

17-013 Compayne Gardens  
Design & Access Statement, November 2019

18.11.2019

MATA ARCHITECTS

65 Alfred Road  
Great Western Studios  
W2 5EU

T 020 37948128

E [info@mata-architects.co.uk](mailto:info@mata-architects.co.uk)





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## 1.0 PROJECT PARTICULARS/INTRODUCTION



Aerial view looking North showing site in green



Aerial view looking South showing site in green

This Design & Access Statement has been prepared in respect of a site at Flat 2, 8 Compayne Gardens, NW6 3DH.

The document has been prepared by MATA Architects on behalf of the owner/occupiers Maggie and Enrico Rosen.

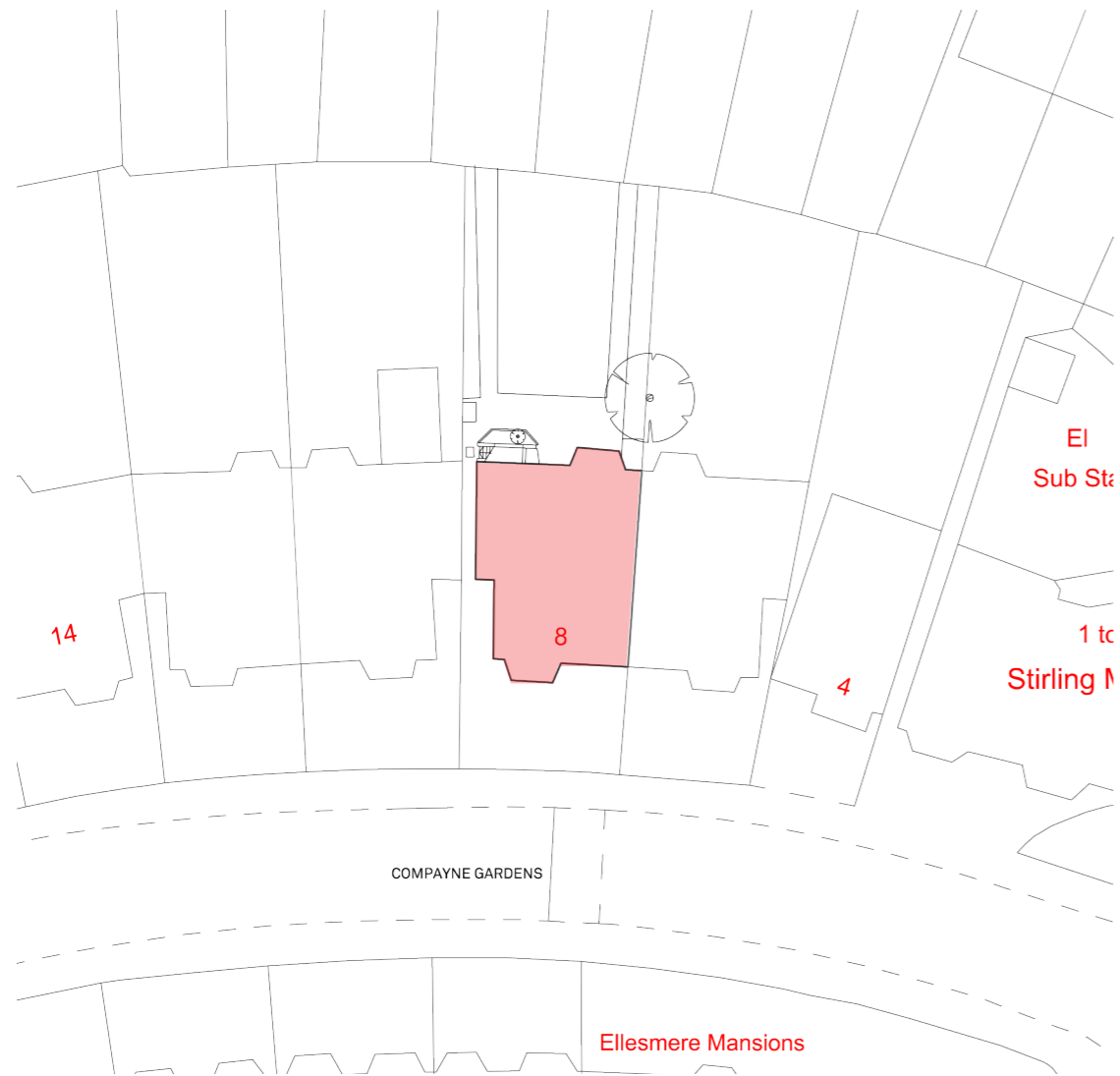
The site is currently occupied by a 5 storey (including lower ground floor) semi detached building divided into several flats.

Flat 2 is currently occupied as private accommodation comprising of a two bedroom residential dwelling arranged over part of ground and lower ground floor to the rear of the building, designated as C3 use.

