

SIXTHART
ARCHITECTURAL DESIGN STUDIO

LONDON BOROUGH OF CAMDEN COUNCIL

Design and Access Statement
38 COMPAYNE GARDEN NW6 3RY

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1. INTRODUCTION

This design and access statement is in support of the proposal submitted for the planning permission is seeking consent for the replacement of the existing Front garden wall, front entrance door and new bike storage(shed) in front of the building.

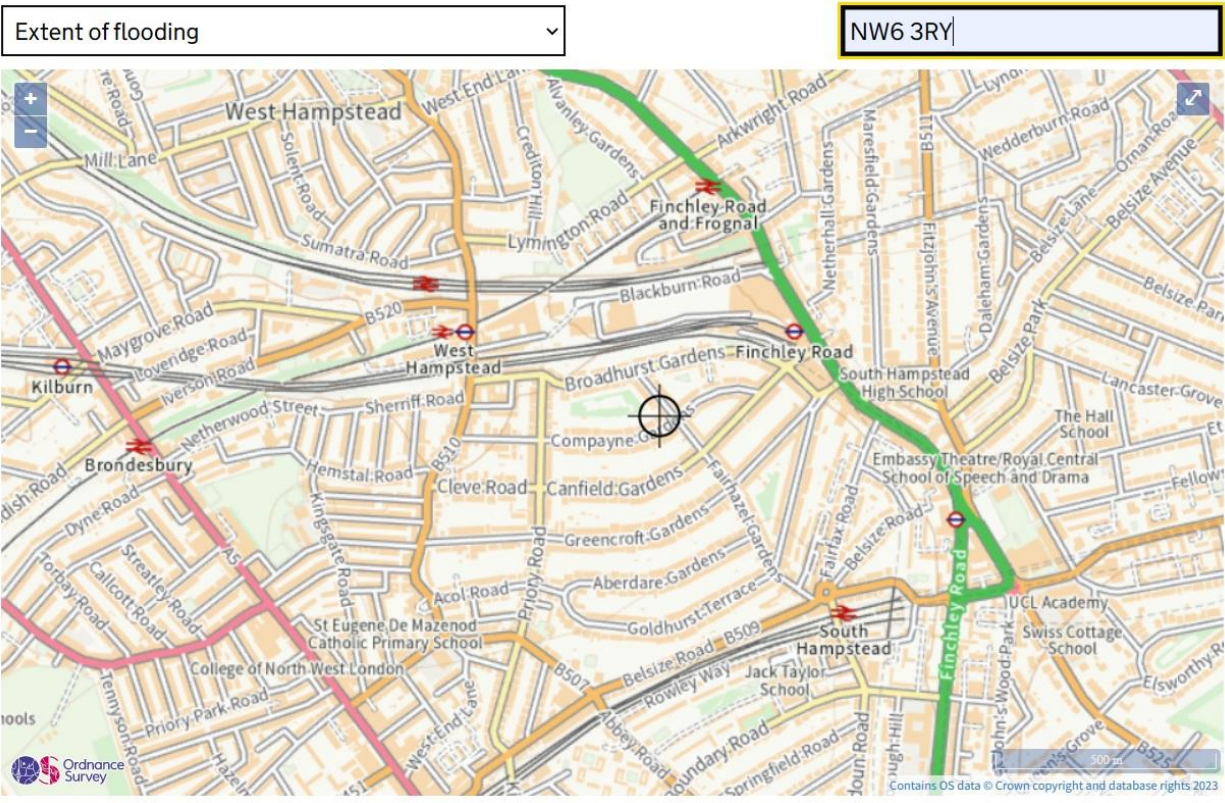
This Design & Access Statement is accompanied by the following documents:

- Duly Completed Application Form
- Location Plan
- Site Plan
- Full Set of Existing Drawings
- Full Set of Proposed Drawings
- 3D Perspectives
- Material Page

