



Viewpoint Studio

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 construction of a basement extension within the footprint of Flat 1, 29 Compayne Gardens, and the creation of a lightwell to the rear of the property. This will provide a well proportioned additional bedroom, a family room and additional space for storage and services to meet the family needs in the foreseeable future.

A number of planning applications have been recently submitted for this property; see references 2014/2282/P, 2015/1926/P, 2015/1889/P, 2015/1888/P, 2015/1885/P, 2015/1882/P and 2015/5760/P.

The proposed excavation work does not manifest itself externally at the front or sides of the property, as it is restricted to underneath the footprint of the original building. To the rear, the only visible feature will be a sunken courtyard with new patio doors. These will follow the rhythm of the original building as well as the symmetrical composition of the doors and windows directly above them.

There are a number of precedents for similar proposals within the area. See planning references 2014/5553/P, 2014/4949/P, 2014/2282/P, 2012/4587/P, 2012/0927/P to name some of them.

The existing boundary walls on either side of the site will provide necessary screening to restrict views into habitable rooms on either adjoining property. 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, DP26 and DP27), South Hampstead Conservation Area Appraisal and Management Strategy 2011, Camden Planning Guidance 2013 (CPG 1 CPG2 and CPG 4) and NPPF 2012.

Access to the property will remain unchanged.



Design and Access Statement

Flats 1, 29 Compayne Gardens
London NW6 3DD



Front elevation

Viewport Studio

Design and Access Statement

Flats 1, 29 Compayne Gardens
London NW6 3DD



Rear and side elevations



Viewport Studio

Design and Access Statement

Flats 1, 29 Compayne Gardens
London NW6 3DD



Aerial view of the rear of the property