

DESIGN STATEMENT

June 2016

72 COMPAYNE GARDENS, LONDON, NW6 3RY

Application for Certificate of Lawfulness

Introduction

This Design and Access statement relates to the proposed works to the top floor at 72 Compayne gardens. The application follows on from the successful planning application for the conversion of the top floor and the inclusion of a dormer window to the rear elevation together with rooflights to the front and side elevations.

This application relates only to the inclusion of large roof lights to the rear elevation as allowed under permitted development, Town and Country Planning General Permitted Development (England) Order 2015 (As amended). This has been discussed and confirmed with planning officer Emily Witteridge as part of an informal pre-planing discussions. These roof windows will be built instead of the two dormer windows as allowed within the previous planning consent Ref; 2015/6392/P dated 21th April 2016.

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 and sits within Article 4 land of the South Hampstead Conservation Area, previously known as the Swiss Cottage Conservation Area.



Existing Front Elevation



Existing Rear Elevation

Local Area

Compayne Gardens 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, mature shrubs and planted front gardens create a very pleasant and green feel to the neighbourhood.

Two post war residential developments are to be found on the street. The first is the direct neighbour at number 74 Compayne Gardens which is a residential block of several flats. The elevation is of the same red brick as the neighbours but the architectural treatment is very different. The second new dwelling is number 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 tiles roofs featuring turrets and gables in a distinctive roofscape. At roof level, a number of various conversions and additions, including dormer windows, roof lights, and terraces. Architecturally, the roofscape is messy but this is an accepted part of the roof scape to the local area.

The rear elevations of the houses are homogeneous but have varying rear extensions and window treatment. The properties all have of long rear gardens, some address and backed onto the small private park between Compayne, Broadhurst and Fairhazel Gardens. The existing garden arrangement of no.72 Compayne Gardens is 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 and some have been replaced with drives and parking area.

The adjacent property at 70 Compayne Gardens is a similar property divided into 3 flats with the same design and characteristics as number 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 language, 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 roof 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 and is one of only a few along the street that remain as a single dwelling house. As such, the property retains many original features internally and the recent ground floor addition is an elegant and simple architectural solution to a garden extension. The idea of the simple roof windows within the roof at the rear of the building is that the roof windows will relate to the single storey ground floor extension, with simple large panes of glass and finely detailed aluminium windows.

Roof extension

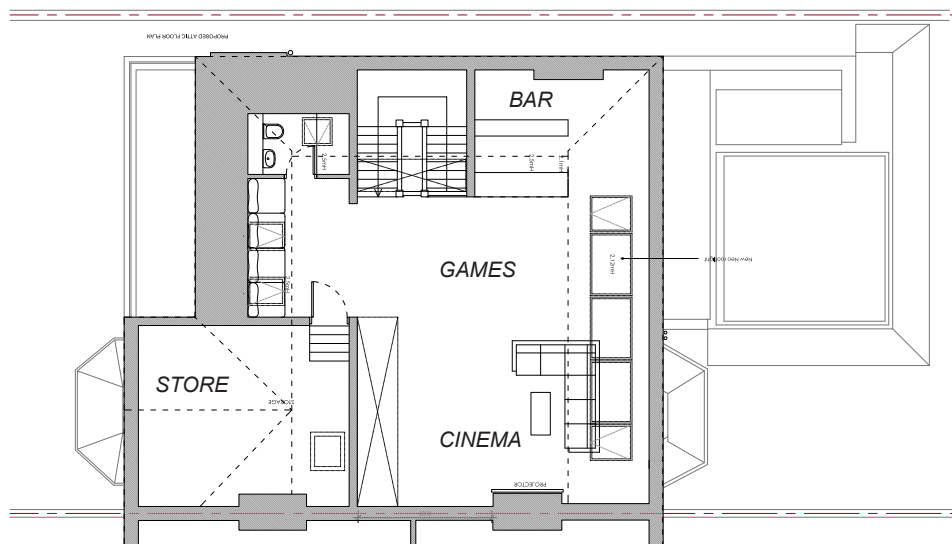
The roof extension and attic conversion will provide light and amenity to the roof space. The space will be used as a games, play and a cinema area, as well as a shower area, bar and some storage as per the previous consent Ref 2015/6392/P.

Neo rooflight type roof windows are allowed within Permitted Development unless the properties are an Article 4 exemption. The Article 4 applies to the South Hampstead Conservation Area (previously known as the Swiss Cottage Conservation Area), and 72 Compayne Gardens is in the list of affected properties. <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/before-you-apply/article-4-directions/>

However, the restrictions only apply to principle (front) and side elevations that front a highway. In this case, the rear roof slope would retain householder permitted development rights for roof lights which allows a roof light to sit a minimum 1000mm from the side parts of the roof, 1000mm above the eaves and 500mm below the ridge line. This therefore allows a large roof window within the allowable space within the roof plane.

This is the only change that is visible from the previous planning consent. The proposed roof window will be of slim line design and detail to the frame with clear glass panels. This will be totally flush with the plane of the roof and will not project above this plane, giving an elegant and simple addition to the roofscape which will be hardly noticeable when viewed from adjacent properties.

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
WINDOWS*