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## **DESIGN AND ACCESS STATEMENT**

90 Canfield Gardens  
Camden, London, NW6 3EE

WOLFF Δ ARCHITECTS





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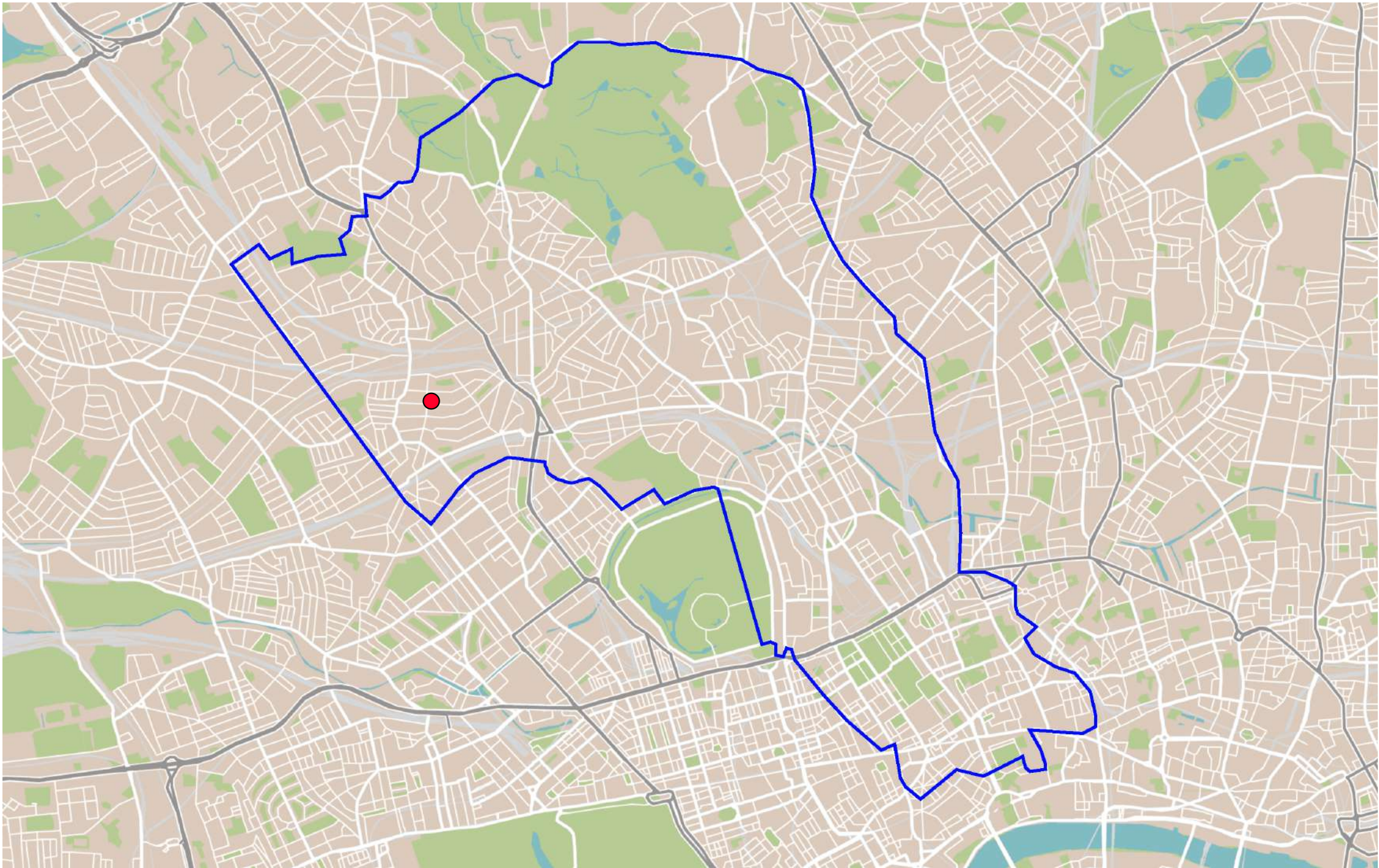
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This document has been prepared by Wolff Architects in support of the application for the extension and alterations to the existing dwelling at 90 Canfield Gardens, London NW6 3EE.

All information shown in this statement should be read in conjunction with the Wolff Architects drawings submitted as part of the development including existing and proposed layouts. References should be made to the latest relevant Wolff Architects issue sheet for a full schedule of these drawings.



— Map of London Borough of Camden

Revision	Date	Status	Description	Author	Checked
V1	8/2022	PL	Design & Access Statement	KT	EW



## 1. THE SITE: 1.1 EXISTING SITE

Located in the Borough of Camden in North London, the site is situated within the South Hampstead conservation area, however, it is not a listed building.

