



117 Canfield Gardens – Flat 1

Design & Access Statement

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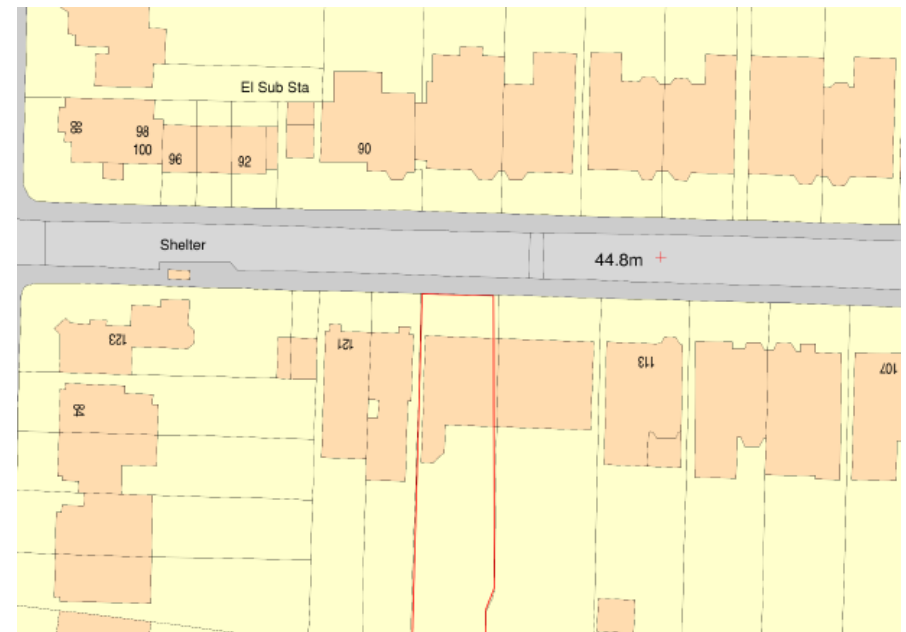
## Site context

Canfield Gardens is a predominantly residential area in the London Borough of Camden, surrounded by good transport links including stations on Finchley Road and West Hampstead.

Within this context, the building on 117 Canfield Gardens is largely identical to most other houses on both sides of this street between Fairhazel Gardens and Priory Road, late Victorian semi-terraced buildings in the South Hampstead Conservation area.

The South Hampstead Conservation Area, formerly known as the Swiss Cottage Conservation Area, was designated in November 1988. Canfield Gardens falls within the 'Central Wedge' of the conservation area. Properties here are amongst the most ornate and attractive in the area with 'lively roofscapes, timber and ironwork porches, and typically late nineteenth century multi-paned sashes'.

Designed and built in the 1880's as a single development, these houses are characterised by a wide front façade in red brick, with alternating bow windows on the first and second floors. All houses have a ground floor which steps down into wide and particularly deep gardens at the rear of the buildings. Generally, the buildings are detailed with white sash windows and slate pitched roofs. Many of these characteristics are essential aspects of the conservation area.





