

## DESIGN, ACCESS AND HERITAGE STATEMENT:

CONVERSION AND SUBDIVISION OF THE EXISTING FIRST FLOOR FLAT TO FORM A SELF CONTAINED ONE BEDROOM FLAT AND SUPPLEMENTARY BEDROOM AND PLAYROOM SPACE FOR THE EXISTING GROUND FLOOR FLAT; AND INSTALLATION OF SOLAR SHADING TO THE EXISTING GROUND FLOOR REAR GLAZING AT NUMBER 73 CANFIELD GARDENS, LONDON, NW6 3EA.



Left and centre: Existing front elevation to 73 Canfield Gardens. Right: Existing rear elevation showing the ground floor extension to Flat 1.

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Aerial map showing 73 Canfield Gardens located to the south side of the street close to Fairhazel Gardens, with rear gardens backing on to Greencroft Gardens to the south.

#### 1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

This document accompanies an application for Full Planning Permission for the existing ground and first floor flats at number 73 Canfield Gardens. The proposed alterations include reducing the area of the existing first floor flat to form a self contained 1 bedroom flat; expansion of the ground floor flat to form a duplex flat with an additional bedroom and access to the existing rear roof terrace; and installation of brise soleil solar shading to the existing ground floor rear glazing.

The proposed alterations to the existing ground and first floor flats have been carefully designed to create a larger duplex flat connecting the 2 floors via a new staircase, and a well proportioned one bedroom flat occupying the remaining half of the first floor. The proposals respond to the proportions and special architectural interest of both the host building, the need for a mix of units of different sizes, and particularly the need for larger family homes. The works will have no impact on the existing streetscape, principal elevation and garden amenity.

The ground floor flat has been recently refurbished to a very high standard, and the first floor flat received planning approval for alterations to the rear elevation fenestration in December 2020. (Planning Reference: 2020/4308/P)





Existing rear elevation to 73 Canfield Gardens showing the existing ground floor rear extension to Flat 1.

## 2. Site Context and Historical Analysis

Number 73 Canfield Gardens is set back behind a walled front garden to the south side of the street, close to the junction with Fairhazel Gardens. The house is located within the South Hampstead Conservation Area a few minutes walk from West End Lane and West Hampstead Station, and comprises a large semi-detached 3 storey plus loft Late Victorian house in well detailed red brick set within a long row of matching detached and semi-detached houses.

The building has high ceilings and tall windows to the ground, first and second floors, and an additional loft floor set within the large crown roof. The front elevation is set back behind the original walled front garden and sheltered from view by ornamental trees and planting. The house retains the original 2 storey bay, timber sash windows and first floor front balcony with decorative ironwork railings. To the rear there is a private garden with a number of mature trees screening the view to the rear gardens to Greencroft Gardens to the south. A contemporary ground floor extension in London stock bricks has been recently added to the ground floor flat. The roof of the extension forms an inset terrace to the first floor flat.

The building is well maintained and forms an important piece in the overall pattern of large detached and semi-detached houses all of which are now divided to form flats. The street elevation is notable for the simple detailing and playful geometry of alternating bays and decorative gables repeating from house to house. In contrast the rear elevations are predominantly rendered in buff coloured London stock brick with layered additions and diverse alterations in evidence from house to house, unified by the strip of trees and greenery to the rear gardens.



Aerial view of Canfield Gardens backing on to Greencroft Gardens to the south.

The house is currently divided into 4 separate flats across the 4 storeys, all currently accessed via the original front entrance door. Flat 1 occupies the ground floor with a small boiler room at basement level, and flat 2 the entire first floor.

The house is noted in the South Hampstead Conservation Area Appraisal as making a positive contribution to the Conservation Area. The appraisal document states:

*Development commenced broadly west from the Finchley Road and south from the railway line. Six houses were built in Canfield Gardens in 1881, 30 between 1885 and 1886, mansion flats in 1886 and 1889, and three shops were added in 1897.*

*In 1884-5 eleven stables and six houses were built on Canfield Place by Ernest Estcourt and James Dixon, who also, with Wells, built Canfield and Greencroft Gardens, which by 1891 reached Fairhazel Gardens from its eastern junction with Goldhurst Terrace. Between 1886 and 1897 some 68 houses and Rutland House flats were built in Greencroft Gardens which was extended to Priory Road after 1891.*

*77 houses and three blocks of flats were built in Compayne Gardens (originally known as Chislett Road) between 1886 and 1894 by local builders, James Tomblin and E. Michael, which was developed to reach Fairhazel Gardens by 1891 and Priory Road by 1913. The last road to be developed in the area was Aberdare Gardens, where Tomblin also built most of the 29 houses erected between 1893 and 1897. The third edition Ordnance Survey of 1914 (see Map 6) shows that building was complete throughout the area.*





Rear elevation drawing showing the proposed fenestration and alterations to the existing 2 storey outrigger and adjoining extension with low eaves to the side garden wall.

