. The Policy implications of these proposed changes are considered on the next page.

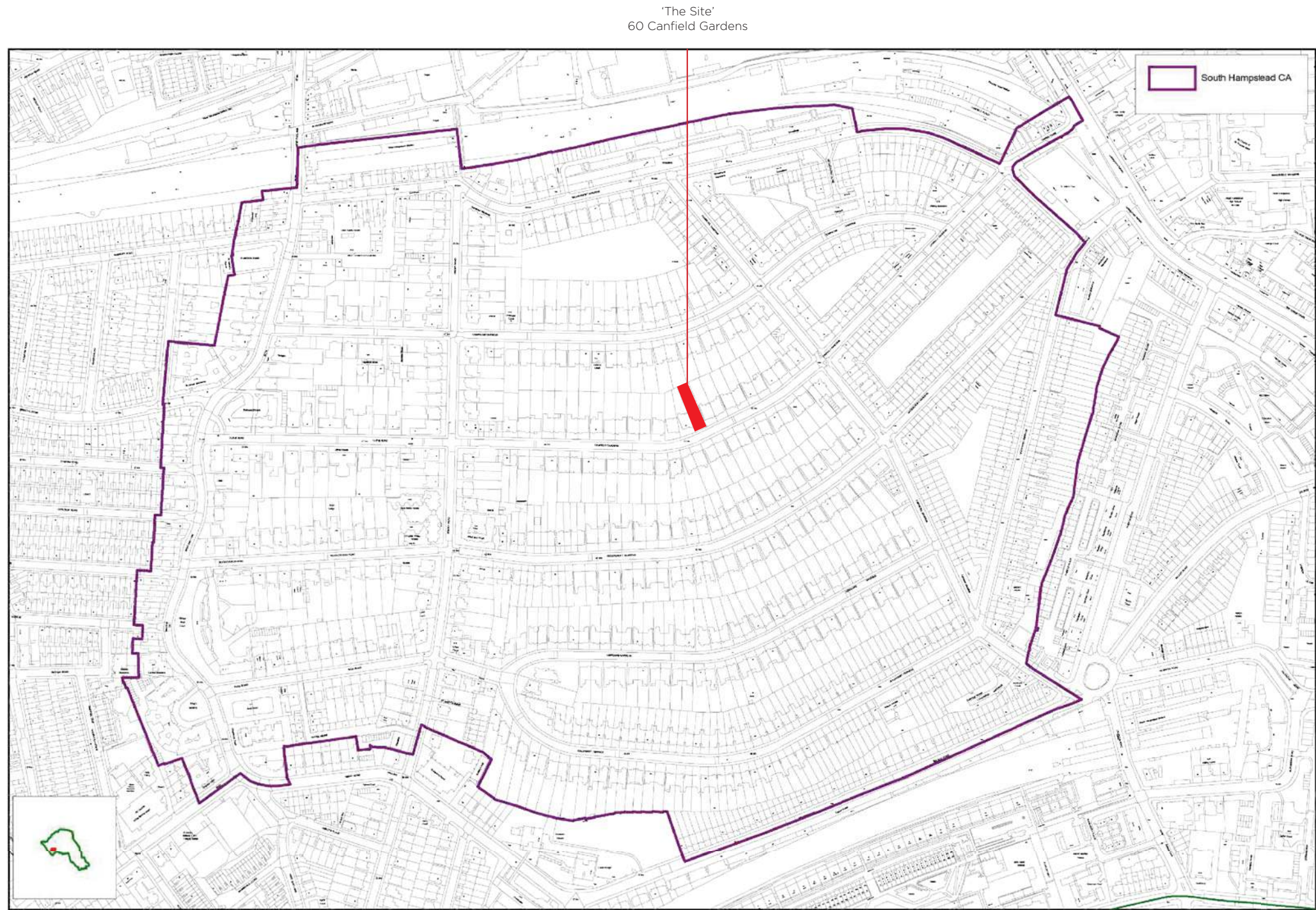


73 Canfield Gardens
Existing Section A-A & B-B (2014/0721/P)



73 Canfield Gardens
Proposed Section A-A & B-B (2014/0721/P)





Conservation Area Plan with site location

- Site Location
- Conservation Area

6.0 CONSERVATION AREA APPRAISAL

6.1 The property lies within the South Hampstead Conservation Area; a predominantly residential part of Camden planned on a gently curving grid-iron pattern with houses arranged predominantly in grand terraces or as large semi-detached dwellings.