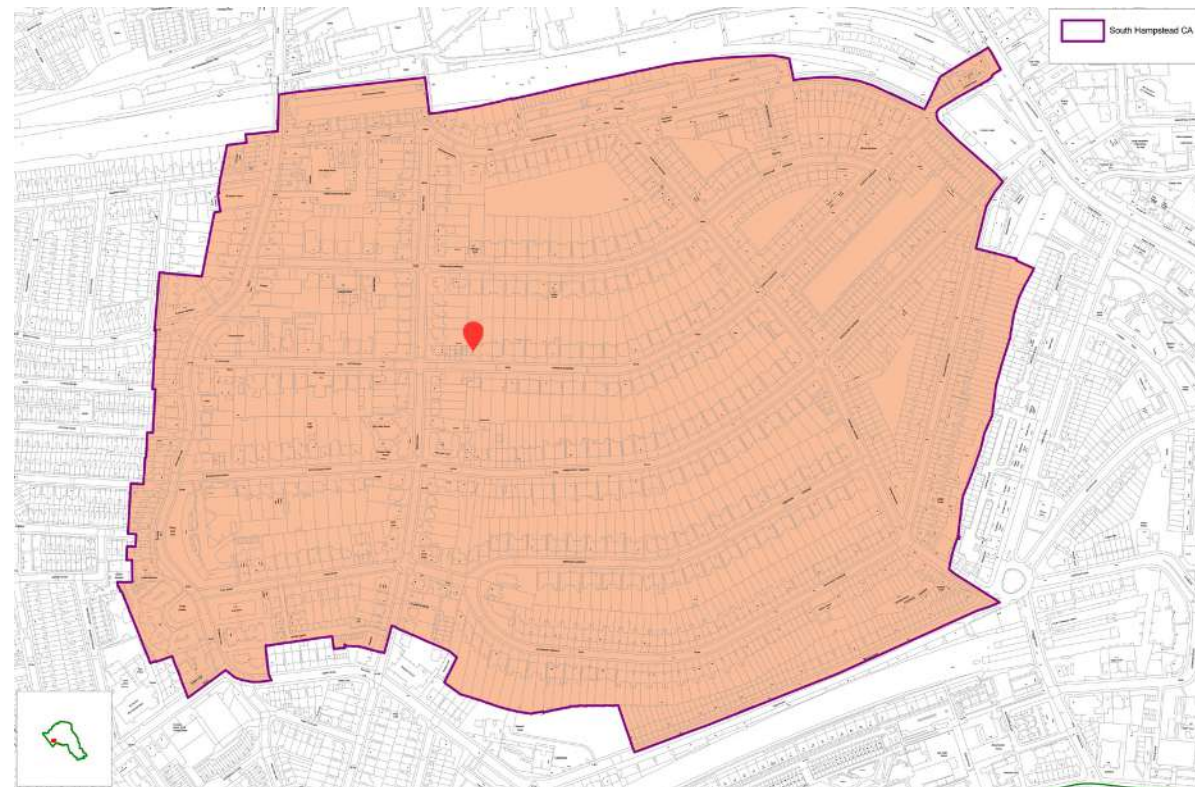
The conservation area of South Hampstead is made up of mainly large, semi-detached and terraced late-Victorian houses, with the suburb being an almost exclusively residential area.

One of the distinctive features of the area are the roofscapes, which often include gables, tall chimneys and turrets. The material palette within the conservation area is comprised of either red or white/cream bricks.

Another prominent feature of the conservation area is vegetation. In residential areas the building line is generally set back, creating space for green gardens to the front and rear of the properties.

Mature trees are a key part in contributing to the character of the conservation area, creating continuity along tree lined streets and contribute to the variety of textures and colours within the area.

The combination of all these aspects creates an aesthetic, serene and tranquil character that encapsulates the overall conservation area.