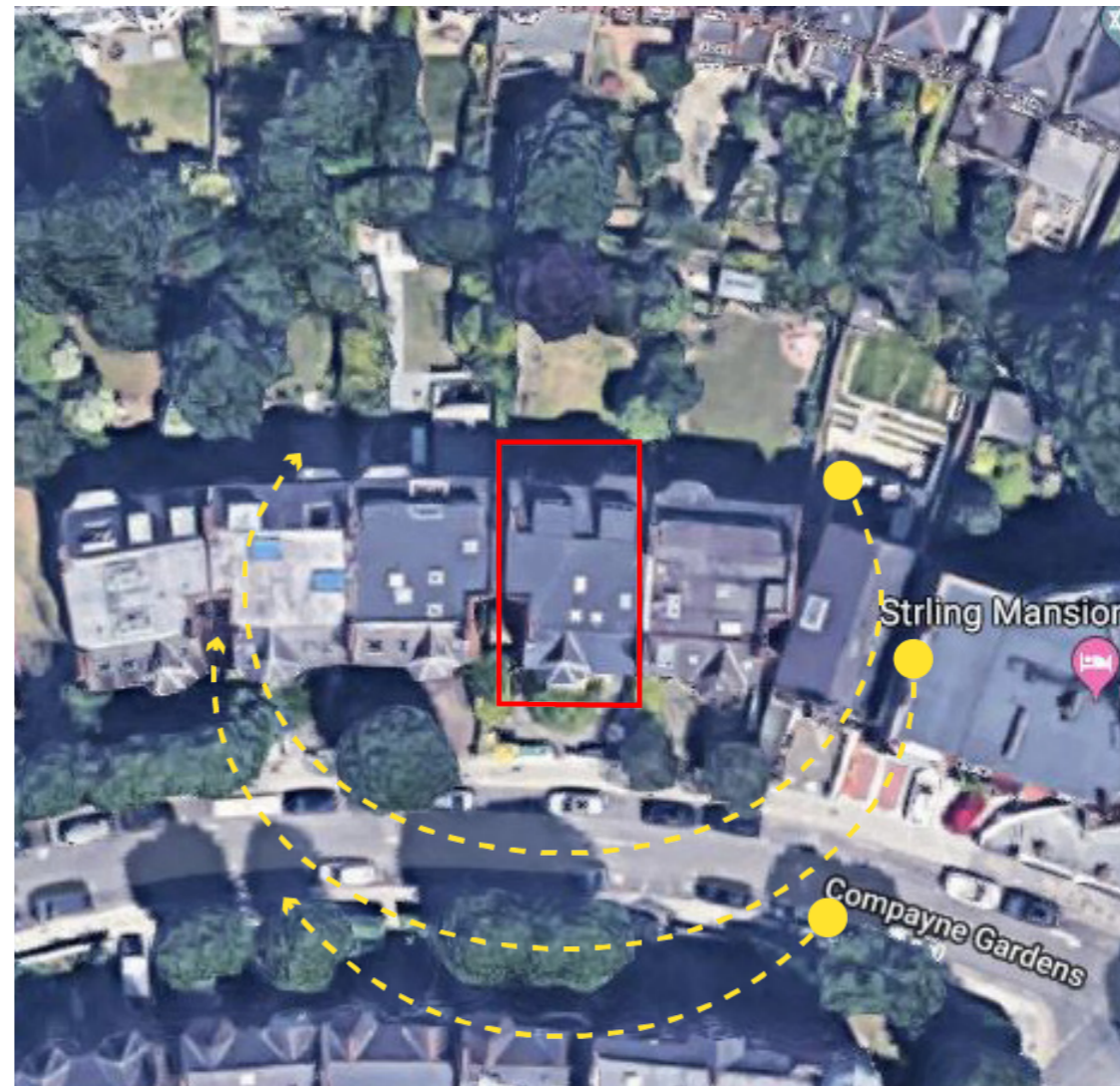
This planning application seeks approval for a single storey rear extension to the dwelling at lower ground floor. The extension adds approximately 8sq.m of internal space and 4sq.m of external amenity space at lower ground floor. A further 8sq.m of external amenity space is created on the roof of the extension, accessed from the ground floor of the flat.

In addition to this Design and Access Statement there is an associated Building Impact Assessment as required by Camden for all proposal which look to extend a basement. This document has been prepared for the client by project structural engineers; Entuitive.

## 2.0 SITE ANALYSIS



Site Plan  
Scale 1:500

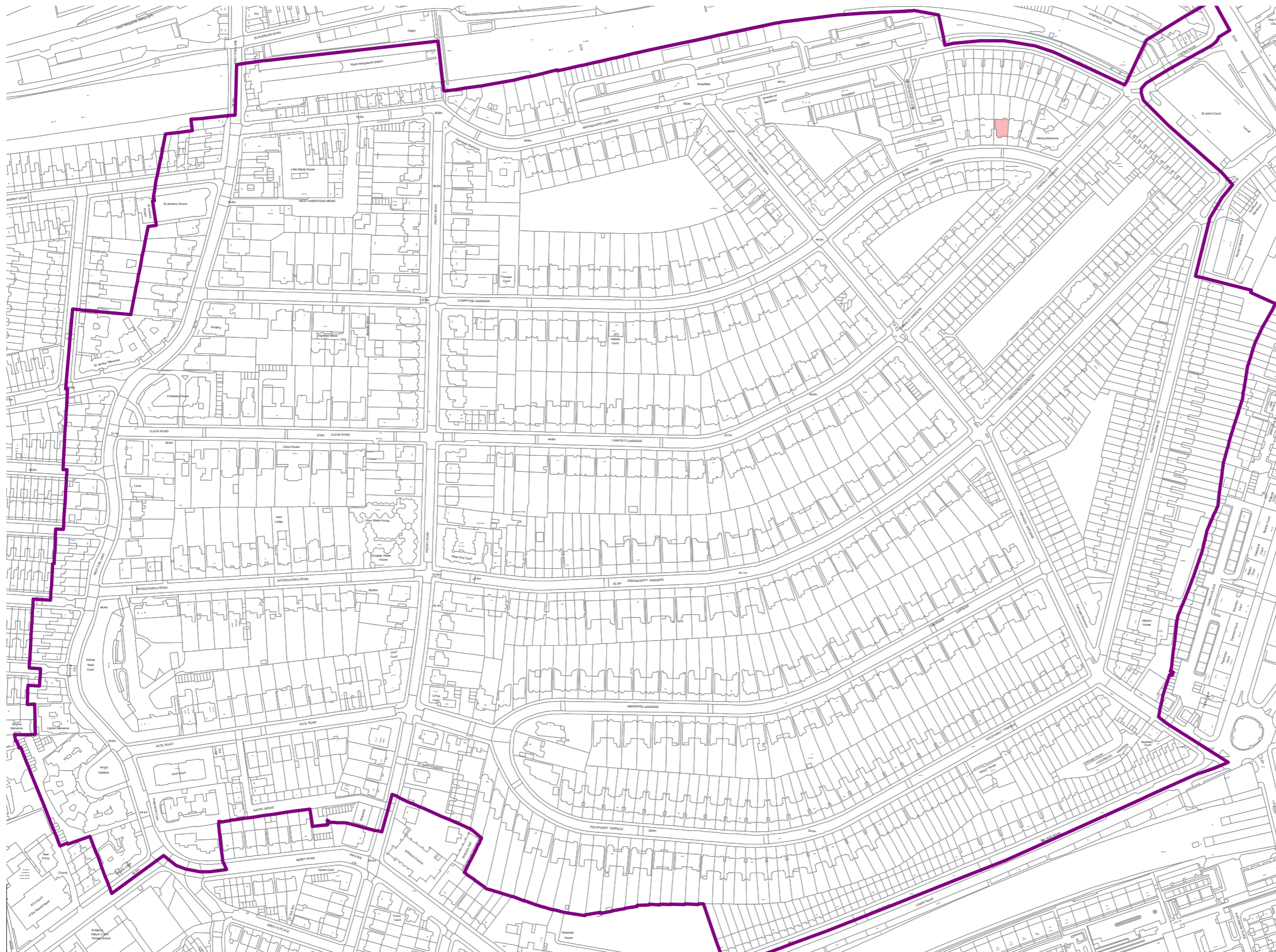


Site bound in red with sunpath analysis

## 2.1 LOCATION

The existing building falls within the Swiss Cottage Ward of the London Borough of Camden within the South Hampstead Conservation Area. It is situated between Canfield Road and Fairhazel Gardens.

