

**PLANNING APPLICATION SUPPORTING STATEMENT
AND DESIGN AND ACCESS STATEMENT**

96 CANFIELD GARDENS, NW6



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DESIGN AND ACCESS STATEMENT

This Design and Access Statement has been prepared in accordance with Planning Circular 01/06 and Cobe Guidance 'Design and Access Statements: How to read, write and use them'.

Background

The site comprises of a four storey terraced property fronting Canfield Gardens, London NW6.

The application site forms part of a terrace of three contemporary properties located within a street scene of traditional properties situated within the London Borough of Camden.

The site is not listed but is located within South Hampstead Conservation Area.

Introduction

This application aims to provide additional floor area to the third floor bedroom via a dormer roof extension. The extension will be located to the rear elevation of the building. We additionally propose an additional roof light to the front elevation.

Planning History

A search of the Local Planning Authority records revealed that there are no previous planning applications for this dwelling.

Economic and Social

The site is located within a residential area. There are no direct economic or social issues arising as a result of this proposal. Canfield Gardens is located within walking distance of local services and facilities.

The site is well connected by public transport with buses serving the town centre and a main line train station situated within walking distance.

Economically, these conversion and refurbishment works will potentially increase the desirability of the property and the proposed changes and improvements to the property will ensure that it is suitable for the current and future housing market.

INVOLVEMENT

The proposed scheme will have minimal impacts beyond the site's boundaries and for this reason community involvement has been kept to a minimum. It is not proposed to alter the use or the external appearance of the frontage of the property as this dwelling has an important role within the street scene.

EVALUATION

Opportunities and strengths

An opportunity to improve external appearance of the building and relate it to the wider surroundings.

An opportunity to improve the use and arrangement of the building and improve the level of residential amenity.

DESIGN

Our application proposes a rear dormer roof extension. Guidance exists within the L.P.A. planning policy giving clear restrictions as to dimensions and scale.

The proposed dormer will be clad in materials to match the existing building and the window and door arrangement reflects that of the existing elevations.

Use

The property is currently in residential use class and this application proposes no changes to the use of the property.

Amount Scale

The proposal seeks to increase the scale of the building with modest extension to the rear roof slope.

Layout

The proposal will result in an improved layout and provide a high quality family home.

PHOTOGRAPHS OF THE SITE



Front elevation