

## DESIGN AND ACCESS STATEMENT

34A Compayne Gardens, London, NW6 3DP

PLANNING APPLICATION, MARCH 2014

LOFT EXTENSION WITH REAR TERRACE

### EXISTING

#### BACKGROUND/LOCALITY

34A Compayne Gardens is an attractive four storey terraced property in the London Borough of Camden.

It is currently divided into two maisonettes No 34 & 34A. No 34 occupies the ground and lower ground floors and No 34A on the first and second floors. This application is solely for No 34A on the first and second floors.

There is a small front garden and a communal large garden to the rear.

The property lies within the South Hampstead Conservation Area but it is not statutorily locally listed.

### PROPOSAL

The proposal seeks permission to extend into the loft and create a rear roof terrace. The additional space will be used as a bedroom with an ensuite.

The proposed dormer is to the rear of the property. It will sit more than 500mm above eaves line and will follow the line of the existing ridge line. The width will be 2/3 the width of the main body roof. The dormer will be set back to allow for a proposed terrace. To allow access to the terrace timber framed glazed sliding doors are being proposed. An existing example is at No 30 and can be seen on the photograph below.

On the front elevation two conservation type velux windows are being proposed. This will increase the amount of light internally into the bedroom and on to the new staircase. On the rear elevation two conservation type velux windows are also being proposed. They are located to the left of the dormer to allow natural light into the ensuite.

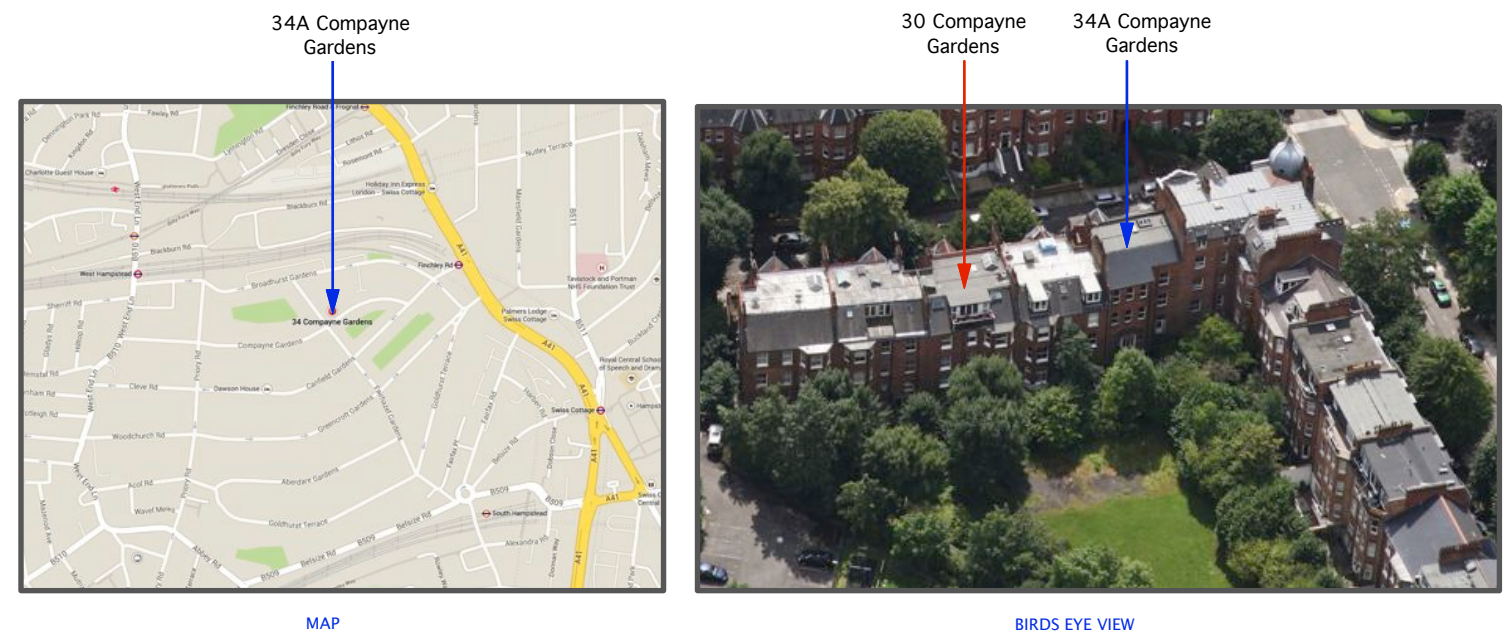


FRONT ELEVATION



REAR ELEVATION

The property is very well located with Finchley Road and West Hampstead tube and overground stations being a 10 minute walk away. Finchley Road is within easy reach where there are a large variety of local shops & restaurants.



### BICYCLE STORAGE

There will be no changes to the current bicycle storage arrangement.

### REFUSE STORAGE

There will be no changes to the current refuse storage arrangement.

### MATERIALS

The dormer will be clad in tiles to match existing. The proposed doors will be glazed timber framed sliding doors. Timber balustrades are being proposed with spindles in the rear terrace.

### ACCESS

There will be no changes to the current access to the dwelling.

### CONCLUSION

The proposed dormer has been sensitively designed and will by no means detract from the character and elegance of the existing dwelling.