

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 10.01.17



View of garden from rear patio

Summary of Proposals

The proposal is to construct a single storey garden room at the end of the garden.

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.

The proposed garden room would provide ancillary residential accommodation for the existing 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 and to appear as a traditional garden pavilion.

The walls would be yellow stock brick and the windows would be slim-line grey framed aluminium.

The roof would be a 'flat' green roof.

Scale

The proposed extension would be 3150mm in height, 4500mm in depth and 9100mm in length. It would be set back on average 1200mm from the party garden walls to numbers 48 and 52 to each side and 1000mm from the rear boundary garden wall.

As the garden room would be single storey, there are no issues of overlooking of neighbours or of adversely affecting their daylight or sunlight or other amenity. There are existing brickwork garden walls to each of the properties adjacent and the boundaries are further screened by extensive mature planting of shrubs and trees.

The existing rear garden is 31metres in length from the main rear wall of the house and the proposed face of the garden room facing the house would be 25.5metres from the main rear wall of the host building.

Landscaping

There is currently an established garden of 339m² to the rear of the property which will be reduced in size by 40m² leaving a resultant rear garden of 299m².

It is therefore considered that the proposed garden room would sit comfortably within the existing large garden and would be of an appropriate scale in relation to the size of the garden and the host building.

The garden room would occupy a space at the rear of the garden which is somewhat overgrown with shrubs and does not form part of the main open space of the existing garden – refer to photograph.

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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