



Design and Access Statement

Flats 1, 29 Compayne Gardens
London NW6 3DD

29 Compayne Gardens is a semi-detached property in the South Hampstead Conservation Area, and it is not listed. 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.

Compayne Gardens, which extended from its eastern junction with Canfield Gardens, reached Fairhazel Gardens by 1891 and Priory Road by 1913; 77 houses and three blocks of flats were built there between 1886 and 1894 by local builders, James Tomblin and E. Michael.

The current proposal is for the demolition of the existing rear extension and erection of a new rear extension to Flat 1, 29 Compayne Gardens. The proposal also comprises the replacement of the front windows by matching double glazed units, as well as minor alterations to the fenestration to the side and rear elevations.

A number of planning applications have been recently submitted for this property, see references 2015/1927/P, 2015/1926/P, 2015/1889/P, 2015/1888/P, 2015/1885/P and 2015/1882/P.

The proposed alterations to Flat 1 intend to upgrade the flat so that it meets contemporary family living standards. The proposed rear extension will improve significantly the currently poor relationship between the flat and the garden, and it will increase the amount of daylight into the property. The window upgrades will represent an improvement not only to the acoustic and thermal performance of the current windows, but also to the general appearance of the property.

There are a number of precedents for similar proposals within the area. See planning references 2014/0721/P, 2014/1140/P, 2009/2357/P, 2013/3909/P, 2009/5285/P, to name some of them.

The proposed extension will be subordinate to the host building and significantly smaller in scale than neighbouring extensions – see *drawing no.350 Aerial Image*. It will respect the the original design and architectural style of the main building, keeping the rear bay to match no. 31, which forms part of the symmetrical pair. The size of the resulting garden will not be compromised by the proposed extension.

The rear elevation of the extension and the side elevation facing no. 31 will have full height glass sliding doors, aluminium framed. The elevation facing no. 27 will be built with London stock brick, reclaimed from the demolition of the existing extension. The proposed extension will establish a harmonious and sensitive contrast with the existing property, making a positive contribution to the conservation area.



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No harm will be caused to the amenity of the adjacent properties from the proposed works, since no new overlooking, loss of privacy, loss of sunlight or effect on outlook would occur.

The scheme accords with Camden LDF Core Strategy and Development Policies (CS5, CS14, DP24, DP25 and DP26), South Hampstead Conservation Area Appraisal and Management Strategy 2011, Camden Planning Guidance 2013 (CPG 1 and CPG 6) and NPPF 2012.

Access to the property will remain unchanged.



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Front elevation

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Rear and side elevations



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Aerial view of the rear of the property