The rear elevation of the building is North facing and as such benefits only from indirect sunlight.



## 2.2 CONSERVATION AREA

The building is not listed but falls within the north east corner of the South Hampstead Conservation Area.

South Hampstead Conservation Area  
NTS

### 3.0 EXISTING CONDITION

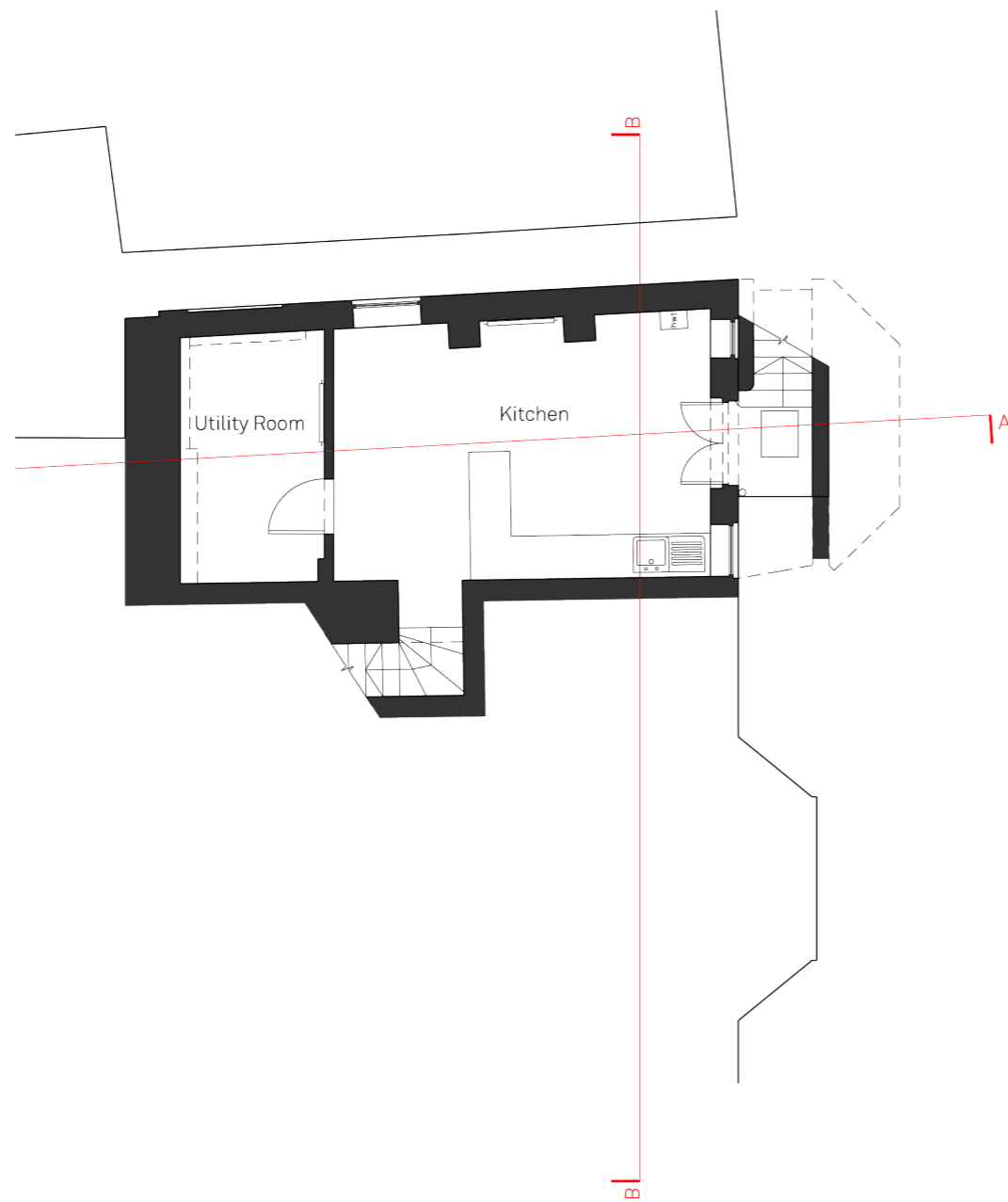


### 3.1 EXISTING PHOTOS

The existing building is tired with inadequate insulation and building envelope particularly at lower ground floor level.

