

52 COMPAYNE
GARDENS, LONDON
NW6 3RY
ALTERATIONS TO FRONT
GARDEN TO FORM OFF ROAD
PARKING
**JUSTIFICATION
STATEMENT**

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1. INTRODUCTION

This report has been produced by Nicholas Jacob Architects on behalf of our clients, Mr Giles Pratt and Ms Stephanie Sarzana.

This document has been prepared as part of a submission for Conservation Area Consent for the partial removal of the front boundary wall to create off road parking for 2No. vehicles,

2. SETTING

Compayne Gardens is a tree lined street with predominantly large dwellings in the Conservation Area of Camden.

3. DESIGN PRINCIPLES & SCOPE OF WORKS

The principle of the proposals is to partially demolish the front boundary wall adjacent the pavement and provide a dropped kerb. Within the confines of the front garden there will be hard landscaping to one side to allow parking provision for 2No. vehicles with the remaining frontage set aside for planting to soften the appearance and enhance the street scene.

4. JUSTIFICATION

For a property of the size of 52 Compayne Gardens it would not be unreasonable to expect the frontage to be utilised. By opening up the space for the 2No. vehicles this has a positive impact on removing the two vehicles from what is already a congested street and thereby having a positive impact on the street scene by de-cluttering the road from parked vehicles. Along the street there are both: (a) examples of where such a proposal has been carried out so the precedent has been set with these examples, and (b) examples of where less sympathetic proposals have been implemented, so the current proposals would enhance the overall street scene.

5. MITIGATION

Any impact that the proposals might have on the street scene has been kept to a minimum, and the proposals contain mitigating measures that seek to enhance the street scene overall. First, the existing traditional brick piers are to be retained as is a large section of the existing brick wall. Secondly, the frontage of the property is currently almost entirely hard landscaped with unattractive paving that does not enhance the character of the property or the area. That is to be replaced with hard landscaping laid from natural grey granite blocks, together with a significant soft landscaping element that will soften the impact of the remaining hard landscaping and enhance the street scene and opportunities for wildlife. Thirdly, the proposals are combined with a proposal to restore the original glazing around the front door of the property, by using traditional, decorative glazing patterns instead of the current modern frosting. This would further enhance the street scene consistent with other original properties.

Finally, consistent with Camden Council's policy to encourage residents to drive electric vehicles, the property already has an electric charging point installed, the use of which is not currently practical due to the distance from the side of the house (where the charging point must be installed to maintain the

character of the front of the house) to the road. The proposals would enable residents to use that charging point and so contribute to an improvement in air quality.

6. CONCLUSION

In summary, the proposals aim to improve the view along the street and increase the planting to the frontage, which is predominantly laid to concrete, and they form part of a scheme that is designed to restore traditional features to the property. The proposals would also enable the residents of the property to embrace Camden Council's air quality policy.