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Design & Access Statement

Proposed First Floor Roof Terrace to:

46 Canfield Gardens

London
NW6 3EE

ETTRIDGE

ARCHITECTURE

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1. The Existing Site

The existing building is currently formed of five flats, split over 4 floors. There is a current approval in place to convert the building into seven flats.

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 roof to receive terrace & window over to be adjusted to take ‘French’ doors.



Photo 3 – Rear elevation showing existing rear extension & roof to receive terrace.

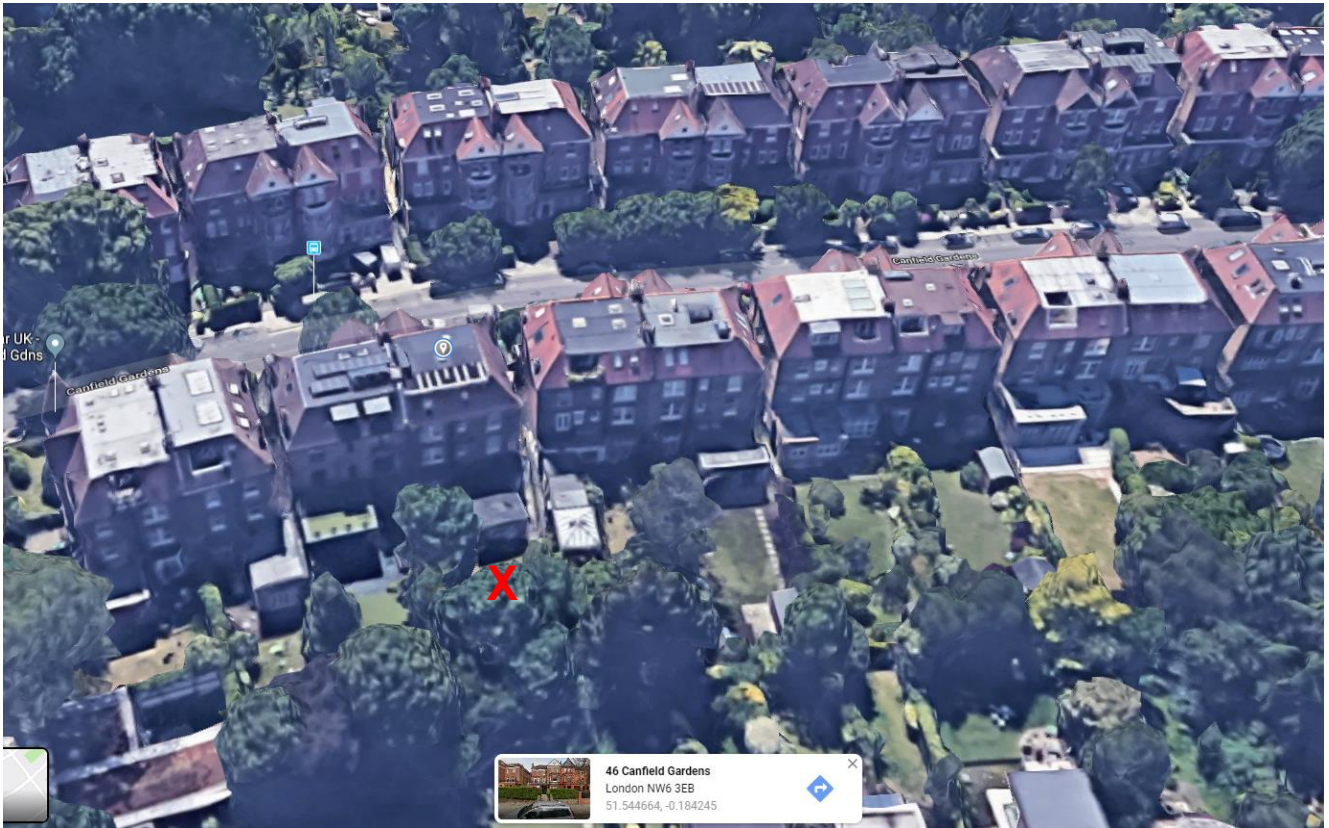


Photo 4 – Aerial View (courtesy of Google Earth).

2. Design Methodology

2.1 Generally

The proposals are essentially as follows: -

- New terrace to existing flat roof area, comprising: raising of lower roof area by approximately 250mm and reroofing.
- 1100mm glass balustrade to perimeter.
- New pair of timber 'French' doors to terrace from first floor flat, utilising existing opening.

2.2. Massing & Scale

The scale of the extension is only moderately altered with the roof being raised by 250mm. The glass balustrading arguably does not affect the massing due to the transparent nature.

2.3. Materials

The proposed walls to the existing ground floor extension (to be raised slightly) will be rendered, as per the previous planning approval. The introduction of a reconstituted stone parapet will also enhance the appearance in general.

Proposed French doors & light over will be timber for gloss finish.

3. Access

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

David Ettridge RIBA

For and on behalf of Ettridge Architecture Ltd.