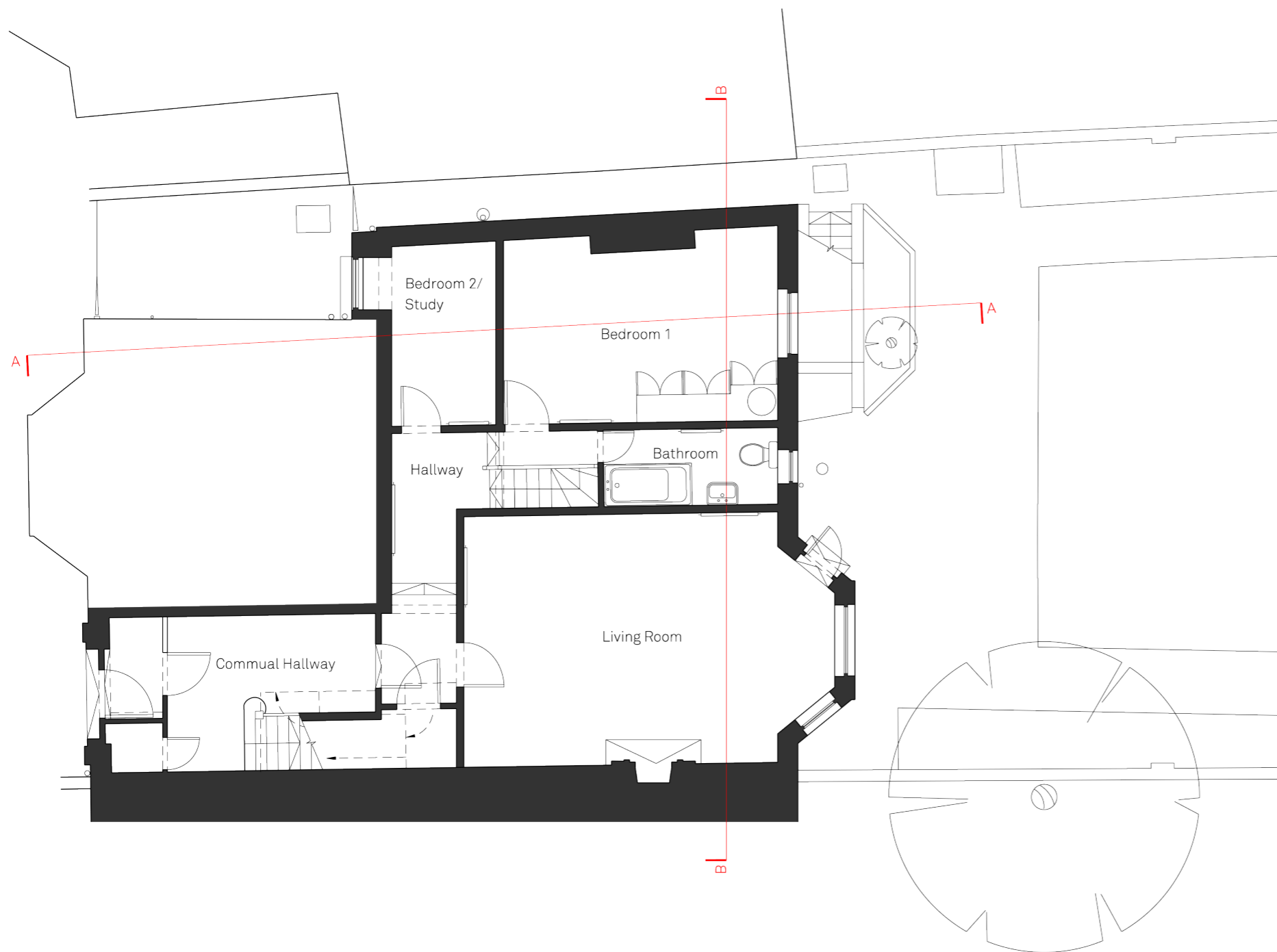


### 3.2 LOWER GROUND FLOOR



Existing Lower Ground Floor Plan  
Scale 1:100

### 3.3 GROUND FLOOR



Existing Ground Floor Plan  
Scale 1:100



8 Compayne Gardens



Existing Rear Elevation  
Scale 1:100

### 3.4 ELEVATIONS EXISTING



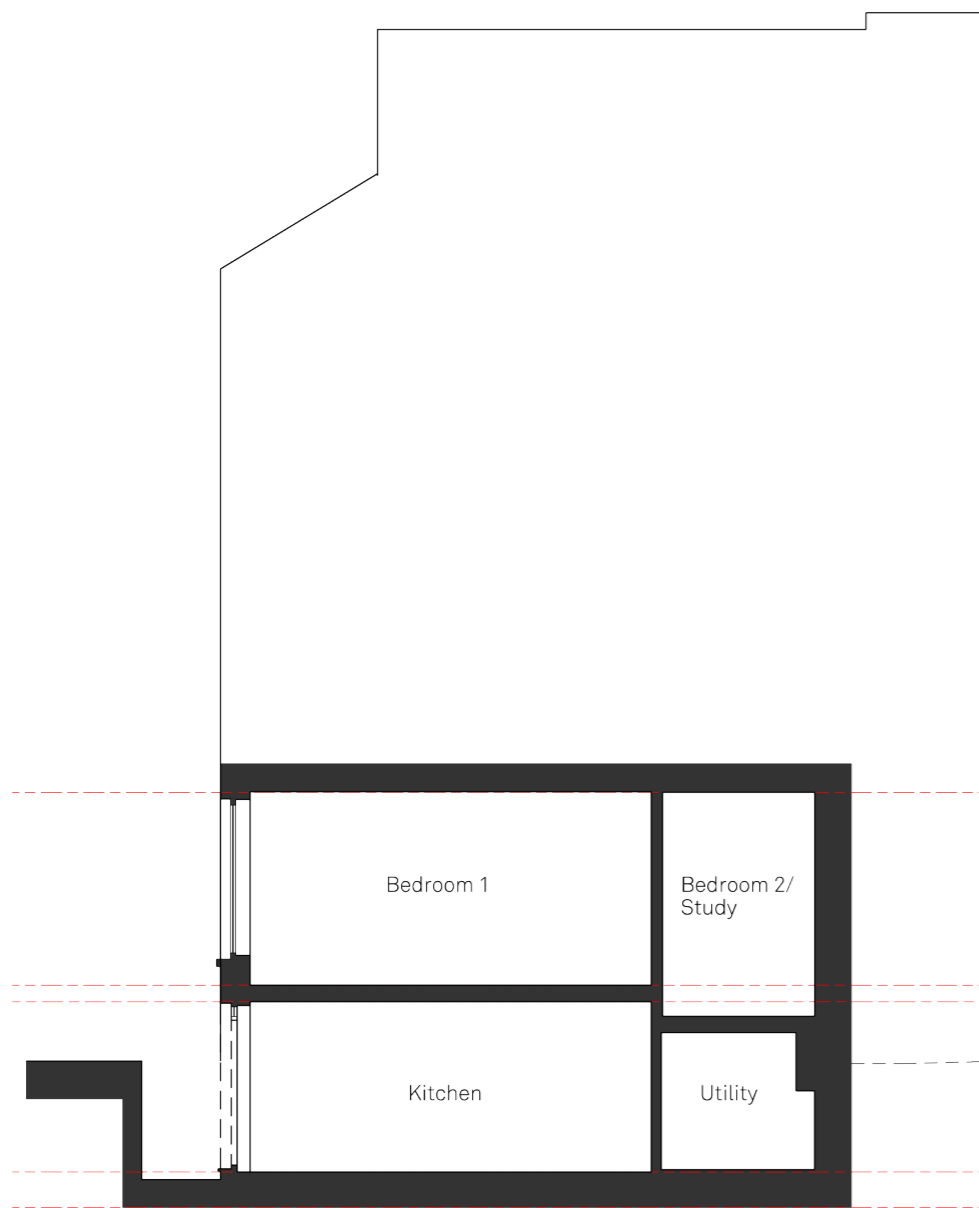