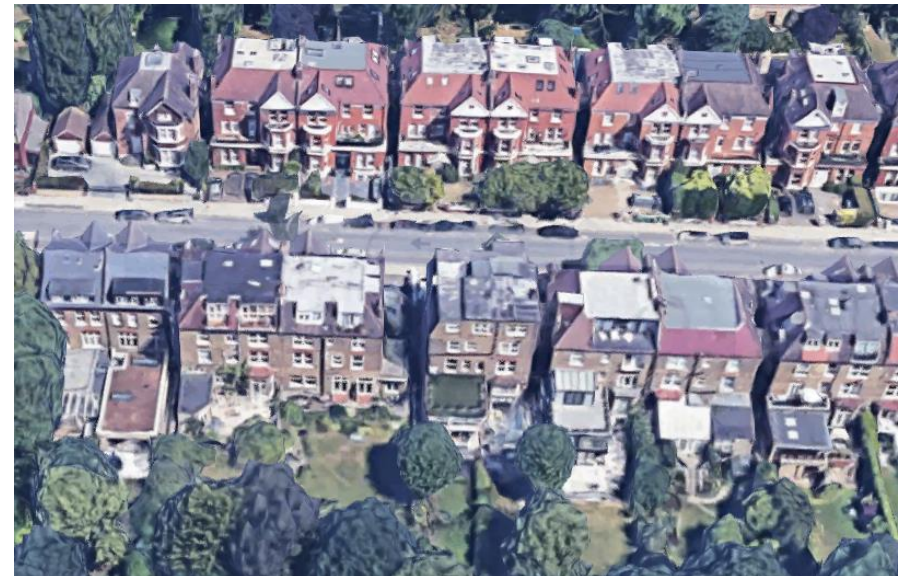
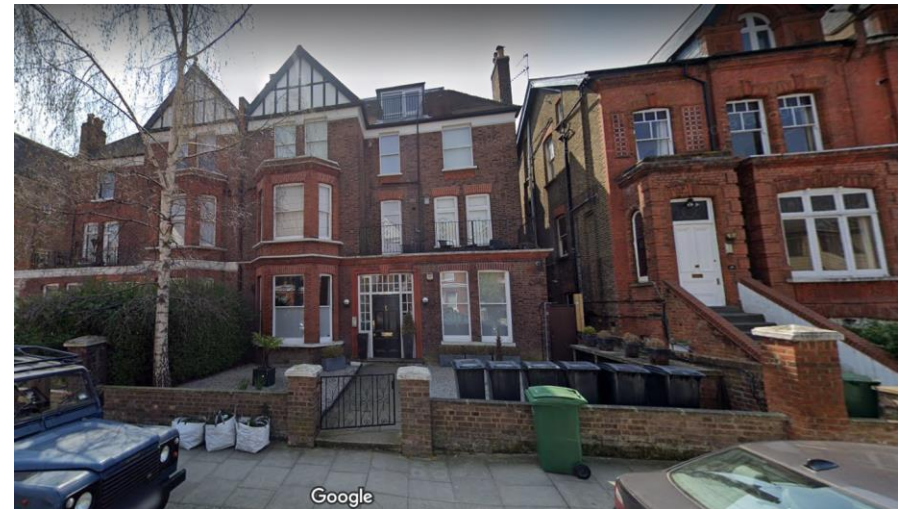
## Existing building

117 Canfield Gardens is a four-floor semi-detached building on the southern side of the street. A central common entrance gives onto a common corridor, which gives access to the ground floor flat and a staircase leading to smaller apartments on the upper three floors.

The existing ground-floor flat wraps around the common corridor on three sides. In the late 20<sup>th</sup> century, an annex was added to the South-facing rear façade. In line with the other houses on the street, the ground floor flat has high ceilings throughout. Raised above the soil, it also includes a small existing lower ground floor basement.

The flat gives onto a south-facing garden, also accessible through a passageway to the west of the building.

In 2018, the owner-occupier of the ground floor flat completely renovated the premises to restore the original spaces and character as much as possible, repairing the structure where necessary and simultaneously incorporating more modern comfort and energy-efficiency measures.



## Historic pattern and established townscape

The application proposes to demolish the late 20<sup>th</sup> century annex (see picture 1), which is structurally detached from the Victorian host building, ignores the area's historic characteristics and currently no longer functions adequately as it is not well insulated. A larger, new rear extension is proposed, to provide additional habitable floorspace to meet the needs of a five-person family.



