

DESIGN AND ACCESS STATEMENT



60 Canfield Gardens, London, NW6 3EB

Introduction

This Design and Access Statement forms part of the application seeking planning consent for the addition of a single-storey rear extension with integrated roof terrace at first-floor level to No. 60 Canfield Gardens, NW6 3EB.

Property:

No.60 is a semi-detached four-story property containing five residential flats. The property lies half-way along Canfield Gardens and within the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area) but is not locally or nationally listed.

Planning History:

The immediate property at No 60 recently received planning consent for the addition of a single-storey ground floor rear extension. The proposed terrace within this application sits on top of this rear extension. These notes have also been made clear on the drawings for consideration.

– 2017/3212/P – 60 Canfield Gardens, Flat 1
Single story rear extension to ground floor flat (Class C3)
Granted 31.10.2017

Other applications to the immediate property:

– 2010/1499/P
Consent granted for the additions and alterations to include installation of double glazed windows to front and rear elevation and reinstatement of previously blocked up window on side elevation of existing ground floor flat (Class C3).
Granted 05. 2010

– 8804428
Change of use to 5 self-contained flats inclusive of the
Rebuilding of a single-storey rear extension and two rear roof terraces.
Granted 05.1989

Over the years there have been a number of alterations to the properties within Canfield Gardens, many of which include similar works to the rear and some more extensive. Below is a list such properties and applications with the related decisions from Camden Planning database:

– 2014/0721/P – 73 Canfield Gardens
Single story rear extension with roof terrace above
Granted – 13.05.2014

– 58 Canfield Gardens
This property has had a number of applications submitted over the last 20/30 years and features a large rear terrace with black metal railings similar to those proposed in the current application to No. 60 (see photos below)



Photo 01 - No.60 Rear Elevation.



Photo 02 - No.60 & No.58 Rear Elevation Context.



Photo 03 - No.60 & No.62 Rear Elevation Context.

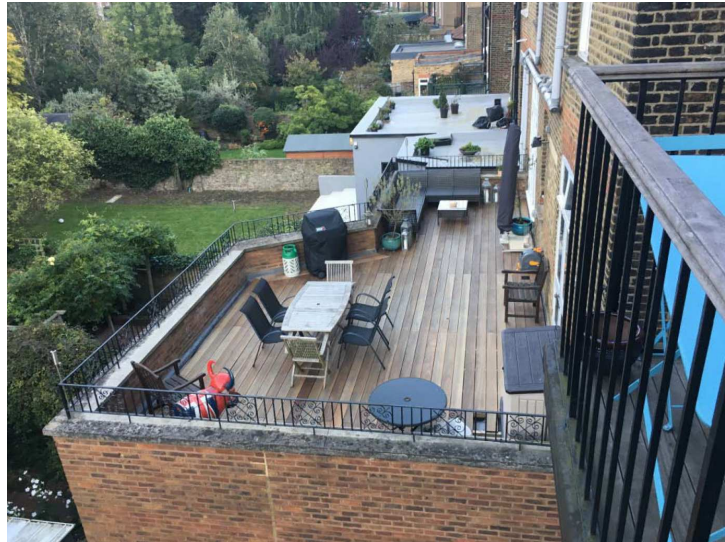


Photo 04 - No.58 Terrace.



Photo 05 - Aerial view of No.60 and surrounding context.



Photo 06 - Aerial view of No.60 and surrounding context.

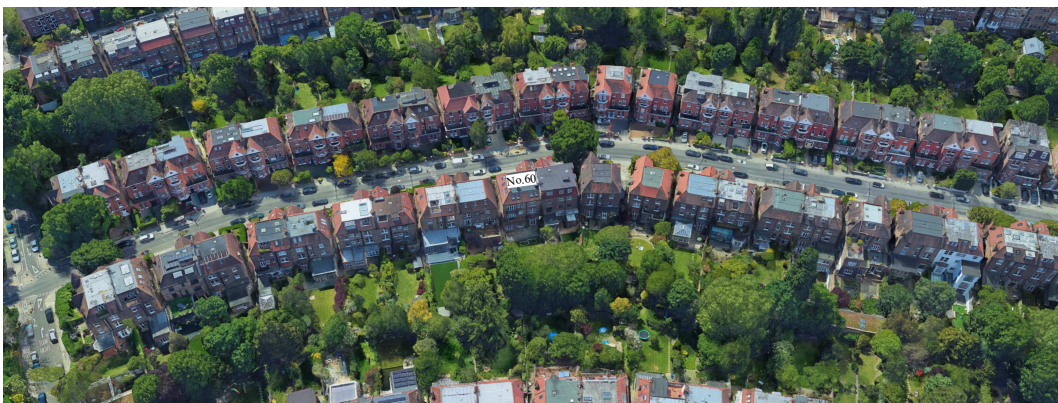


Photo 07 - Wider Aerial view of No.60 and surrounding context.