2. THE SITE/FLOOD RISK/LISTED BUILDING MAP

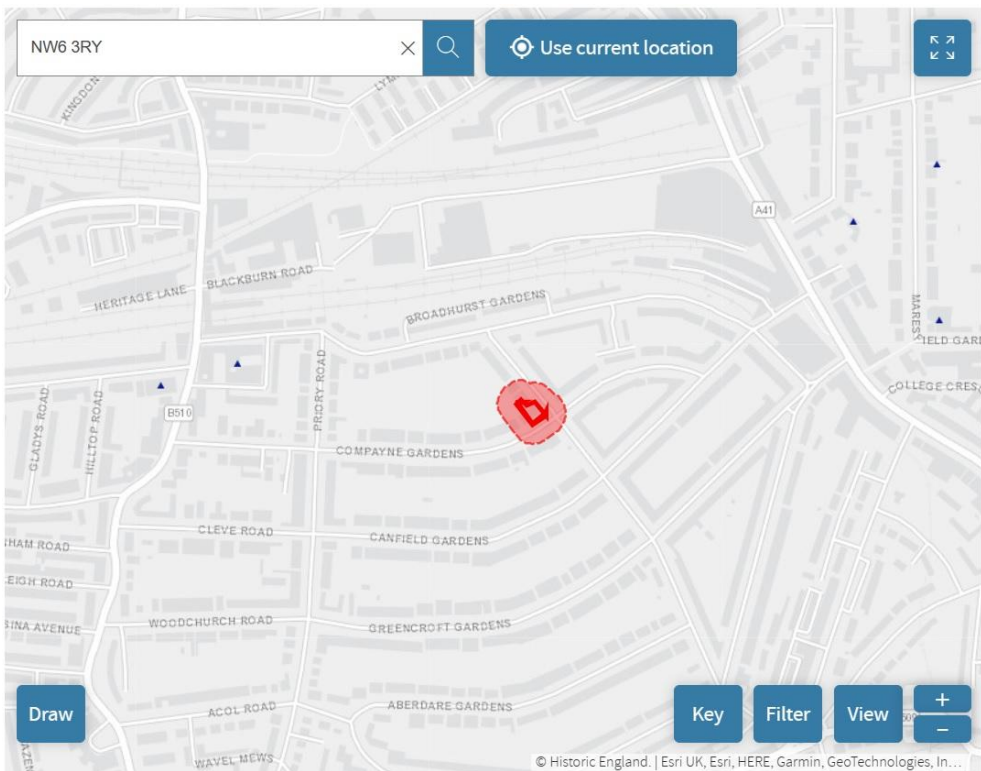
The application site is located 38 Compayne Garden NW6 3RY , in the London Borough of Camden Council.

- The site benefits from not being in a flood risk zone.
- The site is not a listed building however it is locally listed.
- The nearest station(s) to the site are Finchley Road and West Hampstead Stations which is 0.2 miles away,
- The property is located within a heavily residential area.
- The existing properties along Compayne Gardens are predominantly terraced and semi detached/detached dwelling houses.
- The roofscapes are predominantly flat and hipped towards the front highway and rear garden.
- The front facades of the neighboring properties are characterized with red rustic traditional brick -stock brick, white UPVC sash windows or white wooden windows, grey slate roof tiles, and white stucco architectural detailing.
- Each property has a front forecourt enclosed with low-bearing brick parapet walls.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected



Listed Building Map

3. PLANNING HISTORY

2022/3488/INVALID38 Compayne Gardens London Camden NW6 3RY

Replacement of front door at ground floor, erection of replacement bin store in front garden and replacement of front boundary garden wall and gate.

WITHDRAWN -- Withdrawn Decision

2016/4660/INVALID38 Compayne Gardens London NW6 3RY (TPO REF. C758 2008) FRONT GARDEN: 2 x Copper Beech - reduce crown by 2-3m all around

WITHDRAWN -- Withdrawn Decision -

2022/4286/P Flat 2 38 Compayne Gardens London NW6 3RY Replacement of existing single glazed sash bay windows with new double glazed timber sash bay windows to the first floor front elevation and replacement of two existing single glazed sash windows with new double glazed timber sash windows (3 over 3 panes) to the first floor rear elevation. REGISTERED 06-12-2022
2022/3837/P

