

# **52 Canfield Gardens, London NW6**

## DESIGN AND ACCESS STATEMENT

29 July 2019

### **1 Introduction**

This Design and Access statement is provided to be read in conjunction with the application for Planning Permission dated 29 July 2019 to the London Borough of Camden in respect of the above property.

Planning Permission No 2007/6153/P for a previous extension was granted in March 2009, and has since been enacted. The current application is to extend the ground floor flat slightly by rebuilding the rear wall of the rear bedroom 1.5m further back.

### **2 Design Statement**

The development is for the alteration and extension of an existing flat. The house above is currently divided into three further flats, two of which are in the ownership of the Applicant.

The extent of the extension is extremely limited, and will increase the area covered by the building by less than 6m<sup>2</sup>. There is an extension to the next door property and the proposed ground extension will extend no further back in to the garden than the next door house. It will be single-storey and its height will be no higher than the existing extensions to the building. The garden is large and will not be affected by the extension. Views from adjacent properties are well shielded by existing trees. No trees will be removed as a result of the development.

Materials will match existing. The new brickwork will be in second-hand stock bricks to match the existing extension, and the existing window will be re-used if possible, or replicated if not.

### **3 Access Statement**

The building is a traditional Victorian house with a common staircase, a front garden and access from the street. Parking is on-street. Access to the ground floor flat is via small steps at the front door. No new access doors are being created by this proposal.

### **4 Refuse disposal**

There is an existing refuse store for the accommodation of bins/wheelie-bins/recycling boxes at the front of the front garden. This will not be affected by the proposed development.