*Picture 1: Existing extension at 117 Canfield Gardens*

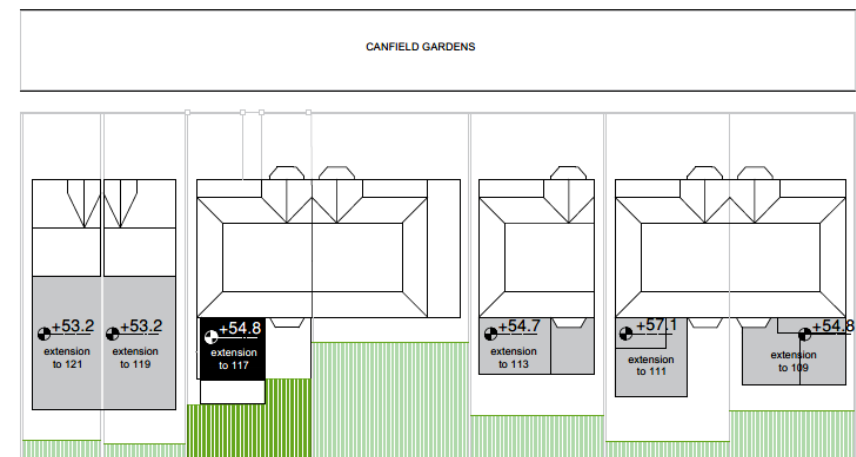
Over the last few decades, several neighbouring properties have extended the lower ground floor at the rear of the building. In several cases, this entailed a multi-level rear extension (see 107, 111 and 113 Canfield Gardens for example; see pictures 2, 3 and 4) and the proposed extension wishes to seek similar consent.

Pre-planning advice was received (ref 2019/4383/PRE) for a larger scheme. The advice was to reduce the depth and width of the extension, retain a clear view of the bay window, remain sympathetic to the host building and retain the depth of the existing extension. The points raised by the planning officer have been given careful consideration and have been addressed in developing the design submitted with this full application. As a consequence, the proposed extension now has the same depth as the existing extension. The height is proposed to align with the existing extension at 113 Canfield Gardens, thereby continuing the scale and historic pattern of

development at the rear of properties on Canfield gardens. As the extension will not be visible from the street, it will not affect the character of the conservation area.



*Pictures 2 and 3: Rear elevation 113 Canfield Gardens*



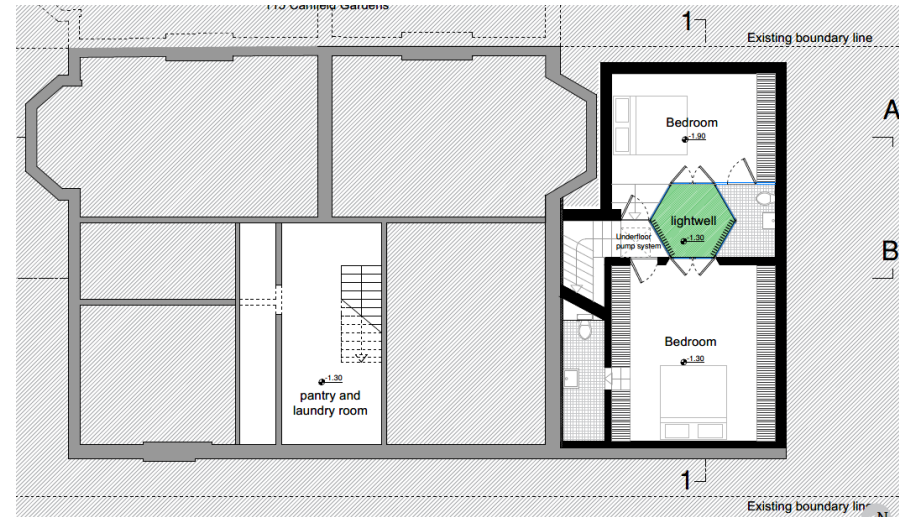
*Picture 4: The proposed extension in relation to the established building line*