### 3. Proposed Alterations

The proposed alterations include subdividing the first floor flat to form a separate one bedroom flat to the front of the house, and an additional bedroom and playroom accessed via a new staircase within the ground floor flat. Other alterations include the installation of new brise soleil solar shading to the existing ground floor flat extension glazing similar to the neighbouring house.

The proposals will result in the creation of a larger family dwelling whilst retaining a smaller but well proportioned first floor flat. The conversion will not impact the overall number of units. The brise soleil will be a proprietary PPC aluminium design in keeping with the design of the existing rear extension and elevation.

The proposals are designed to minimise impact on neighbouring views and amenity, responding to the existing volumes and maximising the relationship to the rear garden. The proposed layout is configured to meet or exceed National and Local Housing Space Standards and requirements.

#### 4. Amenity Space

The house has a large area of private garden to the front and rear, with mature trees and lawn, well tended shrubs and a dedicated space for storing wheelie bins to the front. Flat 1 owns the entire rear garden. Flat 2 currently has access to the original front balcony and the rear roof terrace. The proposed changes to the interior layout will rationalise the existing arrangement by connecting the rear roof terrace to the ground floor flat whilst retaining the front balcony for the new one bedroom first floor flat.

#### 5. Design, Materiality & Sustainability

No exterior alterations are proposed other than the addition of the solar shading to the rear elevation glazing. The proposed arrangement will form a 2 storey 4 bedroom duplex flat with GIA of 232m<sup>2</sup>, and a new first floor one bedroom flat with GIA of 55.5m<sup>2</sup>.

#### 6. Ecology, Trees and the Surrounding Environment

The proposed extensions will have no impact on the existing trees and gardens.

#### 7. Access, Parking and Public Transport

Local shops, supermarkets and amenities at West Hampstead and Finchley Road are within walking distance from the property, and the site is extremely well located for cycling and public transport links without the need for a private car.

West Hampstead Overground, Jubilee Line and Thameslink stations are within a few minutes walk from the house, there are bus routes north and south from West End Lane and Finchley Road and dedicated cycle lanes into central London via West End Lane. On street parking on Canfield Gardens and all nearby streets is limited to residents permit bays and pay by phone bays.

#### 8. Bins and Recycling

The proposed alterations do not affect the existing arrangements for bin and recycling storage. Domestic rubbish and recycling are currently collected weekly from wheelie bins stored in a dedicated space within the front garden.

#### 9. Conclusions

The application proposals are modest in scale and the result of a thorough design process, exploring different options and prioritising the conservation and character of the historic fabric and spatial integrity of the existing building; and making a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context.

The proposed alterations are well judged and interior floorplans carefully designed to provide well proportioned, future proof habitable space, filled with daylight and set out to enhance the relationship between the interior and exterior spaces. The proposals are derived from an understanding of the National Planning Policy Framework, the London Plan, the Camden Local Plan, the South Hampstead Conservation Area Appraisal and all relevant supplementary guidance.

On the basis of this assessment we would conclude that the scheme is in keeping with the existing house, garden and locality.

#### 10. Supporting Drawings

The following drawings have been submitted in support of this application:

2064_EX_001	Site Location Plan
2064_EX_100	Basement Plan as Existing
2064_EX_110	Ground Floor Plan as Existing
2064_EX_120	First Floor Plan as Existing
2064_EX_130	Roof Plan as Existing
2064_EX_140	Ground and First Floor Plans as Existing
2064_EX_300	Front and Rear Elevations as Existing
2064_EX_310	Side Elevation as Existing
2064_PA_002	Site Location Block Plan as Proposed
2064_PA_100	Basement Plan as Proposed
2064_PA_110	Ground Floor Plan as Proposed
2064_PA_120	First Floor Plan as Proposed
2064_PA_130	Roof Plan as Proposed
2064_PA_140	Ground and First Floor Plans as Proposed
2064_PA_300	Front and Rear Elevations as Proposed
2064_PA_310	Side Elevation as Proposed