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September 2019

## Design & Access Statement

V2

**Proposed Sub-division, Remodelling & Extension to:**

### **46 Canfield Gardens**

London

NW6 3EE

**ETTRIDGE**

**ARCHITECTURE**

## Design & Access Statement

### Proposed Sub-division, Remodelling & Extension to 46 Canfield Gardens

#### 1. The Existing Site

The existing building is currently formed of five flats, split over 4 floors. The common entrance to the building is located at the front on the Ground floor level.

It would have originally been one large semi-detached building comprising a single family dwelling.

The building is located within South Hampstead Conservation Area.



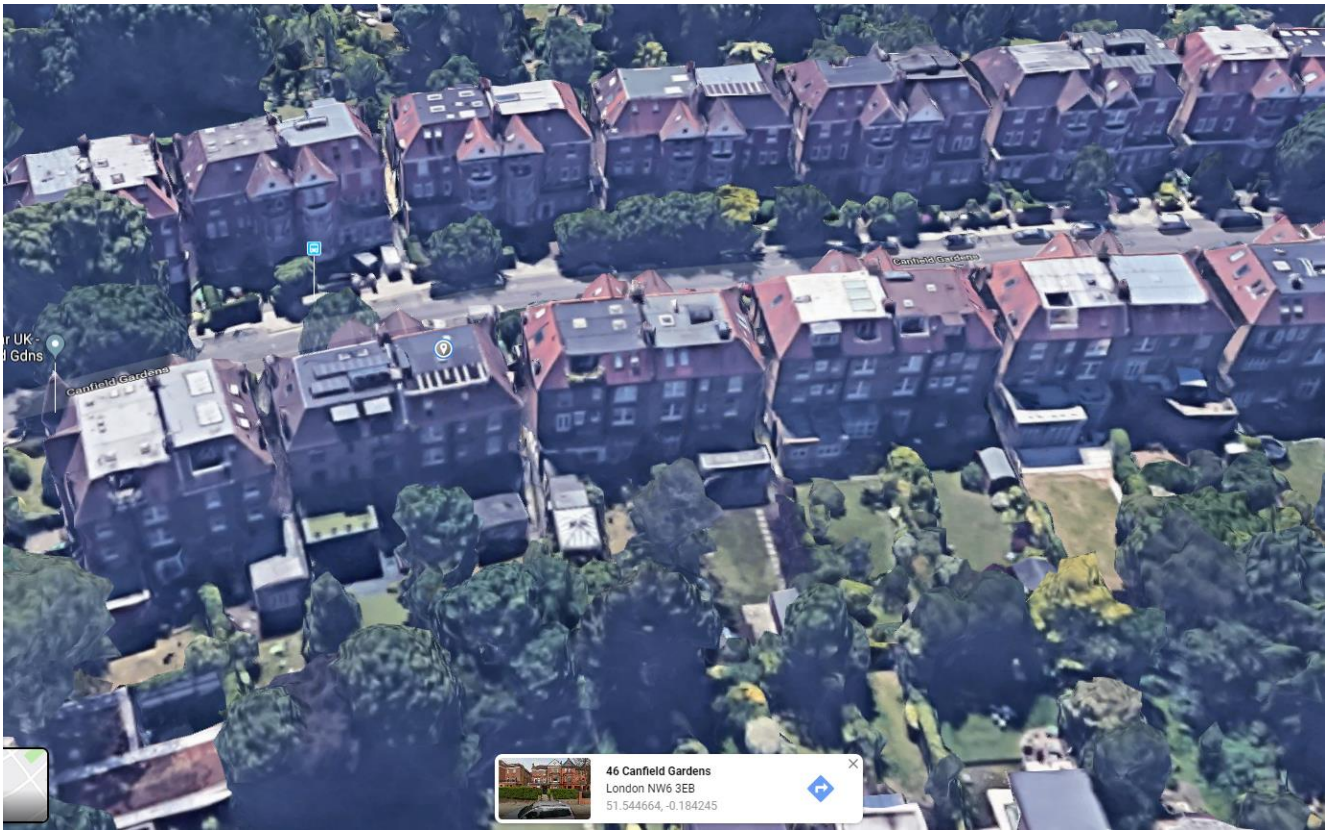
Photo 1 – Front Elevation



**Photo 2 – Rear elevation showing adjacent dormer / balcony (No. 48 Canfield)**



**Photo 3 – Rear elevation showing one of two dormers to No. 44 Canfield Road**



**Photo 4 – Aerial View (courtesy of Google Earth) showing all roof spaces utilised and the majority with dormers, of varying shapes, styles and sizes.**

## **2. Design Methodology**

### **2.1 Generally**

The proposals are essentially as follows: -

- Conversion of the large second floor/loft duplex flat into 2 No. 1 bed flats and 1 No. 2 bed flat, including new dormer & rooflights.
- Minor remodelling to the 2 No. first floor flats, to create more open plan spaces.
- Extension of ground floor flat including a new reconstituted stone parapet and rendering.
- Remodelling to the 2 No. ground floor flats, adding one extra bedroom.

The flats are in general need of remodelling, not having seen much recent investment. The proposed layouts better suit current social demands and lifestyles.

### **2.2. Massing & Scale**

The proposed extension is designed to work with the massing and scale of the existing ground floor extension. It lines through with the adjacent property's ground floor extension.

The proposed dormer reflects the designs of similar dormers along the street. It is lead clad, with rolled joints and timber windows. The dormer will significantly improve daylight, sunlight and outlook for the principle habitable space that it will serve.

There are 2No. rooflights to be added to the front gable roof. These will be conservation style rooflights.

The various rooflights to the flat roof will not be seen but will provide valuable opportunities to bring in natural light into the property.

### **2.3. Materials**

The proposed walls to the ground floor extension will be rendered. The render will be continuous over the ground floor existing & proposed extensions to create a uniform finish. The introduction of a reconstituted stone parapet will also enhance the appearance in general.

Windows will be timber for gloss finish.

The proposed dormer will be lead clad.

### **3. Access**

All works will be designed to Building Regulations Approved Document 'M'.

**David Ettridge RIBA**

For and on behalf of Ettridge Architecture Ltd.