2022/3901/T Flat 1 38 Compayne Gardens London NW6 3RY REAR GARDEN: 1 x Walnut (T1) - Reduce crown by 30%, 2m - 2.5m to create a more contained shape. FINAL DECISION 13-09-2022 No Objection to Works to Tree(s) in CA

2022/3900/T 38 Compayne Gardens London NW6 3RY FRONT GARDEN: 1 x Copper Beech (T3) - Crown reduce to previous points 1 x Copper Beech (T4) - Crown reduce to previous points SIDE GARDEN: 1 x False Acacia (T8) - Re pollard crown back to previous points, FINAL DECISION 13-09-2022 Approve Works (TPO)

2022/3875/T 38 Compayne Gardens London NW6 3RY FRONT GARDEN: 1 x Holm Oak (T2) - Reduce crown by 30% 2m to create a more contained shape. 1 x Bay (T5) - Reduce crown by 30%, 2.5m off height and trim remainder to create a more contained crown. SIDE GARDEN: 1 x False Acacia (T6) - Re pollard crown back to previous points 2.5m - 3m. 1 x False Acacia (T7) - Re pollard crown back to previous points, 3m - 3.5m. FINAL DECISION 13-09-2022 No Objection to Works to Tree(s) in CA

2019/5806/T 38 Compayne Gardens London NW6 3RY FRONT GARDEN: 1 x Beech (T2) - Reduce crown by 25% 2m of height and 2m width. FINAL DECISION 18-11-2019 Approve Works (TPO)

2019/5746/T 38 Compayne Gardens London NW6 3RY FRONT GARDEN: 1 x Holm Oak (T1) - Reduce crown by 25% 2m of height and 2m width. REAR SIDE GARDEN: 1 x False Acacia (T3) - Reduce crown by 25% 2m of height and 2m width. FINAL DECISION 18-11-2019 No Objection to Works to Tree(s) in CA

2016/4624/T 38 Compayne Gardens London NW6 3RY FRONT GARDEN: 1 x Holm Oak - lift canopy over payment and garden and shape crown by reducing it by 1-2m 1 x Multi-stemmed Bay - remove outside ring of stems and reduce remainder by 2-3m FINAL DECISION 23-08-2016 No Objection to Works to Tree(s) in CA

2010/6857/T 38 Compayne Gardens London NW6 3RY FRONT GARDEN: 1 x False Acacia - Reduce back to previous reduction points and clean out the crown. FINAL DECISION 17-12-2010 No Objection to Works to Tree(s) in CA

2010/6856/T 38 Compayne Gardens London NW6 3RY (TPO Ref: C758) FRONT GARDEN: 2 x Beech - Crown thin by 20%. 1 x False Acacia - Reduce back to previous reduction points. Clean out crown. FINAL DECISION 17-12-2010 Approve Works (TPO)

2010/3295/P 38 Compayne Gardens London NW6 3RY Creation of single car parking space along eastern frontage for existing ground floor flat (Class C3), including alterations to existing boundary wall. FINAL DECISION 06-07-2010 Refused

2010/2050/P Flat 1 38 Compayne Gardens South Hampstead London NW6 3RY Creation of new window opening, installation of railings and enlargement of existing lightwell to rear elevation in association with the conversion of existing basement in ground floor flat (Class C3) FINAL DECISION 06-05-2010 Granted

2008/3538/T 38 Compayne Gardens, London, NW6 3RY. (TPO Ref: C758) SIDE GARDEN, ALONG BOUNDARY FRONTING FAIRHAZEL GARDENS: 1 x False Acacia - Fell ON THE CORNER WITH FAIRHAZEL GARDENS AND COMPAYNE GARDENS: 1 x Beech - Fell. FINAL DECISION 23-07-2008 Part Granted/Refused

2008/0391/T 38 Compayne Gardens, London, NW6 3RY FRONTING FAIRHAZEL GARDENS: 1 x False Acacia & 1 x Silver Birch - Remove. ON THE CORNER WITH FAIRHAZEL GARDENS AND COMPAYNE GARDENS: 1 x Beech - Remove. FINAL DECISION 31-01-2008 Part Granted/Refused

