

PROPOSED REAR EXTENSION  
4 COMPAYNE GARDENS, LONDON NW6 3DH.

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## DESIGN AND ACCESS STATEMENT

Project details  
PROPOSED REAR EXTENSION:  
4 COMPAYNE GARDENS, LONDON NW6 3DH.

*For and behalf of Mr. J. Kennedy*

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4th December, 2014



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**DESIGN AND ACCESS STATEMENT:**

This Design and Access Statement has been prepared by Mr. John Khatri Architect, BA (Hons) Arch. Dip Arch. RIBA ARB MCIOB APM on behalf of Mr. J Kennedy and is submitted in accordance with the requirements of Government planning advice as set out in Planning Policy Statement 1, Delivering Sustainable Development and legislation under section 42 of the Planning and Compulsory Purchase Act 2004 of which substitutes a new section 62 of the Town and Country Planning Act 1990.

This statement is in support of a Full Planning Application for the proposed development of a rear extension at the property of 4 Compayne Gardens, London NW6 3DH.

**PLANNING:**

The existing property is detached house comprises of a ground floor, first, second and third floors. The ground floor comprises of open plan living with a contained kitchen area.

The site lies within a residential area and many of the surrounding properties have utilised their properties by developing and extending with a single storey extension. The rear elevation is not overlooked by neighbours, nor overlook by any other properties to the rear. The garden level is higher than the ground level, adding an extra level of privacy.



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**FLOOD RISK:**

According to the 'Environment Agency Flood Map' the proposed development is not located within any Floodplain Flood Zones and therefore is unaffected from any risk of flooding and the requirements set out in Planning Policy Statement 25, Development and Flood Risk.

**DESIGN:**

In preparing the design for the proposed development, consideration has been given to the site and its surrounding area and the design principles established relating to the requirements of local policies referred to above.

The proposal comprises of extending the rear with a single storey extension, comprising of three Velux roof-lights and new Bi-Folding Doors. The new rear single storey extension will be used for open plan Dining and an open living. Furthermore, to add extra natural daylight within the space, four small windows have been added within the side elevation. These four windows are not overlooked by any adjoining neighbours and sit within a gable end wall. In terms of scale it will match the existing neighbours.

The existing boundary treatments to the property still are to remain



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**ACCESS:**

The main access will be via Compayne Gardens from either end. Public transport does not travel through Compayne Gardens and is mostly vehicular traffic. The existing floor levels from Compayne Gardens Road will be retained.

**CONCLUSION:**

The proposed scheme is designed to satisfy the various applicable policies; to reflect and respect the immediate surrounding residential properties. The plans and elevations submitted as part of the planning documents illustrates the design principles adopted would result in an appropriate form of development whilst reflecting the in keeping of the neighbourhood. The property development and design is in keeping with both joining properties and has kept in line with massing and projection. The development raises the standard, design and elevation treatments to be in keeping with surrounding properties as well as be empathic in term of scale.

