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Town Hall,
Judd Street,
London
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Paul McAneary
Architects Ltd

Flat 1, 31 Compayne Garden
London
NW6 3DD

Design and Access Statement

December 2016
Our Ref: PMA217



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Paul McAneary Architects Ltd is a RIBA Chartered Practice
Registered Company Address: 6 Flitcroft Street
Company Registration Number: 08032125
VAT Registration Number: 138809190
Managing Director: Paul McAneary
Associate Director: Tommaso Cuni

Please find our Design and Access Statement, which should be read in conjunction with the following drawings and documents:

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PMA217_EX01_Existing Ground Floor Plan
PMA217_EX02_Existing Section A-A and side elevation
PMA217_EX03_Existing Rear Elevation

PMA217_GA01_Proposed Lower Ground Floor
PMA217_GA02_Proposed Ground Floor
PMA217_GA03_Proposed Rear Elevation
PMA217_GA07_Proposed Section A-A and side elevation

PMA217_SP01_Site Plan
PMA217_LP01_Location Plan

This statement comprises of the following:

1. Introduction
2. Location and History
3. The Architects
4. Use
5. Layout
6. Scale
7. Appearance
8. Access Statement
9. Conclusion

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1. Introduction

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Flat 1, 31 Compayne Garden is a ground floor flat within a semi-detached property in the London Borough of Camden. It is currently divided into flats. The building is not listed but it is located within the South Hampstead Conservation Area. The property is owned by Priyanka Mahajan and Alessandro Giardini. They occupy the property with their children.

The proposed scope of works to be carried out at Flat 1, 31 Compayne Garden are to split the existing ground floor level into two new levels, using the existing void under without need for underpinning, and extend the new basement level forming a rear extension.

2. Location and History

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Flat 1, 31 Compayne Garden is a ground floor flat within a semi-detached property in the London Borough of Camden. The building is not listed but it is located within the South Hampstead Conservation Area.

The Kilburn Priory Estate: the land ownership of the eastern part of the CA is, as above, tied to Hampstead and the Maryon Wilson Estate. The western part however formed part of the Kilburn Priory Estate from the 12th Century.. At 224 acres, the Estate covered all the streets between Priory Road and West End Lane (Compayne Gardens, Cleve Road, Woodchurch Road, Acol Road and Wavel Mews), and a broad sweep of land below and to the east of the conservation area – bounded by Rowley Way in the South and Avenue Road () to the east. 77 houses and three blocks of flats were built in Compayne Gardens (originally known as Chislett Road) between 1886 and 1894 by local builders, James Tomblin and E. Michael.

Central wedge – Aberdare, Broadhurst, Canfield, Compayne and Greencroft Gardens; includes east side of Priory Road. The heart of the conservation area these properties are some of the most ornate and attractive in the area, with lively roofscapes, timber and ironwork porches, typically late 19th century multi-paned sashes and gaps between houses contributing to character.

The rear of the property has been previously modified with the erection of a two-storey extension. The ground floor of this extension forms part of the site of this application, Flat 1, and the lower ground floor level constitutes a separate residential unit, Flat 2.

3. The Architects

Paul McAnear
Architects Ltd

Paul McAnear Architects Ltd are a multiple design award-winning Central London based practice. They have completed a wide range of cultural, commercial and residential projects in Central London, throughout the UK and throughout the world from California to Kazakhstan and from Germany to Nigeria. Their projects are known for their sensitive approach and respectful judgement required for works in Conservation Areas and on Listed Buildings. Paul McAnear Architects Ltd have completed the restoration and extension of over 150 projects and can be considered experts given the breadth of experience.

With a progressive vision of architectural design and an on-site laboratory to create bespoke, sustainable details and materials, Paul McAnear Architects Ltd have won multiple awards in innovation and design and have been finalists in the RIBA London Regional Awards and Young Architect of the Year.

As a leading proponent of the architectural concept "Warm Minimalism," their contemporary designs respond to the environmental issues attached to architecture by using natural, carbon neutral materials that age beautifully, enhance the environment and save on long-term refurbishment expense. This design ethos incorporates the natural landscape and stimulates the relationship between people and the environment, leaving a lasting and evolving legacy for future generations.

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4. Use

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Our proposal maintains the C3 Residential Use class of the land and building.

It is our main design intention to create a more enjoyable space for the whole family, and create a sequence of living spaces, to include kitchen, dining and living areas on the new lower ground floor, at garden level. In fact, this sequence of spaces continues into the rear garden, enabling a more direct and better use of the garden as a family amenity area.

