

DESIGN AND ACCESS STATEMENT

November 2015

72 COMPAYNE GARDENS, LONDON, NW6 3RY

Introduction

This Design and Access statement relates to the proposed works to the top floor at 72 Compayne gardens. The application relates to the roof conversion as part of the extension of the top floor and internal alteration. The design of the proposal has taken into account the relevant characteristics of the building; its wider location and setting in the Swiss Cottage conservation area; amenity and other relevant considerations arising from the proposal as well as relevant planning policy considerations in national guidance and planning policies as set out in the Camden core strategy and the emerging Development Management Development Plan Document.

The proposal will provide a much needed amenity space for the roof area as well as resulting in other improvements to the sustainable quality of the accommodation. The height of the roof is being increased slightly at the rear to provide the amenity of the space in the roof and this is only evident on the rear elevation. The roof slope and materials of the proposed extension are in sympathy and harmony with the prevailing roofscape, that of adjoining properties and of the wider area.

Number 72 Compayne gardens is a large semi-detached Victorian property typical of the local area and one of many identical properties along both sides of Compayne gardens. The application property is a single dwelling house.



Existing Front Elevation



Existing Rear Elevation

Local Area

Compayne Gardens sits within the Swiss Cottage conservation area and runs East-West between Priory Road and Fairhazel Gardens. The road is mainly consistent in character, comprising of large Victorian dwellings set within pleasant tree lined streets. These trees together with hedge rows, bushes and planted front gardens create a very green feel to the neighbourhood. Two post war residential developments are to be found on the street. The first is the direct neighbour to No.72 Compayne Gardens, no.74, a residence of several flats. The elevation is of the same red brick as the neighbours. The second new dwelling is no.51A, which shows no resemblance to the street character. Both of these modern developments appear to have been built on bomb sites.

The conservation area is characterised by large fine semi-detached and terrace late Victorian properties in red or gault brick with slate or clay tile roofs featuring turrets and gables in a distinctive roofscape

The rear elevations of the houses are homogeneous but have varying rear extensions and window treatment to the rear elevations. They all have of long generous gardens, subsequent to and arranged around a small park with mature trees and smaller vegetation. The existing garden arrangement of no.72 Compayne Gardens shows an elegant contemporary design (please see enclosed photographs)..



Aerial View



Front elevation of 72 Compayne Gardens and rest of the terrace



Birds eye view of variations within the local roofscape along Swiss Cotage



Birds eye view of variations within the local roofscape along Swiss Cotage

The existing property

The property is typical of the Compayne gardens housing development and the property at 72 is part of a pair of semi-detached houses.

The existing house at 72 Compayne is a four storey Victorian terrace house converted from flats approximately 10 years ago. The front elevation is uniform with the adjacent properties along the street (except no.74) along the street. As a whole, the street reads comprehensively as larger dwellings of red brick with mirrored gable roofs to each property and bay windows to the ground and first floors, which also have small terraces facing the street. The properties have small front gardens, most of which have fences or hedges onto the pavement boundary.

The adjacent properties at 70 Compayne garden is a semi-detached house with the same design and characteristics as n.72. On the other side, 74 Compayne Gardens is a post war block of flats replacing a bomb damaged property. The building has different proportions and different architectural languages, but is built of brick which is typical of the street.

