

DESIGN AND ACCESS STATEMENT FOR
FLAT 4 AND 5, 62 COMPAYNE GARDENS ,
LONDON NW6 3DG.

Inclusion of vacant loft space into existing 1 bedroom flats to create two three bedroom maisonettes.

INTRODUCTION,

The design and access statement forms part of the renewal of planning approval 2006/5208/P to include the vacant loft space in to existing one bedroom flats. The proposal include lifting of the rear part of the roof inserting of roof lights to the front and rear roof slops and, constructing one dormer to the side and two dormers to the rear roof.

ASSESSMENT

The building lies within a conservation area and is part of a semi detached property joined to 60 Compayne Gardens.
The design is similar to other modified buildings in the locality.

RECENT PLANNING HISTORY

Planning consent was granted in approval of February 2006 - 2006/5208/P.

DESIGN CONSIDERATION

The additional dormers and roof lights are visible within the vicinity of Compayne Gardens and rear gardens to this a and other buildings..
The dormers have been proportioned to be sympathetic to the buildings original design and should therefore have no detrimental impact on the streetscape.
We have taken advice provided within the 'Camden Planning Guidance 2006'
There is in the proposal addressed concern to that overlooking of any neighbouring habitable rooms and gardens are avoided.

APPEARANCE

The design of the lifting of the rear part of the roof does tie in with the roof lines to the front and side of the building.
The 'flat' part of the roof will receive roof felt as existing and the 'sloping' parts of the roof to both side and rear to be tiled to match existing. Dormers cladded with lead.
All replaced windows will be in white painted timber to match existing.
The proposed roof lights will be as VELUX inset with minimal projection.

ACCESS

The stepped access to the property from street level does offer scope for improvement for disabled users but the second floor flats will only be accessible via an internal communal staircase.

ARON SLOMA, ARCHITECT, RIBA.