2007/5003/T 38 Compayne Gardens, London, NW6 3RY FRONTING COMPAYNE GARDENS: 1 x Holm Oak - Crown reduced by 20% and shape. 2 x Beech - Thin crown by 20% and remove epicormics. ON THE CORNER WITH COMPAYNE GARDENS AND FAIRHAZEL GARDENS: 1 x Beech - Thin crown by 20% and remove epicormics. 1 x Bay - Reduce and shape by 30%. Lift to 3m. FRONTING FAIRHAZEL GARDENS: 1 x False Acacia - Crown reduced by 25%. Lift to 3m. Thin by 20%. Remove epicormic growth. 1 x Silver Birch - Trim Ivy. Thin crown by 20%. Remove epicormic growth. 1 x False Acacia - Cut back from building by 2m. Thin crown by 20%. 1 x Ash - Fell to ground level and poison stump to prevent regrowth. FRONT/SIDE GARDEN: Various Vegetation inc: Forsythic, Privet and Holly - Trim new growth. Cut back from property by 2m and lift to 3m over pavement. FINAL DECISION 11-10-2007 No Objection to Works to Tree(s) in CA

2007/5990/T 38 Compayne Gardens, London, NW6 3RY FRONTING COMPAYNE GARDENS
: 2 x Beech - Reduce back to previous points. FINAL DECISION 04-12-2007 No Objection to Works to Tree(s) in CA

4. LANDSCAPE

- We don't touch any landscape.

5. ACCESS

- The existing entrance will remain the same.
- The existing refused storage bins will be SAME LOCATION.
- We will put new bike storage(wooden shed) in the garden.

6. SCALE

The existing and proposed GIA are as followed:

- The existing total site area is 670.35 m2 and the proposed will remain the same.
- The existing rear garden is 121.60 m2 and the proposed will remain the same.
- The existing front garden is 318.9077 m2 dimensions are as followed:
- The width is 23000 mm.
- The length is 25900 mm .
- The existing front garden walls height is 1000mm
- The existing and proposed width of the garden wall is 215mm.
- The existing height of the front storage is 1150mm(w) and 4512mm(l) and 1050mm(h)

7. THE PROPOSAL

- The property is characterized by red rustic London stock brick, white stucco architectural features and wooden windows.
- The property is a four storey semi detached property.
- The front elevation of the entrance wall is red brick wall as other sides.
- The sash windows on the front elevation are detailed with stucco white outer case.
- The proposed front forecourt is enclosed by traditional red rustic. Our all touches will be matched on the existing materials, colors and types.

But the walls, please follow the photos, are unhealthy right now.

- The proposed bike storage will be wooden and secure.
- The entrance door will be changed to a new and more efficient type. The model will be as drawings but we don't change any style of the existing door.
- There will be three green/black wheeled bins (1065mm H x 1480mm W x 560mm D) located at the current location.

8. CONCLUSION

- The planning application is seeking consent for the replacement of the existing unhealthy front garden walls and new bike storage and replacement to the entrance door for more security.
- The existing bearing front walls lie down around 6 degrees towards the street. Please check the existing site photos and drawings.

- The front boundary treatment is not structural sound, therefore, has been applied reconstructed with the original brickwork.
- The proposed bike storage will be safe for our bike users.
- The existing entrance door is unsuitable for safety. We will replace similar types of single panel door. The dimensions will be the same. We don't change any dim.
- The proposed works, walls, bike storage and new door, will be matching current area and existing materials.
- If you require any additional information please do not hesitate to contact us for a prompt reply.

