

Flat 1

50 Compayne Gardens London NW6 3RY Design and Access Statement



Aerial view of site location



Rear elevation from the garden
DVM Architects Ltd 09.01.17



Rear of building looking towards 52



Rear of building looking towards 48

Summary of Proposals

The proposal is to construct a single storey rear extension to the existing ground floor flat. The extension will form part of the renovation of the flat.

The extension will replace an existing single storey kitchen extension which is of substandard construction and no longer fit for purpose, which will be demolished.

Existing Building and Use

The existing building is a 4 storey semi-detached Victorian villa. The property has been historically divided into flats.

The ground floor flat comprises the whole of the ground floor with the exception of the common entrance hall and stair to the upper parts. The rear garden is demised entirely to the ground floor flat.

Planning History

There is no relevant planning history for the ground floor flat.

Appearance

It is proposed that the extension be distinctly contemporary in character. The walls would be yellow stock brick and the windows would be slim-line grey framed aluminium.

The roof would be a 'flat' roof so as to minimize the impact of the extension on the host building and would be finished with a dark grey proprietary flat roofing membrane.

Scale

The extension would project into the garden by a further 3 metres than the current single storey rear kitchen, 6.5 metres projection from the main building in total.

This is very similar in length to the existing rear extension immediately adjacent at number 52 and other rear extensions in the near vicinity at numbers 42, 46, 56, 62 and 64 Compayne Gardens.

The proposed extension would be 3250mm in height – the same height as the existing kitchen extension.

As the extension would be single storey, there are no issues of overlooking of neighbours or of adversely affecting their daylight or sunlight or other amenity.

Landscaping

There is currently an established garden of 339m² to the rear of the property which will be reduced in size by 21m².

There are no trees within falling distance of the proposed extension.

Access

Access into and within the dwelling will not be affected by the proposals.

There are two existing parking spaces demised to the ground floor flat to the front of the house. No change is proposed to this arrangement.

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