

DESIGN AND ACCESS STATEMENT

FLAT 2, 33 COMPAYNE GARDENS, NW6 3DD

ON BEHALF OF
MR & MRS CHAUDHARY

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1.00 INTRODUCTION

- 1.01 This Statement has been prepared in conjunction with the Full Plans Planning Application submitted to Camden Council for the proposed rear extension at Flat 2, 33 Compayne Gardens, NW6 3DD.

2.00 SITE LOCATION

- 2.01 The property is situated within the centre of South Hampstead, 5 minutes' walk from South Hampstead station.

3.00 PROPOSALS

- 3.01 The proposal is to construct a lateral extension to the existing rear extension at raised ground floor and associated works.
- 3.02 The extension shall be to a depth of **1.50** metres and will be to the same width and height of the existing rear addition. The rear extension shall not extend beyond the rear extension to Number 31 Compayne Gardens, thus ensuring that the extension is in keeping with the surrounding massing.
- 3.03 The existing lower ground floor rear extension is to a depth of 3 metres and therefore the proposed raised ground floor extension will be set back by 1.50 metres which will allow for 2 linear fixed roof-lights to be installed.
- 3.04 The existing Gross Internal Floor Area (GIA) of the raised ground floor is 35.39 m² and the proposed extension will result in a GIA of 44.43 m² thus providing a net increase of 9.04 m².
- 3.05 The increase in floor area will result in providing more suitable bedroom sizes to suit the requirements of the applicants. A floor less than the above would make the scheme unfeasible.
- 3.06 Given that the rear of the building has been extended in the past we do consider that the proposed extension will give rise to any concerns in respect of loss of outlook, daylight and sunlight and privacy issues.
- 3.07 As can be noted from the existing floor plan, the raised ground floor rear elevation of Flat 2, No. 33 Compayne Gardens is forward of the rear elevation of the conservatory of Flat 1 No. 33 Compayne Gardens and the rear elevation is a storey higher than the conservatory. Taking this into consideration it is our opinion that the proposed rear extension will have a negligible effect on the outlook from the conservatory and any loss of daylight and sunlight when compared to the existing arrangement.

- 3.08 The new external walls of the extension shall be modern cavity wall construction with facing brick work to be laid in a stretcher bond to match the existing.
- 3.09 Two new timber casement windows with glazing bars are proposed to the rear elevation of the raised ground floor rear extension which shall match the casement windows provided to the rear elevation of the host building together with brick arch lintels. The proposed windows will be a vast improvement to existing narrow PVCu casement windows in respect of the amount of light entering into the rooms whilst also they will enhance the Conservation Area. The windows shall be brown in colour to suit the windows installed to the host building.
- 3.10 In addition to the above it is proposed to install 1no. window to the existing ground floor shower room and 1no. window to the proposed en-suite WC on the raised ground floor. The glazing shall be opaque glass and in our opinion does not give rise to any concerns in respect of privacy to the adjoining occupiers.
- 3.11 The existing PVCu guttering and downpipe shall be replaced with a more traditional cast iron gutter and a cast iron hopper, both painted black which again shall enhance the Conservation Area.
- 3.12 The kitchen bi-fold doors will be powder coated aluminium similar to the existing, allowing for light to enter the ground floor and also for the space to be opened out leading onto the decked area of the garden.
- 3.13 The proposal does not incorporate the loss of or pruning of any trees and/or hedges.
- 3.14 We consider that the rear first floor extension is commensurate to the existing property and does not create any form of overbearing development. We consider the materials proposed and the architectural details in the design enhance the appearance of the existing property and Conservation Area whilst staying in keeping with development in the surrounding area.