

# DESIGN AND ACCESS STATEMENT

34B COMPAYNE GARDENS, LONDON, NW6 3DP

PLANNING APPLICATION, AUGUST 2014

## LOFT EXTENSION WITH REAR TERRACE, DIVIDING EXISTING FIRST & SECOND FLOOR MAISONETTE INTO 2 SELF CONTAINED FLATS

### EXISTING

#### BACKGROUND/LOCALITY

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

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

This application is solely for No 34B 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.



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.

### PLANNING HISTORY

Planning Application - 2014/2119/P

Proposal :- Erection of rear dormer roof extension, inset rear roof terrace and installation of 2 front roof lights and 2 rear roof lights.

Decision, Granted 06-06-2014

Planning Application - 2014/2118/P

Proposal :- Erection of a rear dormer roof extension and installation of 2 front roof lights and 2 rear roof lights.

Decision, Granted 05-06-2014

### PROPOSAL

The planning application seeks permission for the following :-

**1,** The proposal seeks permission to extend into the loft and create a rear roof terrace and divide the existing 1st & 2nd floors dwelling into 2 self contained flats. Planning permission has already been granted for the rear dormer roof extension with inset rear roof terrace and installation of 2 front roof lights and 2 rear roof lights.

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 living room 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 kitchen

**2,** The proposal seeks permission to split the proposed enlarged habitable floor area into 2 x units.

Flat B, 2nd floor :- 2 bedroom 4 person flat, floor area 90 sqm

Flat C, 2nd floor & extended roof space :- 3 bedroom 6 person maisonette, floor area 165 sqm

The 1st floor, 2nd floor & roof space divides comfortably affording 2 generous flats. The existing stair works well connecting the flats to the communal stair.

### BICYCLES

The proposal includes for:

Flat B - Secure covered bicycle housing located in the front garden for 2 bicycles

Flat C - Secure covered bicycle housing located in the front garden for 2 bicycles

### REFUSE STORAGE

The proposal includes for a covered timber refuse housing located in the front garden. It will accommodate refuse and recycling bins for all the proposed and existing flats.

### MATERIALS

The dormer will be clad in tiles to match existing. The proposed doors will be glazed timber framed sliding doors.

### ACCESS

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

### CONCLUSION

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

The proposed dormer & division of the property has been sensitively designed and by reason of its size, position and detailed design would preserve the character and appearance of the conservation area. It is also concluded that the works would not impact harmfully upon levels of amenity enjoyed by residents of neighbouring properties. Therefore, it is concluded that the development would be in accordance with the relevant policies of the development plan.