Visual of existing

### 3.5 ELEVATIONS EXISTING

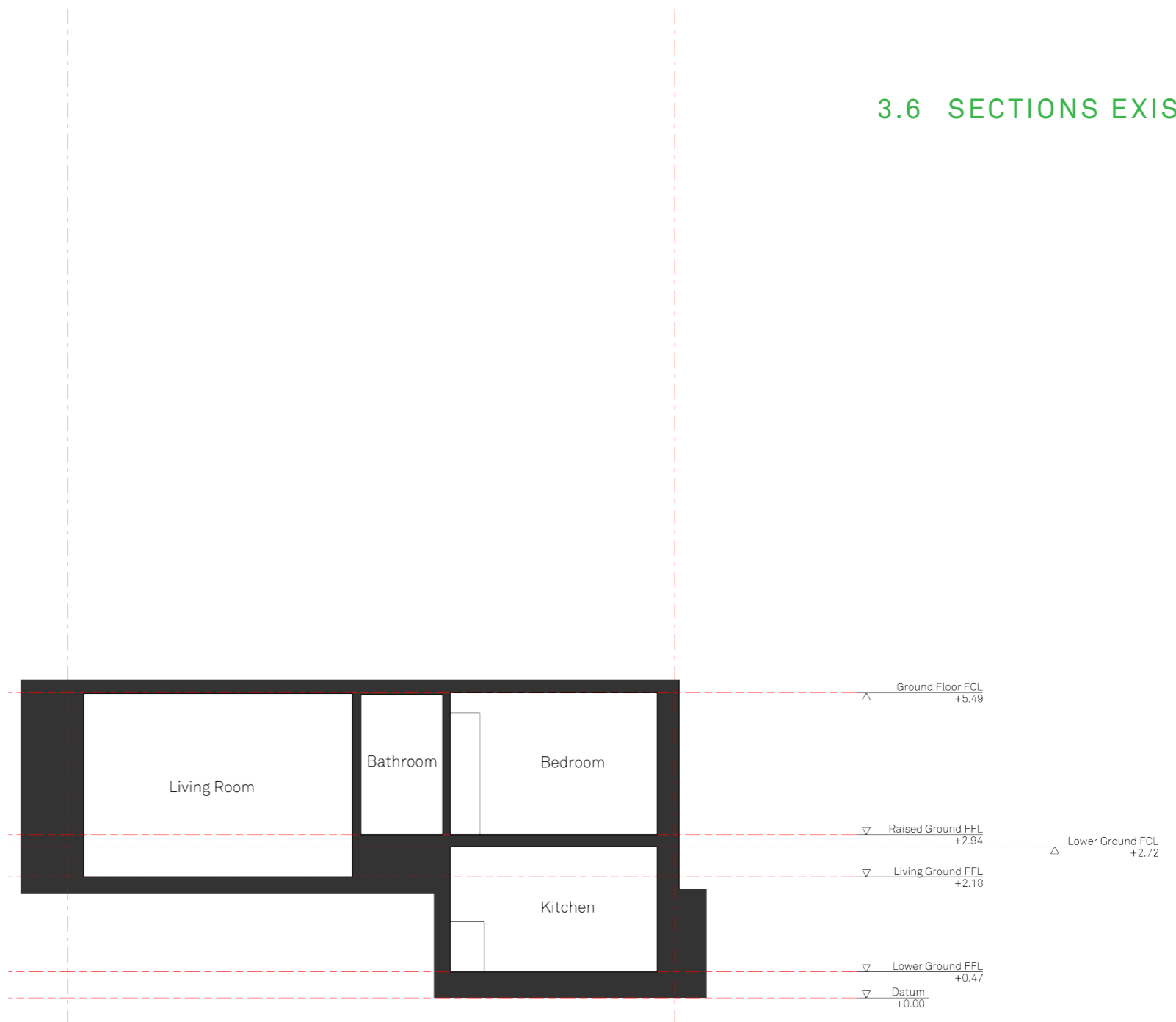


Existing Side Elevation  
Scale 1:100

### 3.6 SECTIONS EXISTING



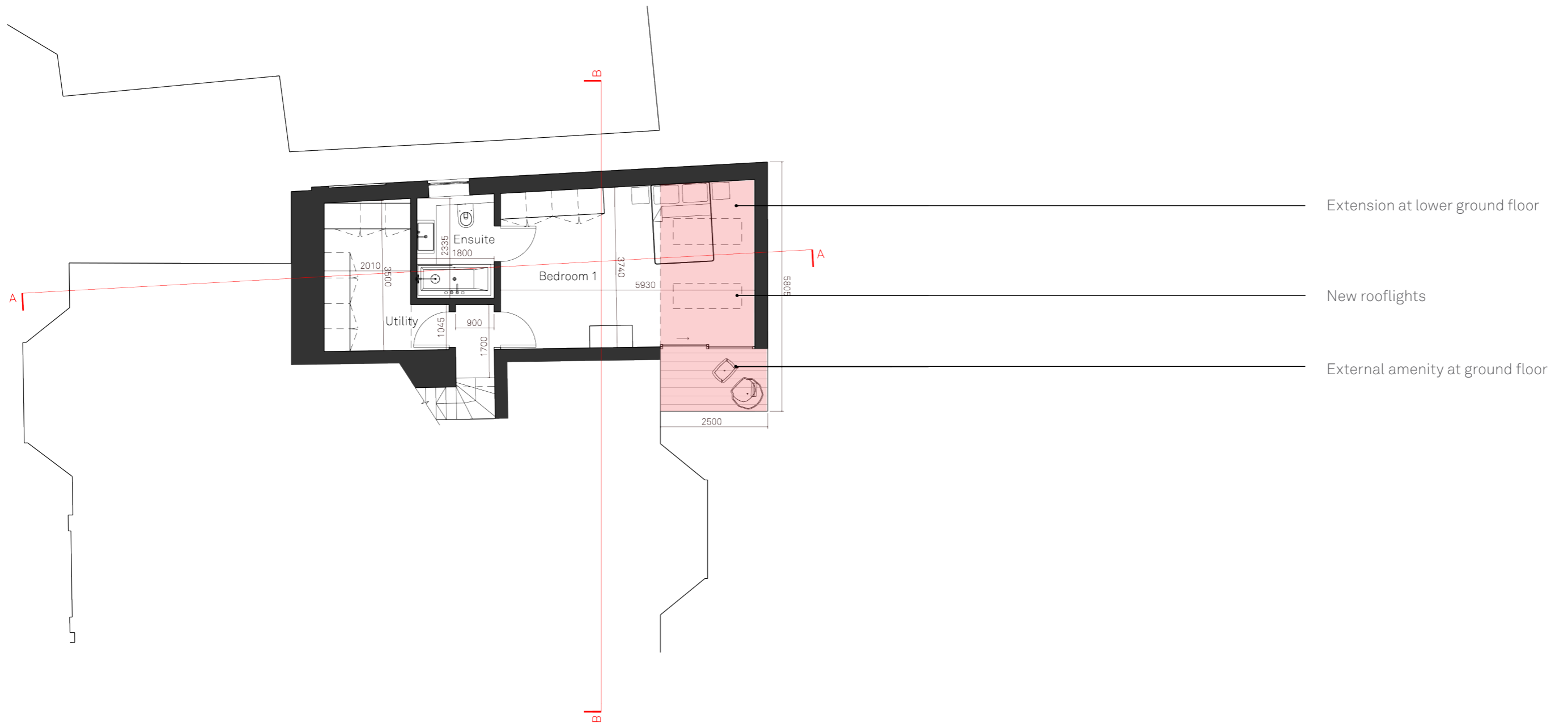
Existing Section AA  
Scale 1:100



Existing Section BB  
Scale 1:100

