

## DESIGN AND ACCESS STATEMENT

29 Compayne Gardens, London, NW6 3DD

PLANNING APPLICATION, MARCH 2015

### 1. LOFT EXTENSIONS WITH REAR DORMERS, REAR TERRACE AND ROOFLIGHTS WITH CONVERSION OF LOFT TO TOP FLOOR FLAT

### 2. INCREASE OF LANDING ON THE SECOND FLOOR STAIR CORE

#### 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.

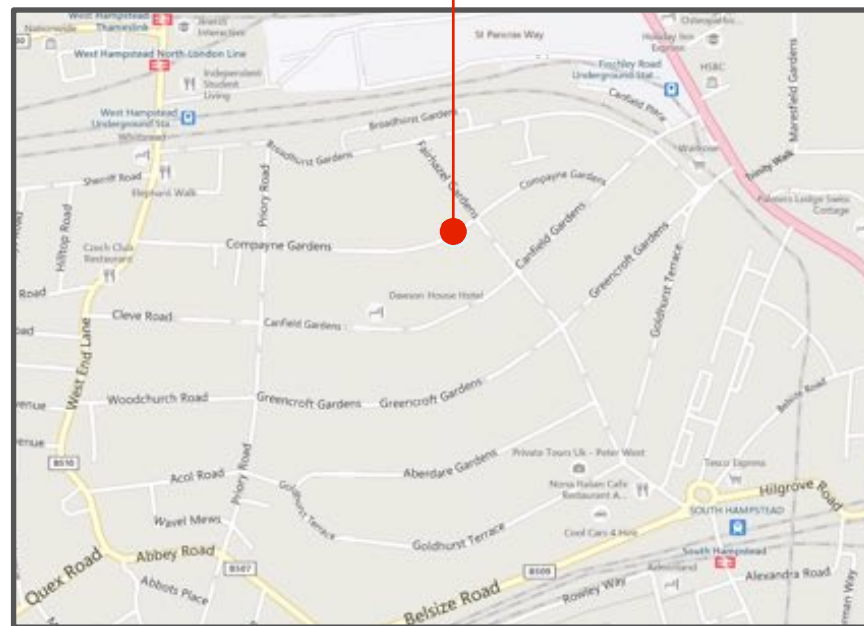
It is currently divided into three flats. Flat 1 occupies the ground and basement floors, Flat 2 is on the first floor, and Flat 3 is on the second floor.

This application is for the second floor Flat 3 and loft.

There is a small front garden and a communal large garden to the rear.

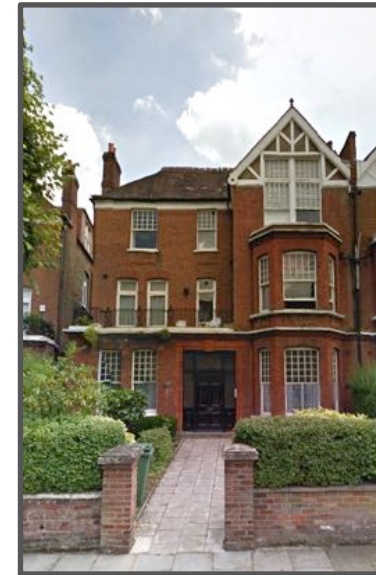
The property lies within the South Hampstead Conservation Area but it is neither statutorily nor locally listed.

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

##### 1. LOFT EXTENSIONS WITH REAR DORMERS, REAR TERRACE AND ROOFLIGHTS WITH CONVERSION OF LOFT TO TOP FLOOR FLAT

The proposal seeks permission to convert the loft into a self contained 3 bed flat and create a rear roof terrace.

To the rear of the property a dormer and two window dormers are being proposed. All dormers will sit at 500mm from the top of the eaves line and will sit 500mm below the line of the existing ridge. The window dormers will be modest in size with timber frame shash windows and tiled clad with tiles to match existing.

The width of the main dormer will be less than 2/3 of the width of the main body roof. The dormer will be set back to allow for a proposed terrace. The terrace will also be set back to 1100mm height. To allow access to the terrace timber framed glazed folding doors are being proposed.

On the front elevation two conservation type velux windows are being proposed to the front slope and another two to the front gable. This will increase the amount of light internally and natural ventilation into the kitchen/ dining / living room, bedroom 1 and bathroom.

It is also proposed to replace two pairs of windows to match neighbouring example on the second floor rear elevation.

To the side elevation four conservation type velux windows are being proposed to increase the amount of light internally into the ensuite and bedroom 3.

On the flat roof four rooflights are also being proposed to allow natural light into the kitchen/ dining / living room and the hall.

Several examples with loft extensions can be see along the road at Nos: 27, 31, 33, 40, 41, 43, 45, 48, 49 and 51, which can be seen on the photographs enclosed.

The proposed apartment meets the minimum London Plan size standards and the three bed flats ensure that family units are retained.

<u>Proposed</u>	Unit	Location	Type	London Plan	Proposed
	Flat 4	third floor	3b 4p	74 sqm	78.2 sqm
	Flat 3	second floor	3b 6p	95 sqm	111 sqm

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

## 2. INCREASE OF LANDING ON THE SECOND FLOOR STAIR CORE

The proposal seeks permission to increase the stair core landing on the second floor to provide access to the proposed third floor.

### BICYCLE STORAGE

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

Please refer to drawing ref: 5336/L2- 20 for location and dwg ref: 5336/L2- 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/L2- 20 for location and dwg ref: 5336/L2- 42 for details.



**29 Compayne Gardens**

**FRONT BIRDS EYE VIEW**

### MATERIALS

The dormers will be clad in tiles to match existing.  
The proposed doors will be glazed timber framed folding doors.

The proposed window dormers will have timber frame sash windows.

The roof of all dormers will be flat asphalt roofs to match existing.

### ACCESS

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

Access to the new flat would be made by continuing the existing stair core up to the third floor.

### CONCLUSION

The proposed dormers have been sensitively designed and will by no means detract from the character and elegance of the existing dwelling. The proposed extension will preserve and enhance the conservation area.

The re-arrangement of the accommodation providing an extra 3-bed flat makes much more efficient use of the space and retains family sized units.

48 Compayne Gardens  
 x1 dormer  
 roof terrace  
 rooflights

40 Compayne Gardens  
 x3 rear window dormers  
 x1 front window dormer  
 x1 front roof terrace  
 rooflights



REAR BIRDS EYE VIEW

51 Compayne Gardens  
 x1 dormer  
 rooflights

45 Compayne Gardens  
 x1 large dormer  
 x1 large terrace  
 rooflights

41 Compayne Gardens  
 x1 dormer  
 x1 window dormer  
 rooflights

33 Compayne Gardens  
 x1 dormer  
 x1 window dormer  
 x1 front dormer  
 rooflights

**29 Compayne Gardens**

49 Compayne Gardens  
 x1 terrace  
 x2 window dormers  
 x2 front window dormers  
 rooflights

43 Compayne Gardens  
 x1 dormer  
 x2 window dormers  
 x2 front window dormers  
 rooflights  
 rear terrace on 1st floor

35 Compayne Gardens  
 x1 large dormer

31 Compayne Gardens  
 x1 dormer  
 x1 window dormer  
 x1 front dormer  
 rooflights

27 Compayne Gardens  
 x1 terrace  
 rooflights  
 rear terrace on 1st floor