



# Viewpoint Studio

## Design and Access Statement

Flats 2 and 3, 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 proposal affects both Flats 2 and 3, and is for the replacement of all windows to the front elevation, and some to the rear elevation, by matching units. Some minor alterations to the fenestration to the side and rear elevations are also proposed.

A number of planning applications have been submitted recently 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 existing windows have deteriorated over time due to the lack of occupancy in these flats and they are currently in a very poor state of repair. Previous owners have replaced some of the windows to the rear elevation by unsightly UPVC units. The current proposal seeks to improve this situation and would comprise:

1. Replacement of three timber sashes, two timber casements and one timber door to Flat 2 front elevation by matching units, with slim double glazing.
2. Installation of a decked floor and replacement of the existing iron railings to the front balcony of Flat 2, by matching railings compliant with current building regulations – 1.1m high.
3. Replacement of four timber sashes to Flat 3 front elevation by matching units with slim double glazing.
4. Replacement of two timber casements to side elevation at first and second floor levels, by new timber casements with slim double glazed units.
5. Replacement of four timber sashes to the rear elevation by matching slim double glazed units, two of them at first floor level (Flat 2) and the other two at second floor level (Flat 3).
6. Alterations to the remaining windows in the rear elevation, at first and second floor levels (Flats 2 and 3), which are currently a mix of styles and materials.

The proposals represent an upgrade not only to the acoustic and thermal performance of the current windows, but also to the general appearance of the property, therefore making a positive contribution to the conservation area.

Access to both properties 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*

