

ANDREW LISMORE ASSOCIATES: DESIGN AND ACCESS STATEMENT
FLAT 6, 23 COMPAYNE GARDENS, LONDON NW6 3SP – REV A 20.03.2023

1.0 THE PROPERTY

- A. 23 Compayne Gardens is a 5 storey late Victorian/early Edwardian mansion block currently owned by the Fairhazel Fully Mutual Housing Co-operative providing social housing for its members. Flat 6 is situated on the third floor of the mansion block and is currently a 4-bedroom unit with a gross internal floor area (GIFA) of 170m².

2.0 PROPOSALS

- A The proposal is to convert the existing flat into 2 self-contained units comprising:
- 1 x 1 bed 2-person flat with a GIFA of 50m²
 - 1 x 3 bed 5 person flat with a GIFA of 105m²
- B. The rationale behind the proposals is to adapt, improve the Co-operative's housing stock to meet the changing needs/demographic nature of its tenants.
- C. The existing large mansion flats do not meet the needs of the tenants in terms of accessibility, space standards for elderly members and the requirements of smaller families/couples
- D. The existing units are of such a size that they can be simply subdivided into 2 units whilst still meeting the requirements of the London Plan and providing well-proportioned rooms.

4.0 DESIGN AND ACCESS ISSUES

- A The proposals will not require any alteration to the external façade of the building neither the front nor rear elevations.
- B. Internally the existing flat subdivides into 2 good sized units with well-proportioned rooms and does not require any structural alterations. Room Sizes are confirmed as follows.

FLAT		GROSS INTERNAL FLOOR AREA	BEDROOMS	BATHROOMS/WCs	LIV/KITCHEN /DINING	STORAGE
6		105m ²	1 x 16.5m ² 1 x 12.4m ² 1 x 12m ²	1 x Full bathroom 1x separate WC	Living- 17m ² Kitchen-8m ² Dining 16m ²	2m ²
6A		50m ²	1 x 17m ²	1x full bathroom	Combined 22m ²	1.2m ²

- C. The overall flat sizes and individual room areas meet the requirement of the London Plan for new flat developments
- D. Access is via existing street entrance/communal hall area with no impact on access/escape from other flats within the building.

5.0 AMENITY AND PARKING

- A. The proposals do not affect existing vehicular access or car parking relating to the property. No off-street parking exists, and the area has a residents parking zone. Despite sub-division, the number of bedrooms/usage is not changed.
- B. The proposals will not have any significant impact on the amenity to the property. Both units will still have access to the rear communal areas enjoyed by the Co-operative members.

6.0 REFUSE AND RECYCLING

- A Existing refuse and recycling to the flat block id via Camden Council provided bins located in a bin store area in the front garden of No 23.The additional flat will use this existing area.

Signed



ANDREW LISMORE ASSOCIATES

Dated 10th February 2023