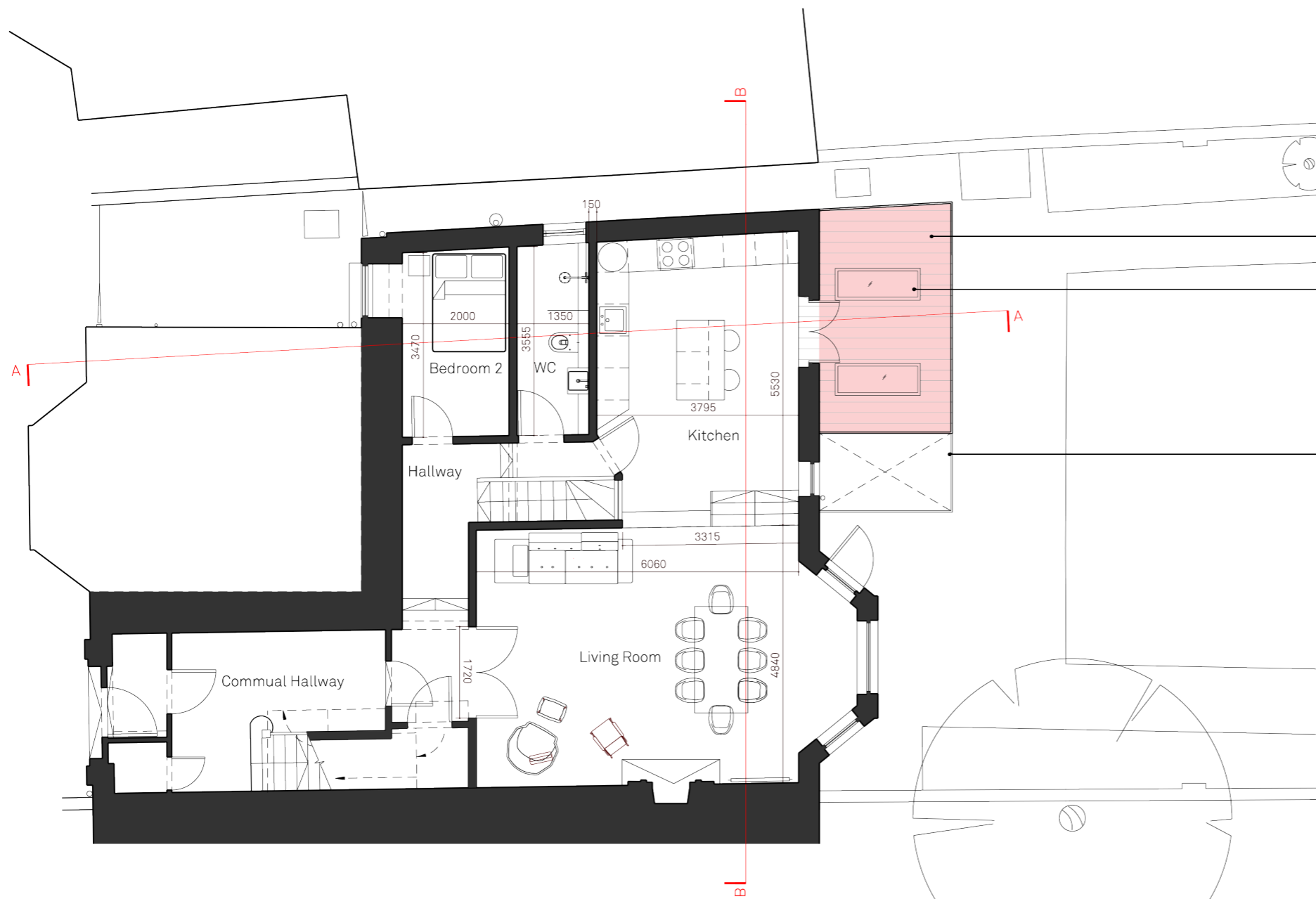
## 4.0 PROPOSED DRAWINGS

### 4.1 LOWER GROUND FLOOR



Proposed Lower Ground Floor Plan  
Scale 1:100

## 4.2 GROUND FLOOR



- New hardwood decking forming external amenity at ground floor
- New rooflights
- New 1100mm balustrade around extension



