

DESIGN & ACCESS STATEMENT

SITE: 9 Compayne Gardens, London, NW6 3DG.

DATE: 20th September 2007

DESIGN:

SUMMARY: This statement accompanies an application to create a conservatory extension to the garden flat.

DETAILS OF ACCOMMODATION:

Number of units; One
Type; Multi-occupancy four storey terraced property.

LAYOUT:
Density; N/A

Layout and access. The property lies within a residential area fronting directly onto a public highway. Existing access is via steps on the road frontage.

Orientation; Frontage faces onto Compayne Road facing North.

Open spaces; Private amenity area. The garden area is approximately 60 sq.m.

SCALE
Neighbouring properties; The adjoining properties fronting Compayne Road are terraced.

APPEARANCE

Buildings The proposal is to create a 'lean-to conservatory with a 925 brick plinth. The boundary wall will be largely brick.

Design; The existing buildings are four stories in height some with rear projections. The proposed conservatory will be single storey and modest in size. With a width of 4M and depth of 3M

MIX: No change.

LANDSCAPE & MAINTENANCE: No change.

CONTEXT:
Planning policies; UDP 2006
B1
The Flat falls within the Swiss Cottage Conservation Area.

ACCESS:

EXISTING ROAD PATTERN:	Compayne Road is set out in a E/W formal grid pattern off Priory Road.
MOVEMENT WITHIN SITE:	N/A
VISIBILITY:	N/A
LEVELS:	The site is generally level.
ACCESS TO BUILDINGS:	The flat on the lower ground floor is accessible by a series of steps. There is no rear access.
EMERGENCY SERVICES:	The extremities of the proposed buildings are within 45M of the public highway. Compayne Road is a public maintained highway.