9. APPENDIX

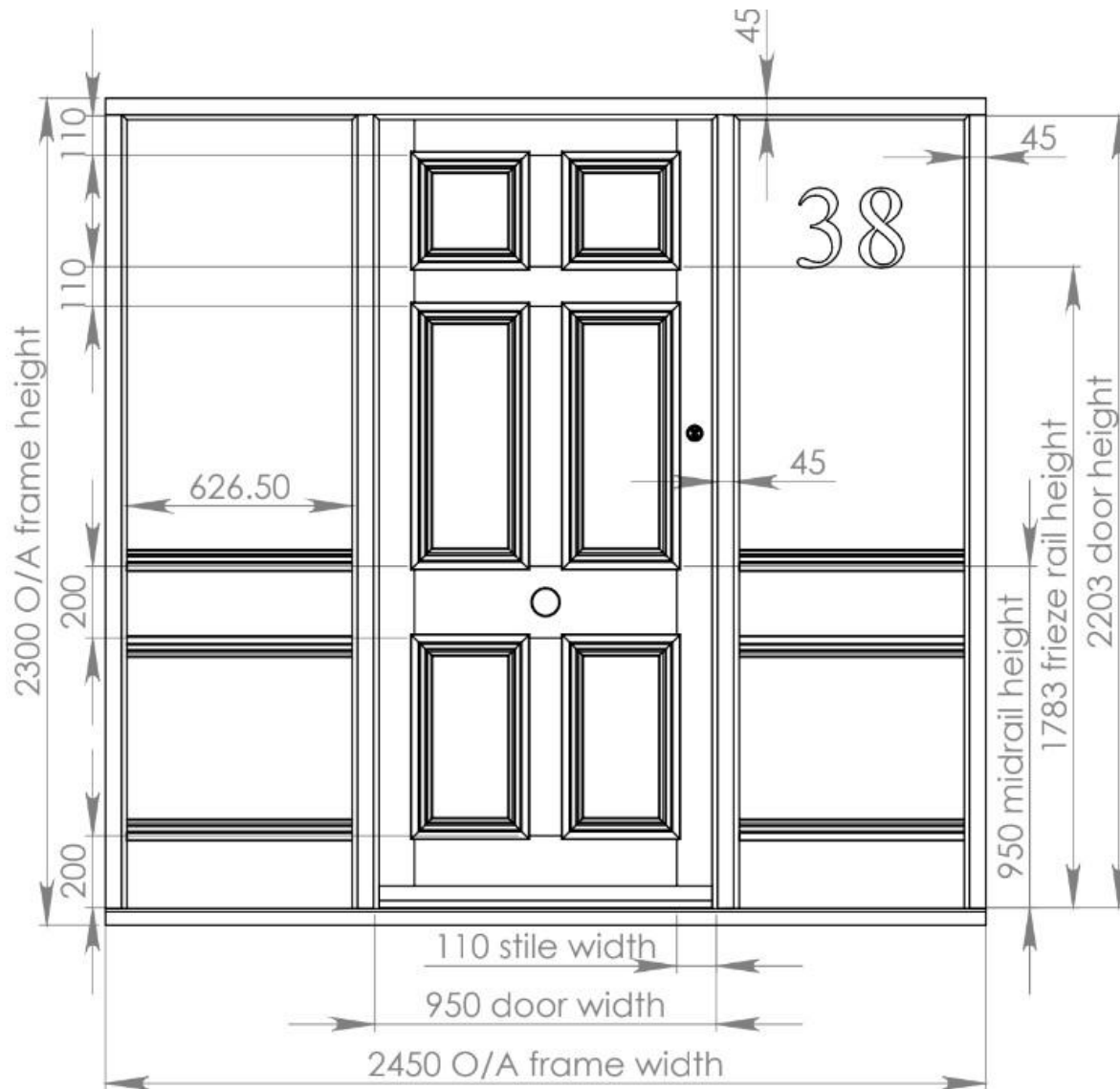
- Existing and demolished area photos ;