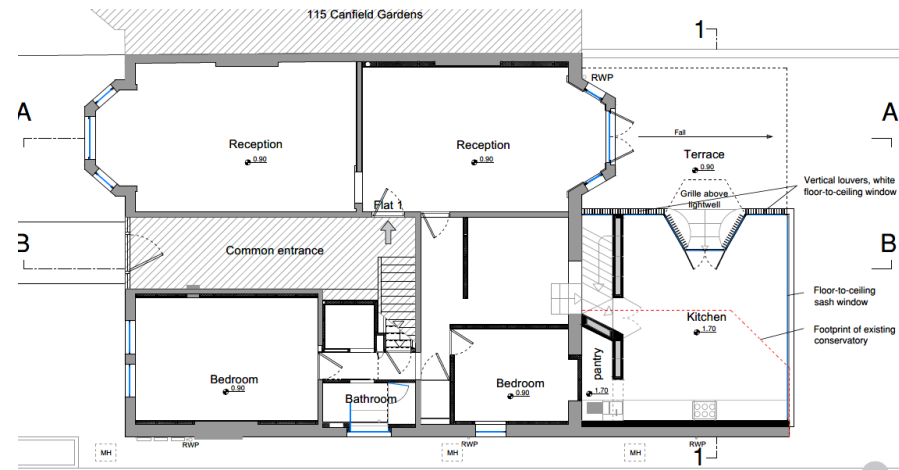
# Proposal

## Description

- Demolition of existing extension
- Construction of split-level lower ground floor, through excavation below the existing garden level. Construction of concrete basement on raft foundation. The lower ground floor will accommodate two additional bedrooms and en-suite bathrooms and will include a shared patio at lower ground level (see proposed plans, drawing 3)
- Construction of raised ground floor kitchen with adjacent terrace, at level of the existing ground floor flat (see proposed plans, drawing 4)
- Extensive green roof at level of existing ceiling of ground floor flat (see proposed plans, drawing 5)