Proposed Design

Our proposed design has responded to the following London development plans as well as the local authority UDP for the area and the immediate conservation area:

- South Hampstead Conservation Area Character Appraisal and Management Strategy
- London Plan (2015)
- National Planning Policy Framework
- Town and Country Planning Act 1990
- Camden Town Conservation Area Appraisal and Management Strategy
- Camden Local Plan 2017
- Camden Planning Guidance CPG1

Based on the guidance and design recommendations contained in the above documents our submission has sought to address the Council's wish to provide high-quality housing and the proposal is an effective and efficient use of land to optimise housing density. The proposal aims to address the Council's desire to welcome new and innovative design solutions to housing and we believe that this proposal represents a design solution addressing the issue of housing stock through the encouragement of expansion to the rear of the existing footprint whilst maintaining the overall original character of the property to both aspects as stated in policy CS14.

The proposed works are in accordance with Camden's policy to encourage the transformation of the built environment through design intervention. Camden requires that new developments relate to the original host building, respecting the street scene and character of the area and protect occupiers of neighbouring properties from suffering any excessive loss of residential amenity.

To the rear the proposed design seeks to add a full width stepped in and limited to 3m depth (where current bay window is located), single-storey addition updating and upgrading the one consented on the 31.10.2017 ref: 2017/3212/P, as noted above it will provide much needed additional internal floor area and a better quality of space for the current owners.

The proposed rear extension represents a considered intervention due to its use of high-quality materials to best-match the original brickwork. Its materiality will positively complement the existing aesthetic in line with the requirements of policy CS14.

The extension will be constructed in brickwork to match the existing host building and will be similar in appearance to that of the adjoining extension to No. 58. It will feature black metal framed doors and windows greatly improving the relationship of the garden to the house as well as providing a safer and easier circulation for the owners within the building and access to the rear garden.

Sitting on top the rear extension the submission includes the provision of a roof terrace and replacement of an existing window of the reception of flat 3 for a French double door, providing much needed external amenity space for the first floor flat 3. The proposed extension will have a green flat roof to minimise the proposal footprint impact to the surrounding neighbours amenities and contribute to the character and appearance of the South Hampstead Conservation Area.

In order to preserve privacy, and avoid overlooking for the neighbouring properties, the perimeter balustrading has a min offset from the external face of 1075mm with a 400mm planter running around the terrace external perimeter. This planter will help mitigating the appearance of the metal balustrading and work as a privacy screening preventing users standing directly overlooking the gardens below.

The simply detailed, metal balustrading will be painted black in line with the heritage aesthetic and character of many of the neighbouring properties and the wider conservation area as identified in item 5.2 of the South Hampstead Conservation Area Character Appraisal.

5.2 The character of South Hampstead Conservation Area relies significantly on the attractive, wide variety of prominent roof forms. Roofs are formed by decorated gables to the frontage, with terracotta decoration and timber windows, sometimes as oculus (round) openings or balconies with railings,...

5.3ornate boundary walls in brickwork with mature hedges and in some cases with surviving railings were designed to increase the green, leafy environment of these quiet residential streets.

The proposal would have no impact on the street-scene as seen from Canfield Gardens and we feel addresses Policy DP25 of Camden's Development Management Policy for Conservation Areas

“take account of Conservation Area statements, appraisals and management plans when assessing applications within conservation areas; and only permit development within Conservation Areas that preserves and enhances the character and appearance of the area.”

Access:

The access to the front of the property will be unaffected and the rear altered as described above.

Parking:

The street now features permit parking which will be unaffected by the proposed works.

Refuse Storage:

The current refuse storage arrangements would be unaffected by the proposed works.

Conclusion

The proposals are derived from and informed by the characteristics of the existing host building and the immediate and adjacent site conditions. The proposed rear extension has been designed with appropriate form, scale, and propose the use of materials to complement as well as enhance the immediate property.

In these circumstances, we feel the design should comply with all relevant local and national Planning Policies which stress the beneficial aspects of encouraging expansion of existing residential properties as well as increasing the build quality, design, and efficiency. We therefore feel the application is both considerate and progressively designed allowing the current owners to retain their family home whilst adding the property in a positive manner.

Please refer to the attached photos in this document as well as the existing and proposed drawing package submitted.