

DESIGN AND ACCESS STATEMENT

29 Compayne Gardens, London, NW6 3DD

PLANNING APPLICATION, MARCH 2015

1. LOFT EXTENSIONS WITH TWO REAR DORMERS, ONE SMALL REAR TERRACE AND ROOFLIGHTS
2. CONVERSION OF TOP FLOOR FLAT AND LOFT INTO TWO MAISONNETTES

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.

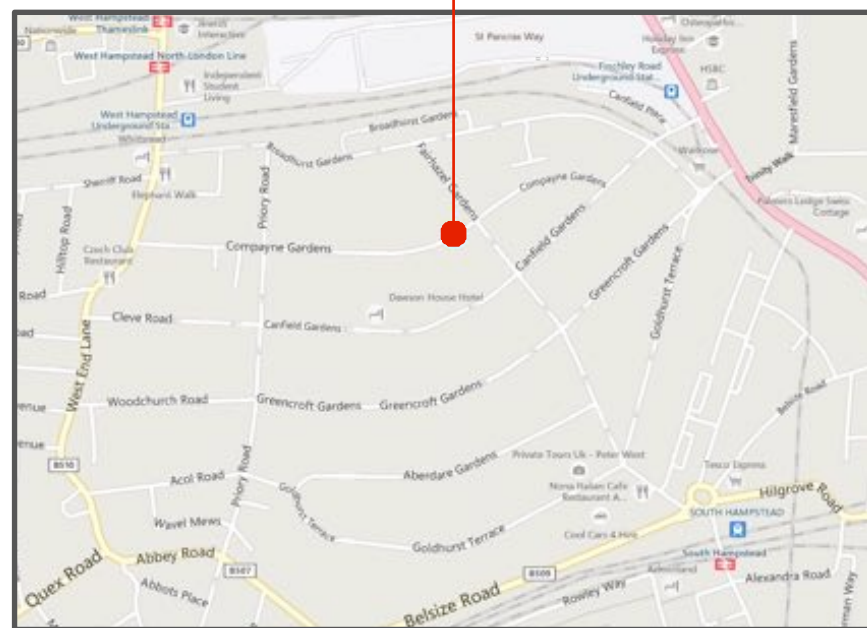
It is currently divided into three flats. Flat 1 occupies the ground and basement floors, Flat 2 is on the first floor, and Flat 3 is on the second floor.

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 TERRACE AND ROOFLIGHTS

The proposal seeks permission to extend into the loft and create two dormers to the rear. This will afford the opportunity to create two maisonnettes over the 2nd and the 3rd (loft) floors.

To the rear of the property two dormers are being proposed. Both 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 dormer will be modest in size with a timber frame sash window 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 a 1100mm height. Access to the terrace will be via timber framed glazed folding doors.

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. It is also proposed to replace two pairs of windows to match neighbouring example.

To the side elevation a conservation type velux window is being proposed to increase the amount of light internally.

On the flat roof six flat rooflights are also being proposed to allow natural light into the living room and the new staircase.

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

2. CONVERSION OF TOP FLOOR FLAT AND LOFT INTO TWO MAISONNETTES

The proposal seeks permission to convert the second floor flat and proposed third floor into 2 self contained maisonettes both accessible from the second floor.

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

All apartments meet the minimum London Plan size standards and the three bed flats ensure that family units are retained.

Proposed

Unit	Location	Type	London Plan	Proposed
Flat 4	second and third floors	3b 6p	95 sqm	98.3 sqm
Flat 3	second and third floors	3b 6p	95 sqm	92.5 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 sash window.

BICYCLE STORAGE

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

Please refer to drawing ref: 5336/L3- 20 for location and dwg ref: 5336/L3- 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/L3- 20 for location and dwg ref: 5336/L3- 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 dormer will have a timber frame sash window.

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

ACCESS

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

Access to both new flats would be made through the second 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 two 3-bed maisonettes 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