

## **Design Statement**

### **Site Address:**

**17-19 Ebbsfleet Road, London, NW2 3NB**

### **SITE DESCRIPTION**

The site is a vacant two storey residential building comprising six flats. The property is in poor condition and in need of substantial repair. The proposal is for a loft conversion at Flat E and Flat F involving a hip to gable conversion, erection of a rear dormer and installation of roof lights to provide additional bedroom; replacement of all existing windows/doors with new timber ones.

### **BACKGROUND**

The site is comprised of a two storey building on the south side of Ebbsfleet Road. It has a single entrance on Ebbsfleet Road and a south facing garden which is shared between the existing flats. Ebbsfleet Road is a residential street characterised by two storey semi-detached Victorian dwellings.

The site is not statutorily or locally listed and is not within a Conservation Area. It is in a highly accessible location with a PTAL of 5 and is in Flood Zone 1, representing a low risk of flooding.

The building is currently in poor condition and is in need of comprehensive refurbishment to allow it to be re-occupied.

As per the Planning Letter produced by RPS Consulting Services Ltd (planning ref. no. 2020/2867/P):

*“originally constructed as two semi-detached dwellings, it was bought by NHG in 1973 and appears to have been converted to the current layout in the late 1980s. The following entries are available on the Council’s online planning register for the site:*

- *Planning permission was granted in 1987 for ‘the continued use of ground and first floors as two self-contained dwelling units’ at 19 Ebbsfleet Road (ref: 8700472); and*

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- *Planning permission was granted in 1988 for the 'change of use to six self-contained dwellings including works of rebuilding the rear extension and the installation of two new dormer windows' at 17-19 Ebbsfleet Road (ref: 8703264).*

*Whilst the existing building contains six flats, the layouts do not entirely accord with the June 1988 planning permission, which was for two x 1 bed and four x 2 bed units, including the conversion of the attic for use as bedrooms. Nevertheless, the current layout has been in a place for significant period of time and is considered to be lawful.*

*Until recently it was occupied as General Needs accommodation, part of the Rough Sleepers Initiative (RSI). The building was decommissioned and vacated in March 2019 due to high levels of anti-social behaviour and reported drug issues. All residents were permanently decanted. Nevertheless, there is no planning or other obligation controlling the occupancy of the dwellings and they remain in an unrestricted private tenure (Class C3)."*

## **PROPOSAL**

Planning permission is being sought for a loft conversion at Flat E and Flat F only. The loft conversion involves a hip to gable alteration, erection of a rear dormer and installation of roof lights to provide one additional bedroom to each of Flat E and Flat F. The rest of the existing Flats will be retained and thoroughly refurbished to be able to be occupied again. It is noted that all existing windows/doors will be replaced by new timber ones.

The proposed loft conversion is considered to be in keeping with the character of the area and won't result in any overbearing effect or loss of privacy to the neighbouring properties. It is noted that similar loft conversions have been allowed in the vicinity, although most of them under PD.

Regarding the dormers, these are of the same size or even smaller to the ones erected in the area. The proposed dormers are subordinate to the rear roof slope, set down from the ridge and set in from the sides and not visible from the street. They are considered to be in line with Camden Council Design Policies too and therefore should be allowed.