6.2 It is noted in the South Hampstead Conservation Area Audit that,

"South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass". (p.8)

It continues as follows,

"One of the most prominent features of the area is vegetation - both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature specimen trees, are essential in giving the streetscape its attractive and serene quality."

6.3 The existing building at 60 Canfield Gardens makes a positive contribution to the character of the South Hampstead Conservation Area.

6.4 The proposals outlined in the drawings and images included as part of this planning submission respect and enhance the character and heritage of the South Hampstead Conservation Area.



SECTION TWO:
DESIGN STRATEGY





60 Canfield Gardens
Front Street View along Canfield Gardens

7.0 PLANNING POLICY

7.1 Planning Policy which has been principally considered in compiling this application relate to the extension of a property in a Conservation Area. Such Policies informed the proposals set out in section 2.0 of this document.

7.2 Policy CS14 of Camden's Core Strategy (adopted 2010) is concerned with promoting high quality places and conserving our heritage. It states that, *"The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:*

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;" (p.89)*

7.3 Policy DP242 of Camden's Development Policies (adopted 2010) further states that, *"The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:*

- a) character, setting, context and the form and scale of neighbouring buildings;*
- b) the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) the quality of materials to be used;*
- d) the provision of visually interesting frontages at street level;*
- e) the appropriate location for building services equipment;*
- f) existing natural features, such as topography and trees;*
- g) the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) the provision of appropriate amenity space; and*
- i) accessibility. " (p.93)*

7.4 With regards to development in a Conservation Area, Policy DP25 of Camden's Development Management Policy states that the Council will *"take account of Conservation Area statements, appraisals and management plans when assessing applications within conservation areas; and only permit development within Conservation Areas that preserves and enhances the character and appearance of the area."* (p.117).

7.5 The proposals take heed of these policies and the proposals are not contentious (in principle).

8.0 DESIGN STRATEGY

8.1 General Strategy

The principle of the development is to maximise the property's potential for residential use, providing a high quality residential development in keeping with the character of the South Hampstead Conservation Area.

The design, massing and materials of the building envelope has been developed following close consideration of the site and its context. In developing the design the following strategy has been adopted:

- Identify and respond to key constraints and opportunities provided by the site
- Improve and enhance the buildings character with regard to South Hampstead Conservation Area

All proposed works are shown in full in the drawings submitted as part of this application.

8.2 Extension to Rear

The proposed extension towards the rear of the property is in line with the neighbouring property at 58 Canfield Gardens and is no taller than the existing rear extension. The use of London Stock bricks is sympathetic with the existing materiality. The high quality of the design proposals are commensurate with the standard expected in the Conservation Area.



9.0 SUSTAINABILITY AND M&E SERVICES

Mechanical and electrical installations in the extension shall meet and exceed the standards set out by approved documents Part L1B of the building regulations.

9.1 WASTE MANAGEMENT

Waste storage and recycling bins will be provided in large compartmented storage units in kitchens as shown below. Refuse will periodically be taken out by occupants from the kitchen to the existing bin store at the front of the house and placed out on Mondays and Thursdays in accordance to the collection times (0700-1200 on Monday and Thursday for Waste and 0800-1400 on Thursday for Recycling).



Proposed waste / recycling waste storage unit.
80 Litre Capacity (2 x 32L & 2 x 8L)
Cabinet size - 600mm



10.0 EXISTING & PROPOSED AREA SCHEDULE

10.1 Rear Extension

Existing C3 residential space to be extended to the rear of the property.

Existing & Proposed Area Schedule

Application Flat Net Internal Area

	Existing NIA*		Proposed NIA*	
	(sqm)	(sqft)	(sqm)	(sqft)
Ground Floor	136.1	1,465	160.0	1,722

* All areas are based on survey information by Mobile CAD Surveying, are approximate only and subject to the necessary Planning consents.





60 Canfield Gardens
Front Street View

11.0 CONCLUSION

11.1 This document has been compiled following thorough investigation of the history of the site and surrounding area, recently consented developments close to the application site, and all relevant local and national planning policy. We believe that by adopting a sensitive and considered approach, the proposals outlined in this document represent an opportunity to extend the rear of the property, whilst maintaining the amenity and improving the character of the surrounding area.

