

DESIGN AND ACCESS STATEMENT

29 Compayne Gardens, London, NW6 3DD

PLANNING APPLICATION, MARCH 2015

CONVERSION OF SECOND FLOOR FLAT INTO TWO FLATS

EXISTING

BACKGROUND/LOCALITY

29 Compayne Gardens is an attractive three storey terraced property in the London Borough of Camden. It has a small basement and pitched tiled roof with a hipped gable end to the front elevation.

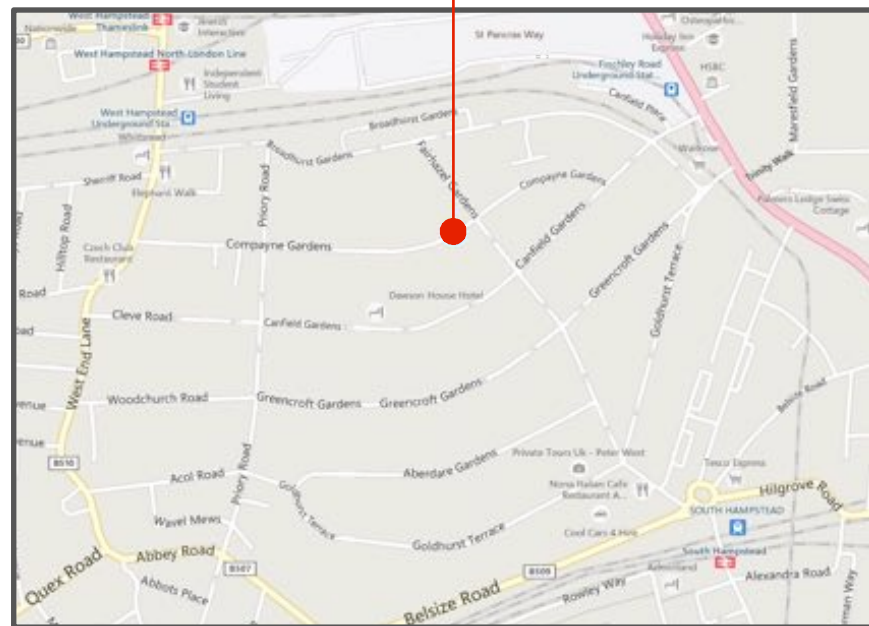
It is currently divided into three flats. Flat 1 occupies the ground and basement floors, Flat 2 is on the first floor, and Flat 3 is on the second floor.

This application is solely for the second floor Flat 3.

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 neither statutorily nor locally listed.

29 Compayne Gardens



MAP

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.



FRONT ELEVATION



REAR ELEVATION

The property is currently arranged as follows:

Existing

Unit	Location	Type	London Plan	Existing
Flat 3	second floor	3b 6p	95 sqm	114.7 sqm
Flat 2	first floor	3b 6p	95 sqm	111.6 sqm
Flat 1	ground floor and basement	3b 6p	95 sqm	157.6 sqm

PROPOSALS

CONVERSION OF SECOND FLOOR FLAT INTO TWO FLATS

The proposal seeks permission to convert the second floor flat into 2 self contained flats.

To the rear of the property it is proposed to replace one of the existing windows on the second floor for a timber frame sash window.

In order to provide independent entrances to both proposed flats the proposal includes the increase of the landing on the second floor stair.

All apartments meet the minimum London Plan size standards.

Proposed

Unit	Location	Type	London Plan	Proposed
Flat 4	second floor	1b 2p	50 sqm	55.4 sqm
Flat 3	second floor	1b 2p	50 sqm	54 sqm

BICYCLE STORAGE

Four covered and secure bicycle housing are proposed in the front garden, one for each flat.

Please refer to drawing ref: 5336/D- 20 for location and dwg ref: 5336/D- 41 for details.

REFUSE STORAGE

A covered and secure space for communal Refuse and Recycling is set out in the front garden for use of all flats.

Please refer to drawing ref: 5336/D- 20 for location and dwg ref: 5336/D- 42 for details.



29 Compayne Gardens

FRONT BIRDS EYE VIEW

MATERIALS

The proposed window will be timber frame sash painted white.

ACCESS

Access to both new flats would be made through the second floor landing which is being enlarged to accommodate the two front doors.

CONCLUSION

The proposed division of the second floor into two one-bed flats, which meet the London Plan standards, is a response to market demand for smaller, non-family units, on the second floor.