



DESIGN AND ACCESS STATEMENT

FOR

**RE-INSTALEMENT OF A GARAGE INCLUDING 2NO. OFF-STREET CAR-PARKING SPACES AND
RESTORATION OF THE GROUND FLOOR FRONT ELEVATION TO THE ORIGINAL HOUSE FORM**

AT

NO.111 CANFIELD GARDENS, LONDON NW6 3DY

BY

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AUGUST 2019

1 INTRODUCTION



↑ Panoramic view of No.111 Canfield Gardens and its surrounding context

1 Introduction

This design and access statement accompanies a full-planning application for the re-installation of a garage including 2No. off-street car-parking spaces and restoration of the ground floor front elevation to the original house form, at No.111 Canfield Gardens, London NW6 3DY.



↑ Front elevation of No.111 Canfield Gardens

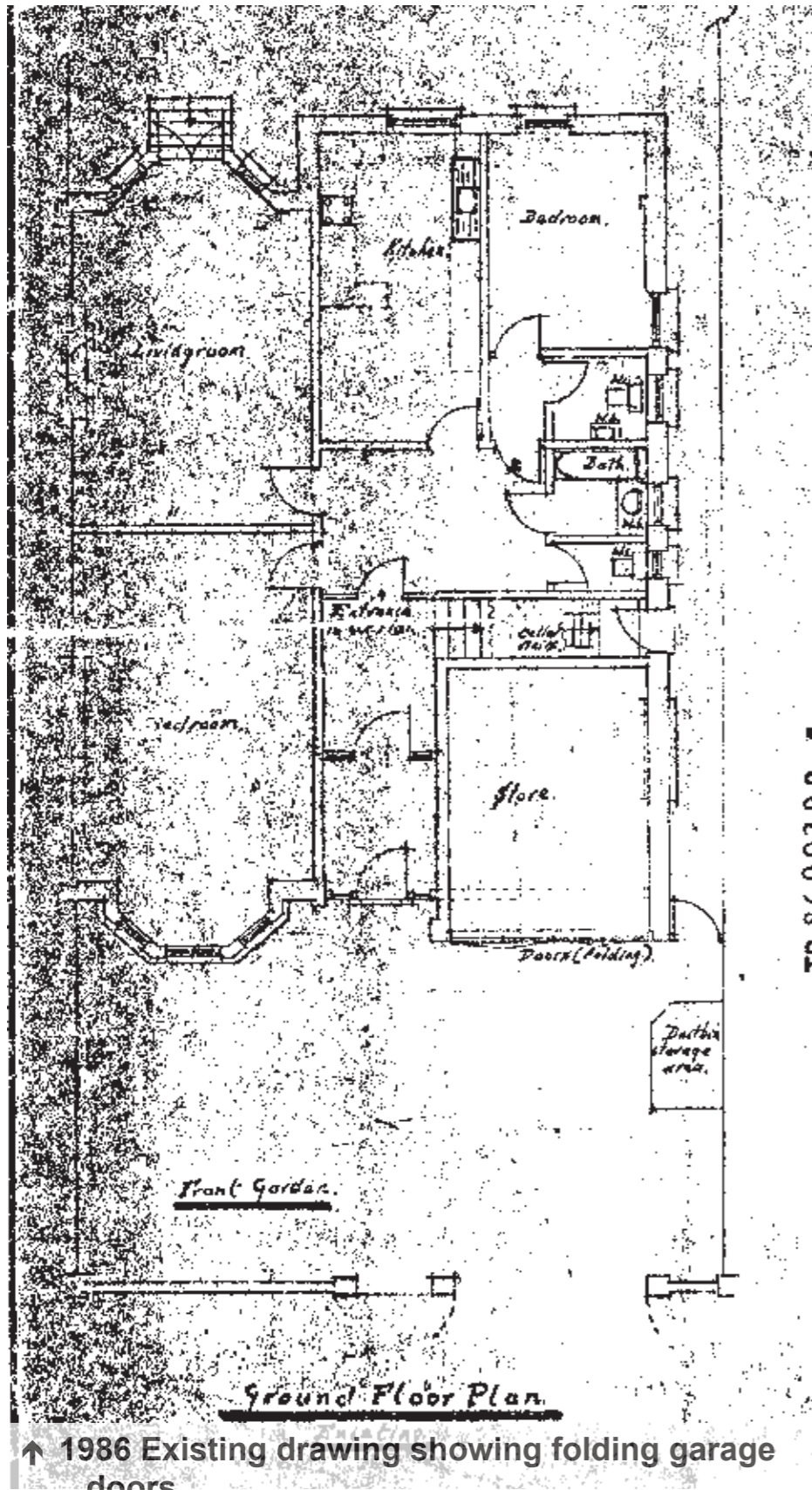


↑ Front door of No.111 Canfield Gardens



↑ Front elevation of No.111 Canfield Gardens

2 THE EXISTING HOUSE AND PLANNING CONTEXT



↑ 1986 Existing drawing showing folding garage doors



↑ Location Plan



↑ Existing frontage of No.111 Canfield Gardens

2

The Existing house and planning context

2.1

No.111 Canfield Gardens is a fine semi-detached house on the south side of a street of similar Victorian houses within the South Hampstead Conservation Area. In May 1986 planning consent was granted (PL/8600298 Case File H5/6/37; 16 May 1986) and works were subsequently implemented to convert a garage in the house frontage to an additional habitable room. Subsequent alterations, applications and appeals were resolved by Appeal decision reference T/APP/X521/A/98/293504/P6 of 3/11/1998 granting approval for works that had already formed a lightwell and front basement area for an additional habitable room in the basement on the west side below the former garage area along with the front garden hardstanding.

2.2

The existing drawings for the 1986 application indicate that the former garage with folding doors already projected in front of the original house elevation and projected across the original main entrance door architrave. This is further confirmed by comparing the frontage of No.111 with the similar houses in the street, for example No.107 the west house of the next semi-detached pair to the east, where the main entrance with symmetrical side lights surrounded by an architrave of red-rubber brickwork forms, with the two windows to one side, a flat-fronted composition flush with the main