*South Hampstead Conservation Area*



*South Hampstead Area*



*Location of site in red*









1. THE SITE: 1.2 SITE ACCESS & CONNECTIONS

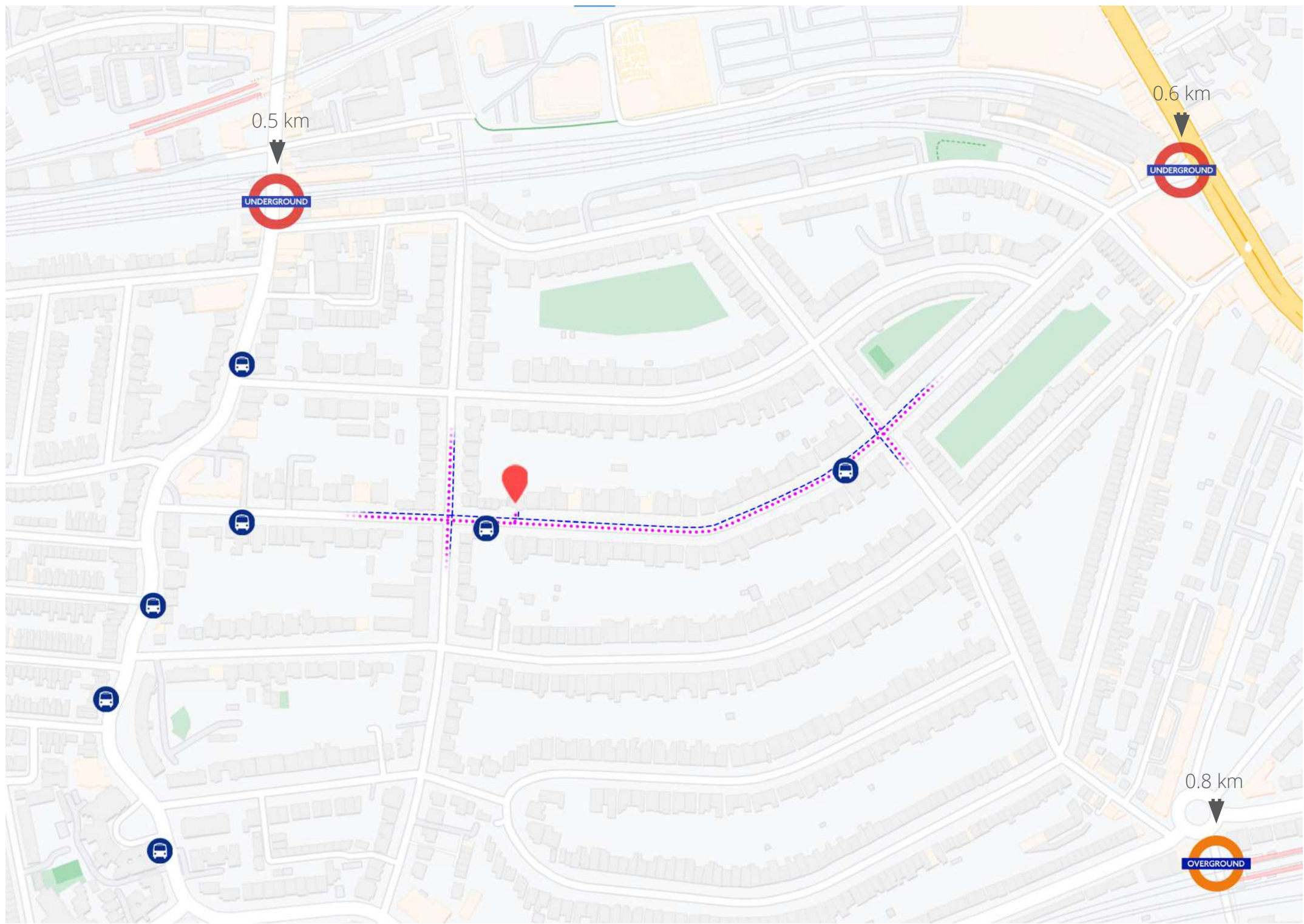
The site sits just off the corner of the intersection between Canfield Gardens and Priory Road. Situated in a residential neighbourhood, there are bus connections and underground stations within a 10 minute walk to the site.

Located in South Hampstead, the house is 1.9km from the centre of Hampstead and roughly 7km away from London’s centre. The C11 bus route passes through Canfield Gardens, with a bus stop opposite the site.

The closest underground station to the site is West Hampstead, which is 0.5km to the north west and roughly a 7 minute walk. The second closest station is Finchley Road, which is 0.6km to the north east, about a 9 minute walk. There is an overground station at South Hampstead, which is 0.8km to the south east, approximately a 10 minute walk from the site.

The site is well connected to the road system for access to the site via car. Canfield Gardens stems off Finchley Road, which makes up part of the A41, a trunk road that connects London and Birkenhead. The A41 then connects to the M1 at Brent Cross, about a 15-30minute drive from Finchley Road depending on traffic.

-  Building Marker
-  Overground Station
-  Underground Station
-  Bus Stops
-  Pedestrian Access
-  Vehicle Access



