

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 04.07.17



View of garden from rear patio

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 dating from the 1960's and no longer fit for purpose, which will be demolished.

This application follows on from that granted consent in March 2017 ref 2017/0081/P, where the applicant was obliged to shorten the extension and to change its appearance despite there being numerous precedents for extensions of greater length in the immediate vicinity.

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

Planning consent was granted on 20.03.2017 for a similar but shorter extension ref 2017/0081/P

Planning Precedents

62 Compayne Gardens : planning consent was granted on 4th April 2014 for a single storey rear extension of 6.5 metres into the garden ref 2014/1140/P. This is almost identical in size to the extension proposed at number 50 in the current application.

Depth of other existing rear extensions to houses which are of a similar scale, in the immediate vicinity:

number 46 : extension depth 5.5metres
number 56 : extension depth 7.0 metres
number 43 : extension depth 5.5 metres
number 45 : extension depth 6.5 metres
number 47 : extension depth 6.0 metres
number 51 : extension depth 5.5 metres
number 53 : extension depth 6.5 metres

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 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 described in detail above and also at 56, and 64 Compayne Gardens.

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

As the extension would be single storey, there are no issues of overlooking of neighbours or of adversely affecting their daylight, 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 leaving a resultant rear garden of 318m².

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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