

NEWTON

ARCHITECTURE LTD

International House
24 Holborn Viaduct
London
EC1A 2BN

26th July 2023

Ref: 2042-LT-001

Camden Council
Planning - Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Dear Sir/Madam,

RE: 611 Finchley Road, London, NW3 7BS – Design & Access Statement and Fire Safety Statement.

This design and access statement has been prepared in support of a proposal to convert the existing building at 611 Finchley Road, London, NW3 7BS, to a high-quality house of multiple occupancy with 9no rooms with ensuites, and two shared kitchens. The proposed accommodation has been designed to focus on quality and space for future residents, rather than maximising accommodation quantity in lieu of accommodation quality. No alterations are proposed to the exterior of the building, other than the provision of bin and cycle stores. All external materials to the existing building will remain as existing or to match existing.

Further information regarding planning policy context is provided in the planning statement which forms part of the wider application material.

Bin storage is provided in accordance with Camden waste and recycling requirements. The proposal includes a proprietary cycle hanger in the rear garden with secure storage of 10no cycles. This exceeds the requirement for 1no cycle per room. The cycle hanger has deliberately been positioned in the rear garden due to the ample garden size and the added security that this provides. The cycle storage will be in a covered secure hanger style enclosure which is lockable. It will include Sheffield stands.

Pre-application advice was sought from Camden planning officers via meeting held in June 2023 and feedback received in July 2023 (reference: 2023/1712/PRE). A summary of key feedback is outlined as follows: -

- The principal of changing the existing building to an HMO is acceptable.
- Room areas at second floor will be calculated to a minimum ceiling height of 1.5m. Note: The application proposal reflects this.
- The proposal must adhere to Camden's HMO standards. Note: The proposal complies with these standards.
- Comments on rear extensions are noted. Note: This planning application does not include any rear extensions.
- Cycle storage is provided as Sheffield stands in a covered, secure enclosure. Note: This is provided as described above.
- Refuse & recycling provision to be provided in accordance with Camden CPG design requirements. Note: The proposal reflects this.

Access:

Access from Finchley road to the property will remain as existing.

Access to the rear garden will remain as existing.

Access within the property will remain as existing.

Fire safety note:

The proposal has been designed to adhere to LACORS guidance for fire safety and Part B of the building regulations. A building regulation application will be submitted once this planning application is determined. Residents will be able to evacuate safely from first floor windows, ground floor windows & doors, and the protected stairwell in the building. All rooms will include fire rated doors and fire rated constructions as required under the building regulations. Alarm and detection systems will comply with the building regulations. Occupancy levels will be determined through an HMO license. Residents can safely evacuate to the front of the building both internally and externally via the side passage. The evacuation routes lead to Finchley Road. Fire brigade access to the house is directly from Finchley Road and all areas of the property can be reached within the required distances.

In summary, the pre-application feedback confirmed that the proposal would be supported subject to minor comments. This planning application has been updated to reflect the comments made and we feel it should be granted planning permission.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Alistair Newton', followed by a small dot.

Alistair Newton ARB
Director