

**ANDREW LISMORE ASSOCIATES : DESIGN AND ACCESS STATEMENT
PROPOSED BASEMENT FLAT 14 CANFIELD GARDENS, LONDON NW6 3JU
09.08.2018**

1.0 THE PROPERTY

- A. 14 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. The basement area was previously used as a nursery however this use has been discontinued for over 20 years. Since then the area has remained empty and used for occasional maintenance storage. The area currently has a floor area of 36.75m².

2.0 PROPOSALS

- A. The proposal is to convert the existing area into a self-contained 1 bed 1 person flat. By incorporating part of an adjacent storage area the gross internal floor area of the flat is 39.5m².
- B. The rationale behind the proposal is to adapt and improve the Co-operative's housing stock to meet the changing needs/demographic nature of its tenants.
- C. The existing area is not utilised to its full potential and its conversion will help meet the needs of the Coop members where there is an increasing demand for smaller units.

3.0 DESIGN AND ACCESS ISSUES

- A. The proposals will require minor alteration to the external façade of the building. There is already an access door at the front. This currently leads into the proposed bedroom and retaining this as the main access is not possible due to means of escape issues relating to escape via a habitable room. It is proposed therefore to adapt the adjacent window into a door opening, whilst maintaining the original door opening as a fixed unit to provide maximum daylight into the front bedroom whilst having safe access from the flat in the event of fire.
- B. This change to the elevation will have very limited impact as the existing basement elevation is set back approx. 5m from the public footpath and this combined with the change in ground levels and footpath boundary wall and vegetation screen conceals the basement from view.
- C. Internally the existing flat subdivides neatly into a 1 bed unit with no major internal alterations. The bedroom at 9m² is sufficient for a single person, a kitchen living dining of 22m² is provided

4.0 AMENITY AND PARKING

- A. The flat benefits from having its own self-contained front entrance. At the there is a rear door accessing a small area that will be fenced to create a small private amenity for the flat.
- B. The proposals do not affect existing vehicular access or car parking relating to the property. There is currently no off-street parking serving the building. Canfield Gardens is subject to a residents parking zone. We anticipate that any approval would be subject to a section 106 car free development for the flat. This is acceptable to Fairhazel Cooperative.

**ANDREW LISMORE ASSOCIATES : DESIGN AND ACCESS STATEMENT
PROPOSED BASEMENT FLAT 14 CANFILED GARDENS, LONDON NW6 3JU
09.08.2018**

Signed 

ANDREW LISMORE ASSOCIATES

Date: **09.08.2018**