

2022/3758/P: 1 Hampshire Street, Camden, NW5 2TE

To whom it may concern,

Further to discussions with the case officer regarding the layouts in the above application, we have reviewed the proposals and sought to take the case officer's comments on board. We believe that the current proposed layout (Study no.1 below) is optimal, however have also prepared alternative options that seek to improve and address concerns. Please find attached for the following four drawings;

1. *Proposed Ground Floor Plan 2003_PL_100 Rev A*

This drawing is the most recent proposed ground floor plan which was submitted with the planning application.

2. *Proposed Ground Floor Plan 2003_STUDY_01*

This study takes the most recent proposed ground floor plan (i.e. no.1 above) and improves the external amenity spaces of Flat 01, 02 and 05. The external amenity spaces of Flat 01 and 02 have been made deeper and larger. The external amenity space of Flat 05 has been made larger and has better proportions so is more usable.

3. *Proposed Ground Floor Plan 2003_STUDY_02*

This study shows a new housing mix which includes two 1b1p units. The three two-bedroom flats benefit from generous external amenity spaces at the rear as well as some amenity at the front. The two 1b1p units which are single aspect have external amenity spaces at the front. This layout also provides for an optimal arrangement, noting that the single-aspect nature of the two 1b1p are considered suitable due to their lower occupancy.

4. *Proposed Ground Floor Plan 2003_STUDY_03*

This study shows a new housing mix and reduces the number of dwellings from five to four. The two flats to the south of the entrance remain as per no.1 above, however the three flats to the north of the entrance have been reconfigured into two 3-bedrooms flats. It is my professional view as a Chartered Architect that this arrangement does not make efficient use of the land / space, resulting in some oversized bedrooms of up to 17/18 sq.m. and a failure to deliver living rooms in accord with the Housing SPG. The Housing SPG advises that three bedroom dwellings should consider providing two living spaces. This cannot be accommodated due to existing deep plan and limited elevation available for a natural daylighting (i.e. a window) to serve a second living space. It is these deficiencies that lend credence to my opinion that the ground floor space is more suitable for a higher quantum of flats rather than larger three bedroom (family) units.

Our assessment would be that Study no.2 i.e. the current layout with improved external amenity is the optimal layout for the proposed planning application, noting that the defensible space to the front of the flats can also be used for amenity space. If officer's disagree, then Study no. 3 i.e. the new layout (with two 1b1p units) is the next optimum option albeit this is not optimising the space fully.

Yours sincerely,

Mark Smith
For and on behalf of Mark Smith Architects Limited

tel: 0207 502 9467
mail@marksmitharchitects.co.uk