Proposed Ground Floor Plan  
Scale 1:100

Additional area

## 4.3 ELEVATIONS PROPOSED



Existing Rear Elevation  
Scale 1:100

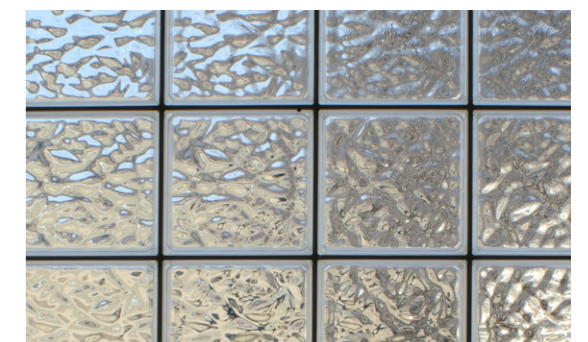


Visual of proposed extension

Existing opening increased down to floor to create external door

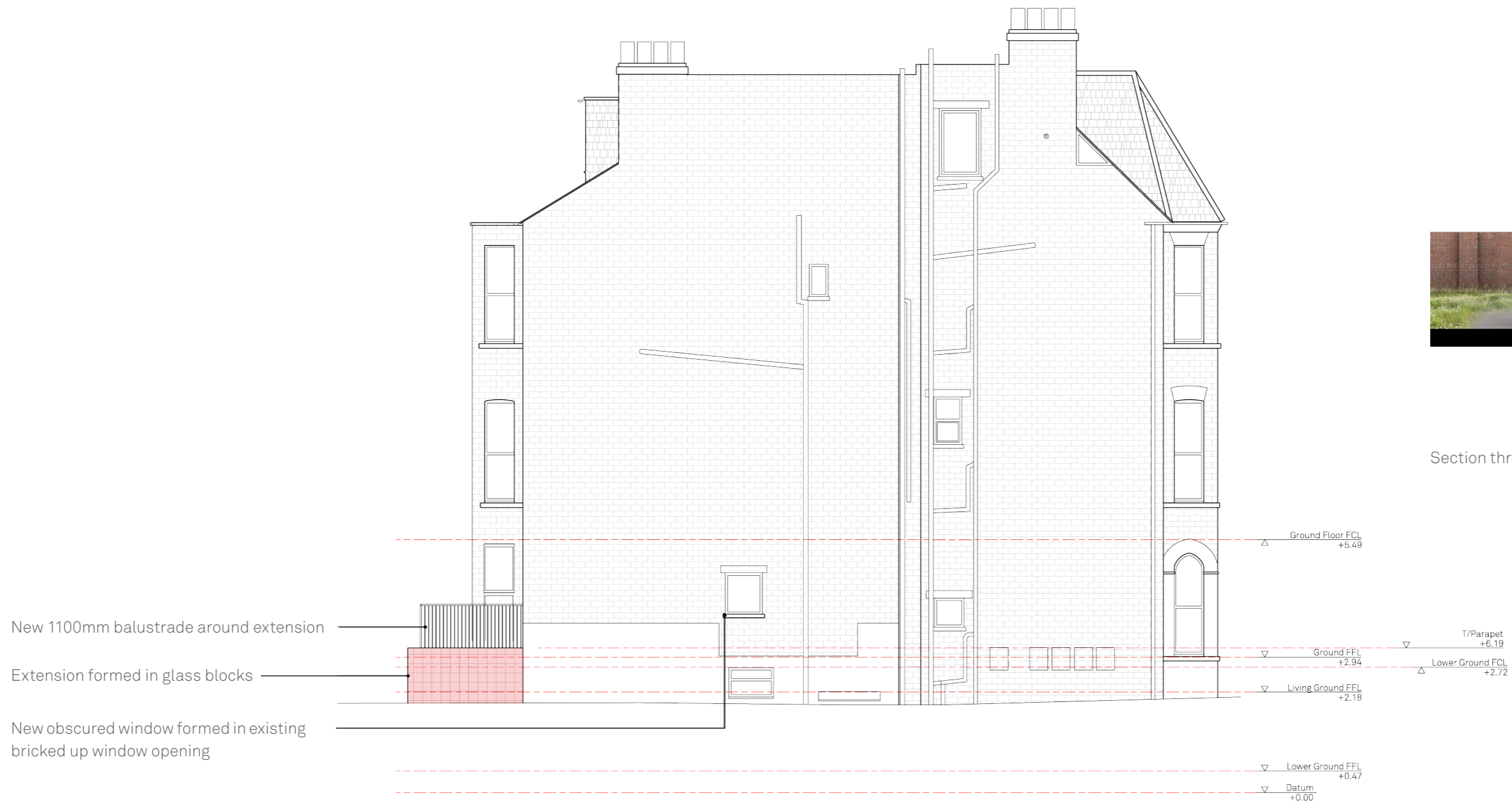
New 1100mm balustrade around extension

Extension formed in glass blocks



■ Additional area

## 4.3 ELEVATIONS PROPOSED

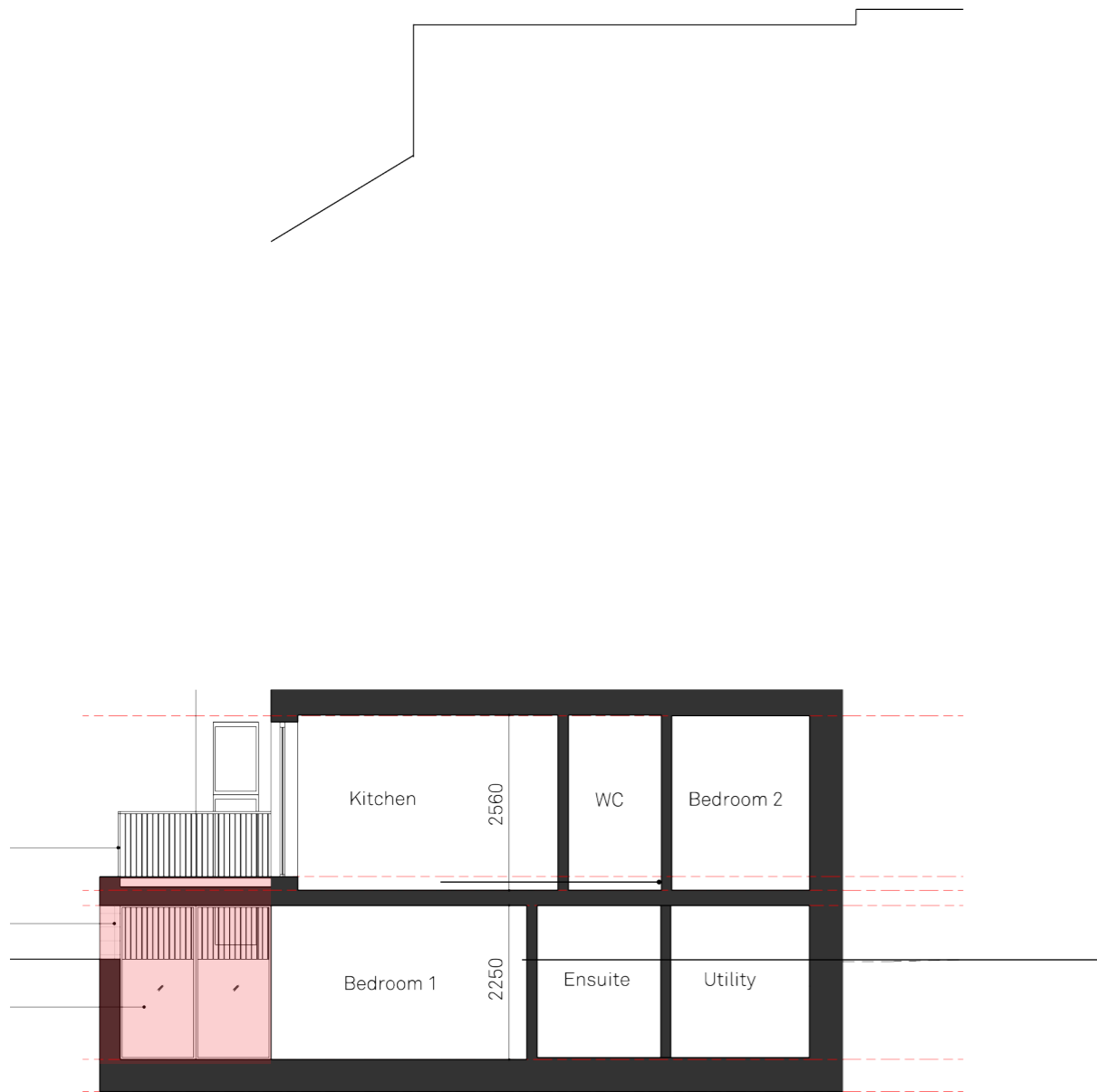


Section through proposed extension

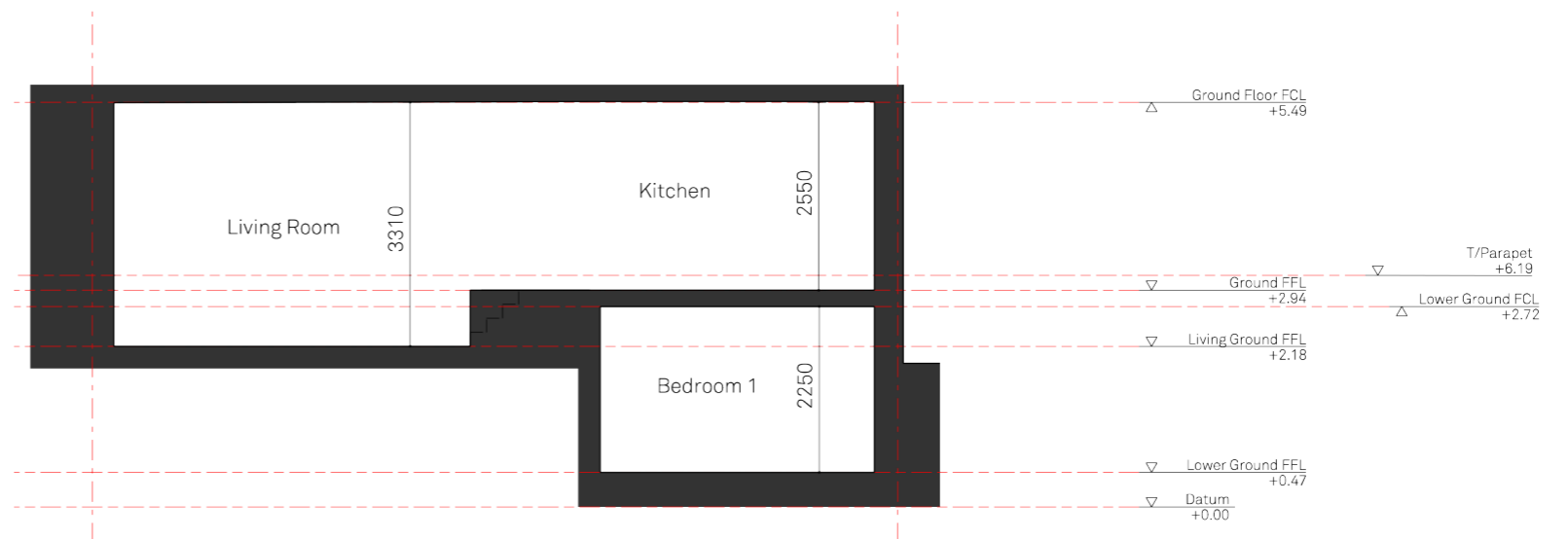
Existing Side Elevation  
Scale 1:100

Additional area

## 4.4 SECTIONS PROPOSED



Proposed Section AA  
Scale 1:100



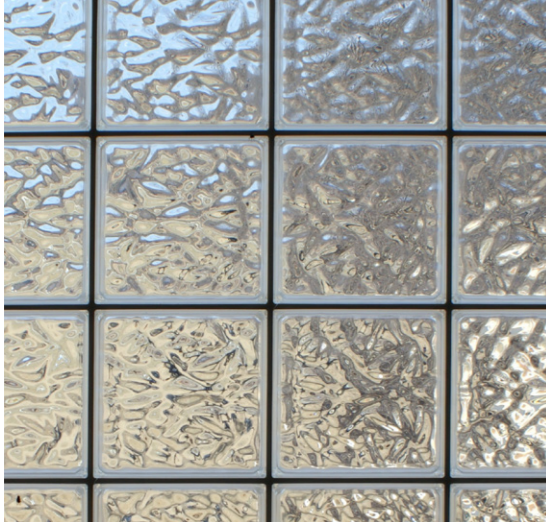
Proposed Section BB  
Scale 1:100

■ Additional area



## 5.0 INFORMATION

### 5.1 MATERIALS



The proposed rear extension is to be construction from glass bricks to ensure maximum indirect natural daylight into the north facing lower ground floor.



### 5.2 SUSTAINABILITY

The proposal looks to upgrade the existing building fabric to improve the insulation of the existing external walls and ground floors to reduce heat loss. This is particularly important in the lower ground floor which remains cold throughout the year.

Proposed new underfloor heating as well as increased insulation of the lower ground floor provides an energy efficient solution to maintaining comfortable living conditions in the property.

Cladding the rear extension at lower ground floor in glass bricks maximises natural daylighting as does increasing the opening height of the new kitchen window into double glazed doors.

Since the footprint of the proposal is within the existing building footprint there is no additional loss of any soft landscaping or open space in the communal garden.

### 5.3 ACCESS & AREA

There is no change to how the property is primarily accessed however the access to lower ground floor from the rear garden is removed which will improve security of the property.

Access to the communal garden will not be affected by the proposal.

The internal area of the flat will increase from approximately 106 sq. m to 114 sq.m across with the additional of 8sq.m internally at lower ground floor. Additionally there is further external amenity space created which includes 4sqm at lower ground floor and 8sq.m on the roof of the proposed extension, accessible from the ground floor.

## 6.0 QUALITY MANAGEMENT SYSTEM

**Revision No.**

-

**Revision Date**

18.11.2019

**Revision Description**

-

**File Location**

D:\DMS\PROJECTS\2019\17-013 Compayne Gardens\05 Documents\10 Reports\DAS

**Filename**

17-013 - DAS

**Client Name**

Maggie & Enrico Rosen

**Client Contact**

Maggie & Enrico Rosen

**Project Co-ordinator**

Dan Marks

**Editor**

Alice Thompson