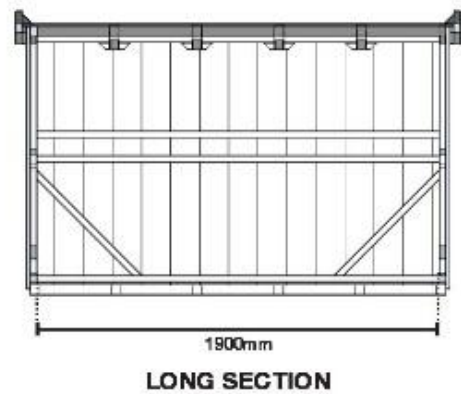
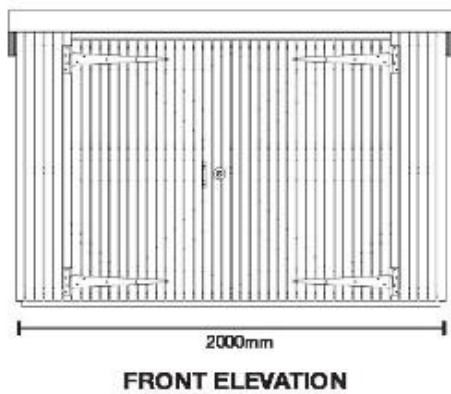
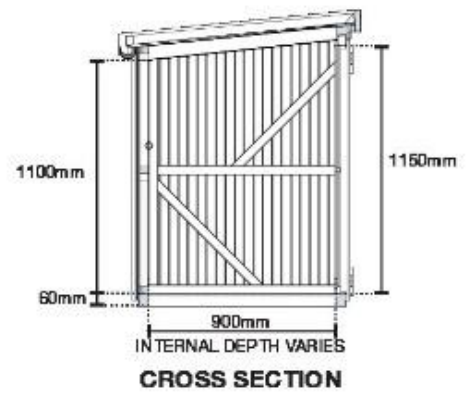
- Demolished photos from site;



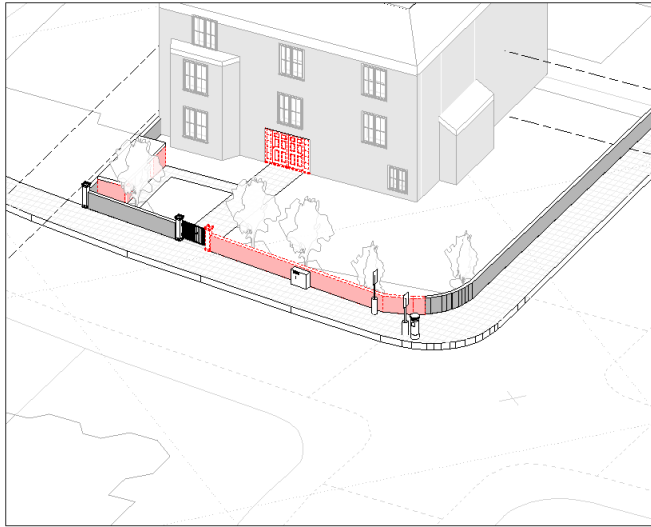
-Proposal 3D Models and Materials;
Door,



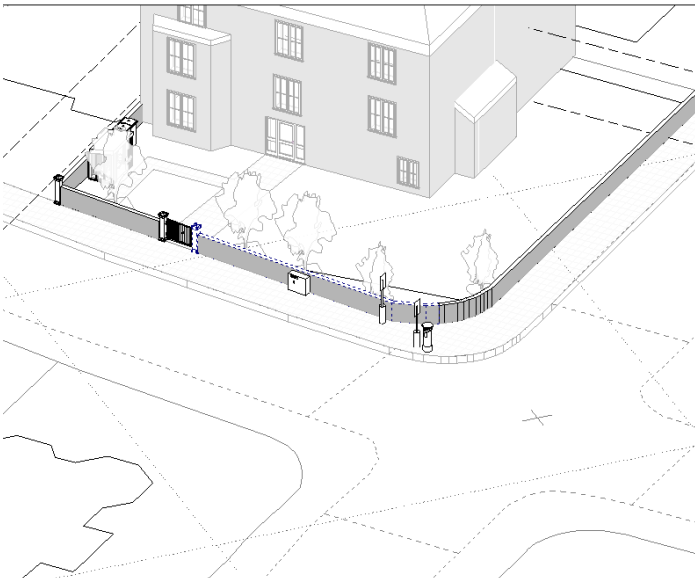
SHED



Wall Materials



Demolished Perspective



Proposal Perspective