5. Layout

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The current access to the Flat 1, which represents the site of this application, and the Flat 2 are maintained as existing.

The existing rear patio and related stairs, which connect the Flat 1 current ground floor level with the rear garden level, will be demolished and replaced with a rear extension, which projects beyond the rear facade line until reaching the end of the existing concrete slab at garden level.

The part of Flat 1 that occupies the more recent two-storey extension is retained as existing.

The current floor-to-ceiling height of the main building on ground floor is 3.5m. This height, together with the 1.4m high void space below, totals up to 4.9m. We propose to divide up the existing ground floor level, including the void under, into two new separate levels: a new ground floor and lower ground floor level, in order to maximise the use of the space for the inhabitant and create living spaces at garden level, as shown in the drawing PMA217_GA07_Proposed Section A-A and side elevation. All the bedrooms will remain at ground floor level. A new internal staircase will connect the two new floor levels.

The appointed Structural Engineer has confirmed that no underpinning works are required.

The proposed single storey rear extension is adjacent to the existing two-storey extension. The proposed extension is designed to include a portion which slopes down at 22 degrees towards the two-storey extension, in order to meet the sill level of the two existing frosted windows and avoid any overshadowing issues, as shown in the enclosed drawing PMA217_GA03_Proposed Rear Elevation.

We propose to create a glass roof over the new rear extension, and employ a frameless connection between the glass roof and the brick rear facade. This glass roof will be made of non-walk-on glass, in order to grant access only for maintenance purposes. In fact, it is not this application's intent to create a roof terrace amenity space.

6. Scale

The proposal will not alter the current scale of the property. We believe that the proposed rear extension is appropriate and of a suitable scale and proportion to be found within the immediate surroundings, subservient to the previous two-storey addition and original building, without harming the character of the Conservation Area.

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7. Appearance

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In accordance with the "South Hampstead Conservation Area Character Appraisal and Management Strategy", the long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance. Therefore the proposed rear extension is designed not to be overly large, in order to avoid the over-development of a site, avoid the significant loss of rear gardens to hard landscaping and the erosion of the leafy, open character of the conservation area. In fact the proposed rear extension projects beyond the rear facade line until reaching the end of the existing concrete slab at garden level, to ensure that the attractive garden setting of the host building and garden is not compromised.

The proposed rear extension comprises a small solid section, which will be built using bricks to match those of the existing rear facade and will enclose a "storage wall", and a bigger light-weight part which employs glazing elements of the highest quality and detailed design, which maximises the amount of the natural light into the lower ground living spaces.

The solid section creates the slope which connects with the cill level of the adjacent neighbouring windows, as described above.

The lightweight section includes a non-structural glass roof and powder coated aluminium framed sliding doors, powder coated to RAL 7022. These sliding doors will enhance the relationship between the internal spaces and the rear garden, organising a level access to the garden and creating views into the rear garden amenity space from the living areas. The powder coated sliding doors will be surrounded by a light-coloured rendered portal frame to conceal the structure.

The use of contemporary and high quality frameless glass details will be extended to the Bedroom 1 on ground floor. In fact, we propose to create a light well to bring natural light from the bay windows, through the Bedroom 1 into the living space on lower ground floor. We propose to use acoustic fire-rated glass to allow natural sunlight reaching down to the new lower

ground floor whilst providing an acoustic barrier between the bedroom and living area downstairs.

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It is also part of our proposal to include secondary internal glazing for the three sash windows at the front. Therefore no alteration is proposed to the existing timber sash windows, nor to the appearance of the front facade, in order not to compromise the character of the Conservation Area.

8. Access Statement

There will be no change regarding the access to the building, nor to the access to Flat 1 and Flat 2.

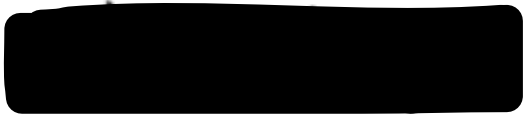
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9. Conclusion

The proposal has considered and fully addressed the planning guidance as set out in the "South Hampstead Conservation Area Character Appraisal and Management Strategy".

The proposal not only satisfies the clients needs, but also does so in a manner that will preserve and enhance the character of the Conservation Area, in best practice in design and in the proposed construction in 2017.

Yours faithfully,



Paul McAneary
BA(Hons) AADipl MRSUA RIBA Chartered Architect

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