

Flat 1, 50 Compayne Gardens London NW6 3RY

Design and Access Statement



Aerial view of site location



Rear elevation from the garden



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.

Planning History

This application is a 're-newal' of the extant planning permission granted consent on 27.07.2017 ref 20171946/P.

The only change to the proposal previously granted consent is the incorporation of a part glazed door with fanlight over to the east elevation at ground floor level.

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.

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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