

# BROD WIGHT Architects

**Garden Flat, 42 Canfield Gardens, London NW6 3EB**

**Design, Access and Heritage Statement: Ref: 1080-D+A+H**

28<sup>th</sup> May 2019  
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## **1.0 Design Brief/Proposals**

- 1.1 The brief was for an infill extension to add additional family accommodation to this ground floor flat as well as to open up the flat to allow better enjoyment of the garden.

## **2.0 Proposal Relative to the Existing Building Heritage**

- 2.1 The site comprises a three-storey + part basement semi-detached building (with accommodation in the roof space) located on the west side of Canfield Gardens and comprises a brick three storey semi-detached property, located within the South Hampstead conservation area. The building is not listed. The property has been subdivided into flats, the works subject of this application relate to the garden (ground floor and part basement) flat only.



Photo of Front Elevation



Photo of Rear Elevation

- 2.2 Rear extensions are a typical feature of the rear of the houses in Canfield Gardens and take a wide variety of different forms and sizes. This application is for an infill extension to the same rear building line as the existing extension.

## **3.0 Appearance and Materials**

- 3.1 The extensions are generally finished in glass, white or brickwork therefore proposals consisting of any of these would be in character with the rest of the row. White render in a contemporary style has been proposed in this application to provide a clear hierarchical definition that the extension is part of the on-going history of the house, and so to avoid the pastiche associated with large areas of glazing and overly-sized brick openings.

**4.0 Amenities**

- 4.1 The affect of any extension on the immediate neighbours is course of great concern, in particular in regard to the desire not to affect daylight reaching the neighbours. The neighbour at no. 44 is unaffected – the existing extension flank wall is being retained at the same length and height. Concern for the neighbour at no.40 was addressed by the client appointing a Sunlight/Daylight Consultant - Schroeders Begg Ltd. Their report, ref Ref 2011/D, forms part of this application and concludes that the current design has “no adverse material reductions to neighbouring No. 40 Canfield Gardens in terms of daylight and sunlight, including to amenity areas”.

**5.0 Impact on the Street Scene**

- 5.1 No changes to the front or side elevations are proposed, so there will be no impact on the street scene.

**6.0 Access**

- 6.1 Access to, from and within the property is unaffected by the proposals. Wheelchair access has been designed in to the new bathroom.

**7.0 Refuse & Recycling**

- 7.1 The existing arrangement will remain unaltered.

**8.0 Sustainability**

- 8.1 The new extension will be constructed in accordance with current Building Regulation requirements and so will be significantly more thermally efficient than the existing extension.

**9.0 Conclusion**

- 9.1 The application proposals are in full compliance with the aims and objectives of the relevant Camden's Planning Guidance and will have a positive impact on the appearance and character of the Conservation Area.

For these reasons we consider Planning Permission should be granted accordingly.