

Mr. James Pelham-Burn
Mrs. Kara Bailey
5 Compayne Gardens
London, NW6 3DG

DESIGN AND ACCESS STATEMENT

18.01.12

RICHARD MITZMAN ARCHITECTS
1 Primrose Mews
London, NW1 8YW
44-207-722-9323

5 Compayne Gardens is the third house from the end of a terrace of Victorian semi-detached London houses along a crescent in the conservation area of South Hampstead. The property has just recently been purchased by the current owner and has been unaltered for many many years.

At present, the property enjoys a small forecourt and hard standing behind the front brick garden wall that runs the whole of Compayne Gardens. There are three lime trees at the front of the property and for this reason we attach a tree report to this application.

The Tree Report is prepared by Richard Wassels of Wassells Arboricultural Services a member of the Institute of Horticulture.

1. There are three existing brick pier at the front garden entrance of which two of them mark the entrance of the front garden. We are proposing a new brickwork pier to match the existing brick pier with new wooden gates to define the entrance of the front garden.
2. The attached Tree Report from Wassells Arboricultural Services concludes that there will not be damage to the existing trees. (PLEASE REFER TO ATTACHED DOCUMENT)
3. Please see our attached drawings numbers 02A, 55 showing the plans elevations of the proposed front boundary treatment.

Our proposal will not affect public views from the road as the front of the property is bordered by a front garden wall (PLEASE REFER TO DRWG No. 54) on both sides and directly in front. Both neighboring properties on either side of the property will not be affected by alterations to the proposed access to the basement as no change or loss of light or amenity results.

The proposal consists of two wooden gated entrances, one for pedestrian access and another for potential vehicle access. The new brickwork pier will be positioned to align with the existing low brickwork piers.

The new arrangement is entirely in keeping with existing arrangements as it retains all of the original features, matching the brickwork of the existing piers. The height of the new pier is in accordance with the existing low wall and piers.

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Area In Front of House:

There are no additional proposed works to the front area beyond those described above.

No changes are proposed to the front boundary wall or to the size of the existing opening.

No changes are proposed to the side boundary walls.

There are NO access issues as a result of our proposal. Access to the property remains as existing and the existing front hard standing, boundary walls or existing trees are not affected or altered in any way.

The entire area at the front of the house seeks to retain the original character and appearance of this period property and specifically does not introduce any new features or architectural language that is not already there.

No changes to the existing landscaping are proposed.

PLEASE SEE THE ATTACHED DRAWINGS.

00 Location Plan
02 Existing Ground Floor Plan
02A Proposed Front Boundary Treatment
54 Existing Front Elevation
55 Proposed Front Boundary Treatment Elevation

It should be noted that it is not this proposal's intention to excavate a new forecourt or change in any significant way what is already existing.