

DESIGN AND ACCESS STATEMENT

29 Compayne Gardens, London, NW6 3DD

PLANNING APPLICATION, MARCH 2015

CONVERSION OF REAR FIRST FLOOR FLAT ROOF INTO A TERRACE WITH ASSOCIATED AMENDMENTS TO FENESTRATION.

EXISTING

BACKGROUND/LOCALITY

29 Compayne Gardens is an attractive four 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.

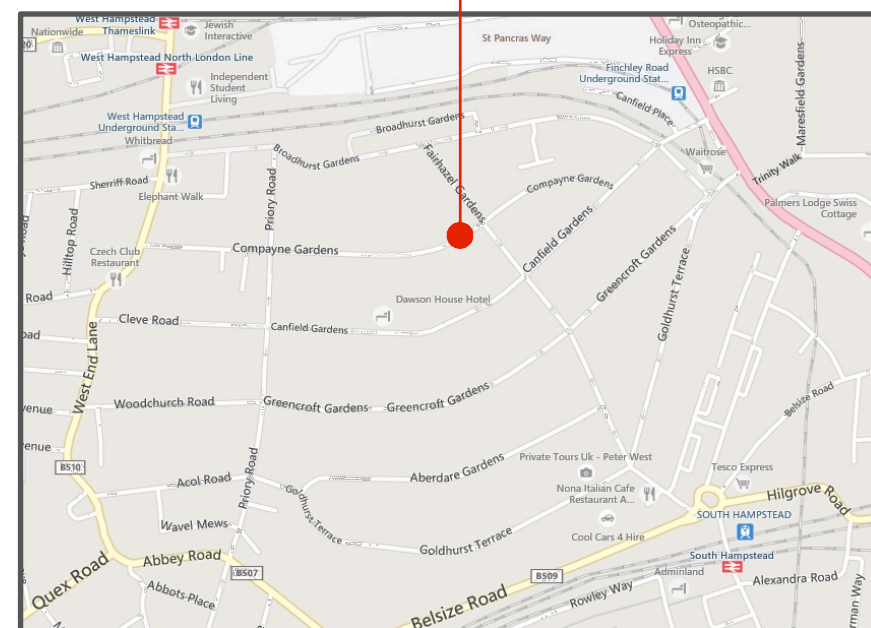
It is currently divided into three flats. Flat 1 occupies the ground and basement floors, Flat 2 is on the first floor, and Flat 3 is on the second floor.

This application is for the first floor Flat 2.

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.

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

PROPOSALS

CONVERSION OF REAR FIRST FLOOR FLAT ROOF INTO A TERRACE WITH ASSOCIATED AMENDMENTS TO FENESTRATION.

The proposal seeks permission to convert the first floor flat roof into a terrace. Examples for rear terraces can be seen throughout the street on Nos: 27 and 43 Compayne Gardens. Please see birds eye photo attached.

To the rear of the property it is proposed to replace two of the existing windows on the first floor flat for timber frame glazed doors, to provide access to the terrace.

The level of the terrace is raised slightly to meet the new doors. This in turn removes the three high level ground floor windows. The result is a far more balanced elevation with fenestration clearly relating to its floor and returning a hierarchy to the storeys.

The terrace will have bricks to match existing.
The proposed railings match the existing on the terrace located on the front elevation.

MATERIALS

The proposed doors will be glazed timber framed doors.

The wall of the terrace be raised in bricks to match existing.

The proposed railings match the existing on the terrace located on the front elevation.

ACCESS

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

CONCLUSION

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

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