gabled frontage and set below a uniform first floor cornice surmounted by 5No. matching panels of balcony metalwork. The former garage works at No.111 had removed the two windows and brought the garage enclosure forward, presumably to provide sufficient depth for parking a car, this resulting in the awkward frontage brickwork projecting across the composition of the of the front door and sidelights surrounded by an architrave.

2.3

A manhole is located within the frontage parking area as indicated on the existing survey drawing. The unaltered houses in the street have manholes a little further back from the pavement line and set close to their side boundary walls, for example at No.107.

2 THE EXISTING HOUSE AND PLANNING CONTEXT



3 THE PROPOSALS

3 The Proposals

For the re-instatement of a garage including 2No. off-street car-parking spaces, instead of reverting to the former projecting garage, an arrangement is proposed whereby an excavation in the front garden accommodates a car-lift enabling a car to be lowered and driven forward into the basement front room, which, with the lightwell is adapted to form the garage. The car-lift then also provides a basement level car-parking space so that 2No. off-street parking spaces are provided at basement level. The proposals have been drafted with reference to the Car Dok UK Limited system specifications. Several manufacturers provide similar car-lift systems that result in the same simple ground frame being visible when closed.

This arrangement then allows the projecting brickwork including the 2No. windows, cill, cornice and metalwork above to be carefully dismantled and reassembled to reform a frontage flush with main entrance door, sidelights and architrave like the original pattern. This also allows the front basement area grill on the west side to be closed and the hardstanding surface extended to match existing, thereby completing the restoration of the house frontage leaving just the simple outline of the car lift in the hardstanding when the system is closed. The manhole is relocated close to the side wall like the original arrangement for the other houses.

4 SUSTAINABILITY

4 Sustainability

The basement parking spaces will include charging points for electric vehicles.

5 TRANSPORT/SERVICING/ACCESS

5 Transport/Servicing/Access

The proposed off-street parking makes use of the existing pavement crossover.