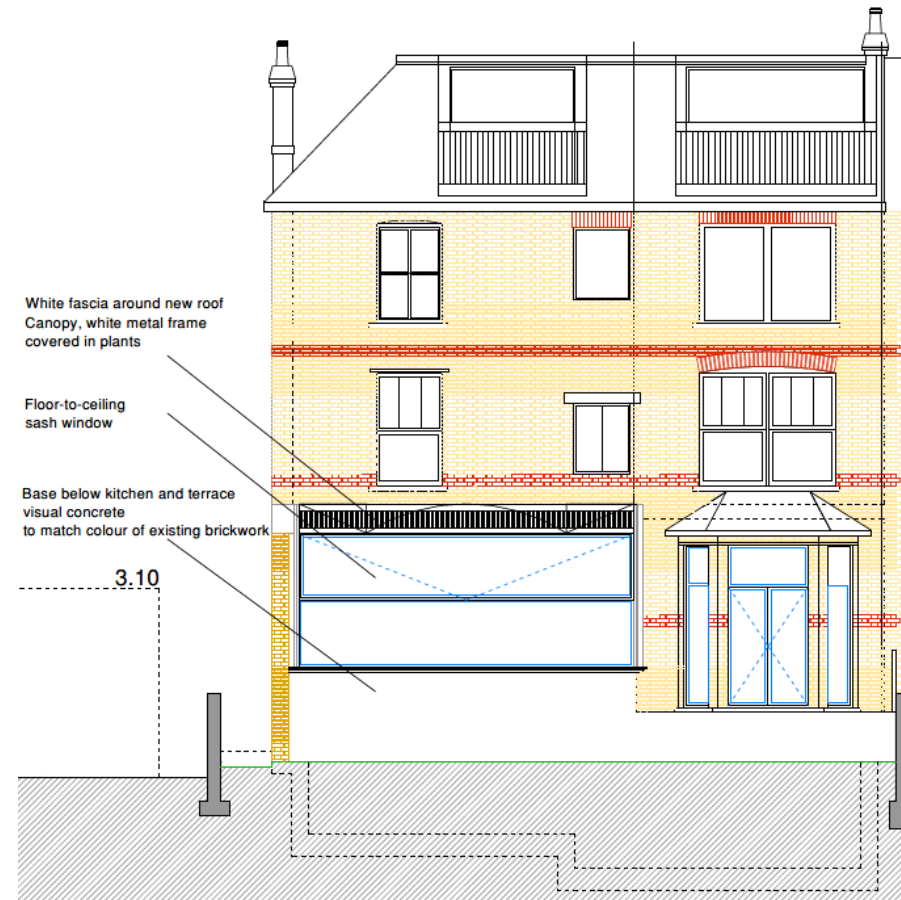
*Proposed lower ground floor*



*Proposed raised ground floor*

### Materials, elevations and privacy

- West: Retain yellow brick wall from existing extension; increase height to match extension height and insert celestial window (see proposed plans, drawing 10)
- South: Glass elevation of energy efficient glazing on concrete base pigmented to fit in with the host building's London stock brick colour scheme. Porch/canopy structure attached to roof, to serve as support for climbing plants to provide shading (see proposed plans, drawing 9)
- East: Glass elevation of energy efficient glazing with white vertical louvers to provide privacy and shading. Outside terrace at the existing flat's floor level. At the edge of this terrace, a boundary topped by hedging or a trellis for climbing plants provides a vegetative screen on the boundary with 115 Canfield Gardens (see proposed plans, drawing 6)
- Roof: Lightweight structure covered with an extensive green vegetation system (see proposed plans, drawing 5)
- A stack effect between the lower ground and ground floor levels will provide natural ventilation.



*Proposed south elevation*

## Hydrological and structural impacts

### Flood risk assessment conclusions

Though at an elevated location in the area's topography, the site is part of the Goldhurst Local Flood Risk Zone, thereby requiring a detailed assessment of pluvial and internal sewer flooding risks (policy DP27).

The flood risk assessment conducted demonstrates that "the proposed development is not at significant flood risk, subject to the recommended flood mitigation measures being implemented".

"Moreover, the development will not increase flood risk in the wider catchment as a result of the implementation of the SuDS system proposed."

In addition, through the inclusion of a green roof and a smaller terrace, the hard surface/paved areas will reduce from 57.3m<sup>2</sup> to 22.7m<sup>2</sup>

### Basement impact assessment conclusions

The basement impact assessment carried out in line with CPG4 concludes that "there are no apparent major issues which should significantly impact the viability of the construction of the new basement." The structural report commissioned as part of the assessment demonstrates that, "using commonplace construction techniques and good workmanship practices, the design proposals which are in compliance with Camden Council planning policy can be completed on site without issue."

Advice was sought from an arboricultural consultant regarding two trees in the vicinity of the development site. The root protection area

of the two apple trees in question is significantly (more than two metres) removed from the proposed construction's footprint and the development therefore does not require a tree survey.

Commissioned as part of the basement impact assessment, the Ground Movement Assessment has concluded that the damage impact to surrounding structures within the zone of influence has been assessed as Category 0 (negligible) in accordance with the Burland Scale.



## Conclusion

While of contemporary form and design, the proposed extension respects and references the conservation area's characteristics, such as white woodwork, porch structures and yellow brickwork. The design would contrast beneficially with and respect the host building, following an approach that has been widely approved and implemented throughout the conservation area.

The additional accommodation provided in the proposed development will not cause undue harm to the amenity of neighbouring properties, will conserve the biodiversity value of the site and has been designed based on sustainable development principles.

The basement impact assessment concludes that the hydrological and structural impact of the proposed development will not negatively affect the site or neighbouring properties.

## References



*East elevation visual reference (Chatsworth House, The Conservative Wall)*



*Vegetation: canopy and green roof*



*Louver shading and privacy system*



*Ochre pigmented concrete*