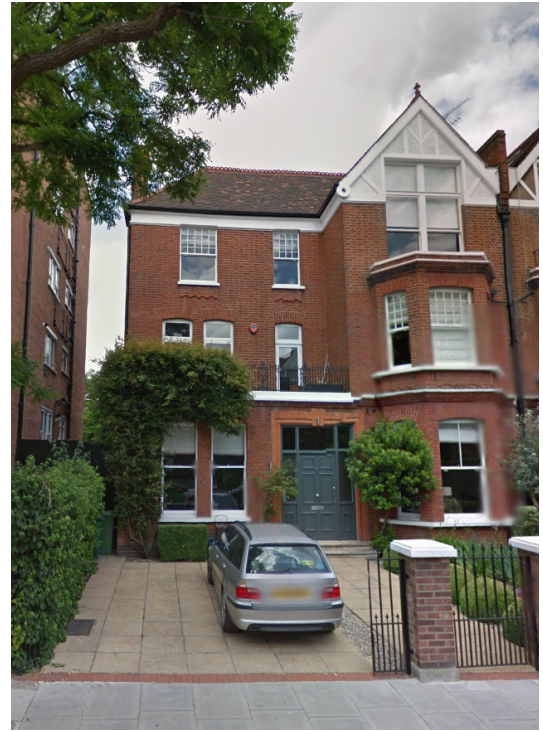


Existing front elevation of 72 Compayne Gardens

Existing rear elevation of 72 Compayne Gardens



Rear rood of 72 Compayne gardens



Front of 72 Compayne Gardens

Building context

The building is noted as making a positive contribution to the character and appearance of the Conservation Area

Roof extension

The roof extension and attic conversion is to provide light and amenity to the roof space. The space will be used as a games, play and a cinema area, as well as a shower area, bar and some storage.

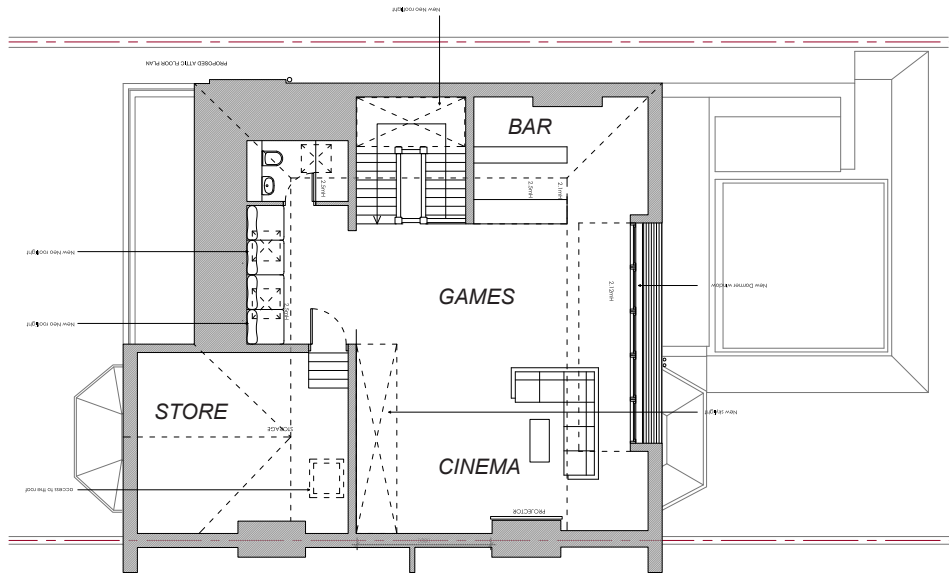
The main visible transformation will be the dormer in the rear elevation. It is designed according to the Camdem regulations and being in relationship with the windows below. We propose to increase the height of in the rear part of the roof to provide an habitable space and this can only be seen on the rear elevation, and due to height of the building, this can be bearily noticed from the ground floor.

On the front elevation we are proposing to add two velux windows in the roof and the roof remains the same height.

These are the main changes that are visible. In addition to this we are proposing a large skywindow on the side elevation above the staircase.

The proposed skywindow will be of slim line design and detail and will be totally flush with the plane of the roof so as not to be seen from the front of the property.

The proposal is to use a “Neo” rooflight as shown in materials.



Proposed floor plan for the roof space



Proposed rear elevation



Proposed front elevation

Materials

The materials to the roof will remain as clay tiles with details to the ridge and hips. All other detailing to the roof will be in lead flashing of party wall brickwork and valley gutter as traditionally detailed.

The new dormer will be built in white painted timber with lead roof and clad cheeks and flashings. The traditional sash windows will be of white painted hardwood with double glazed units.



Clay tiles roofing material- matching as existing



Neo rooflight



*Example of Velux windows- NOT USED
SINCE WE USE FLUSH NEOROOF WIN-
DOWS*

Access

The proposal of this application does not change any of the access points into the house.

Bicycle storage

Currently there is a designed storage area for bicycle storage at the side of the house. This will remain.

Dustbin and recycling

Dustbins and recycling storage containers are currently stored within the front garden area.