Site access & connections

2. THE PROPOSAL

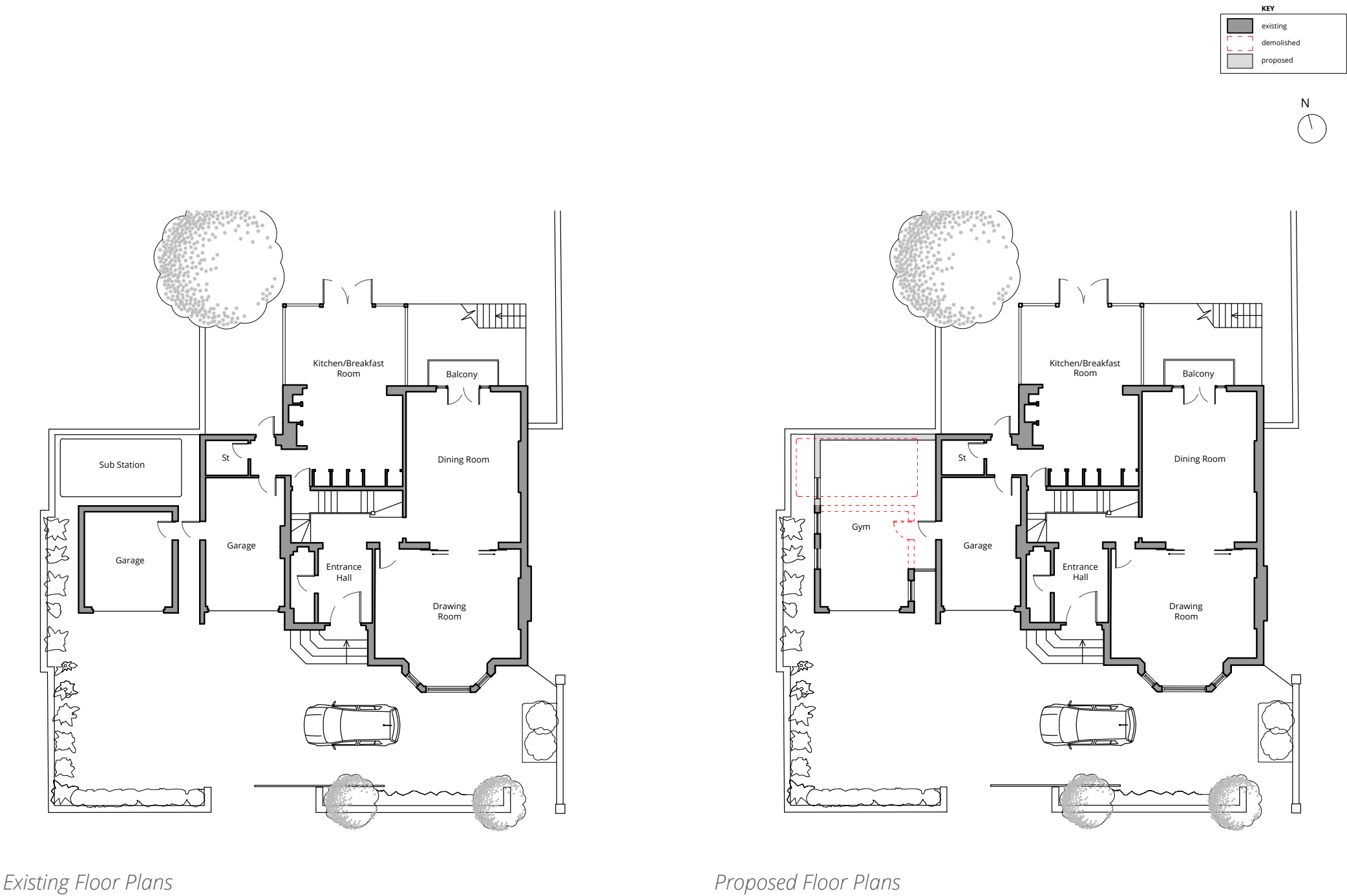
The proposed alterations to the development include the removal and relocation of the Sub Station that is situated behind the west garage.

The removal of the Sub Station will allow the west garage to be extended as indicated on the submitted drawings. The expansion of the garage will then match the building line with the adjacent one. The extension will lengthen the garage by a total of 3m, which increases the floor area by 11.56sqm.

The intention for the extension is to convert it into a gym as a space to exercise. The enlarged space will be able to accommodate exercise equipment and still have ample space for any exercise that requires more dynamic movement.

The proposed plans also show the installation of windows to increase the natural light that enters the space. Retaining the existing garage door means that it can be opened to improve the air flow within the space.

The extension of the back wall will not alter any of the road facing facades and so the changes will not affect the overall character of the street or neighbours on either side. In addition, the materials that would be chosen will be sampled from the existing structure, retaining the current aesthetic and character of the home.





3. CONCLUSION

In conclusion, given that the position of the site is within the Highgate conservation area, the proposed alterations and extensions have been chosen so as to not affect the overall character or architecture of the neighbourhood or house.

The extension was designed to create more space within the proposed gym and is being lengthened toward the back of the house to the boundary wall. This will help utilise the unused space that is currently taken up by the Sub Station, and rationalises the gym with the adjacent garage as the two will now have matching building lines.

The installation of windows into the extension increases the amount of natural light that enters the space. Placing them on the east and west elevations that face the adjacent garage and hedges along the boundary wall means that privacy is maintained and that there are no alterations to the road facing facade, preserving the contribution of the house to the general character of the suburb.



90, Canfield Gardens



Canfield Gardens