Ref: 1314/2.3 rev A

25/10/2013

Proposed Development of 3no. 2bedroom flats at-
160 Iverson Road, London, NW6 2HH

Introduction:

160 Iverson Road is a dwellinghouse arranged over 3 floors, basement, and a Loft with front/back dormers, with a small garden to the front and a large one at the back.

Proposal:

Conversion of the property by change of use into 2X 2bedroom and 1X 1bedroom units comprising of a Ground Floor/ Basement duplex, First Floor flat, and a Second / Third Floor duplex, including the provision of a private rear garden for the Ground floor unit, the creation of a front lightwell, and a small rear infill extension (with a sloping roof, resulting in a height of 2.4m at the boundary, and therefore having no adverse impact on the neighbouring property).

The Borough has identified in Policy DP2 of the LDF the need to maximise the provision of additional homes, and 2 bedroom flats are specifically identified as 'high priority', and a mix is encouraged.
The Proposal is accompanied by a Daylight/ Sunlight assessment, which examines the basement accommodation in particular, and concludes that the proposal complies with the relevant BRE guidelines.

A Basement Impact Assessment has also been carried out in accordance with the Borough's CPG4 policy guidelines, and is attached.
The new front lightwell and the railings associated with them, are not unusual in the streetscape on Iverson Road, as at numbers 170, 172, and most recently: 176.

Transport:

The site is located just off West End Lane, and therefore it has a high level of accessibility to public transport.
site is also within a controlled parking zone, and the applicants propose that the additional units proposed on site (2no.) will be Car-Free.
2 Cycle stands (for 4 cycles) are also provided to further encourage sustainable modes of transportation, in line with the council's Parking Standards.

partners:
Yaniv R Josef BA(Hons),DipArch, DipUD, RIBA
Kieran J Whiteman BScArch,BArch(Hons), RIBA

josef - whiteman architects llp
mail@josefwhiteman.com
T: 01844 354 682

Registration No: OC329512
Briarwood, Pleck Lane, Kingston Blount,Chinnor,OxfordshireOX39 4RU

Lifetime Homes Standards

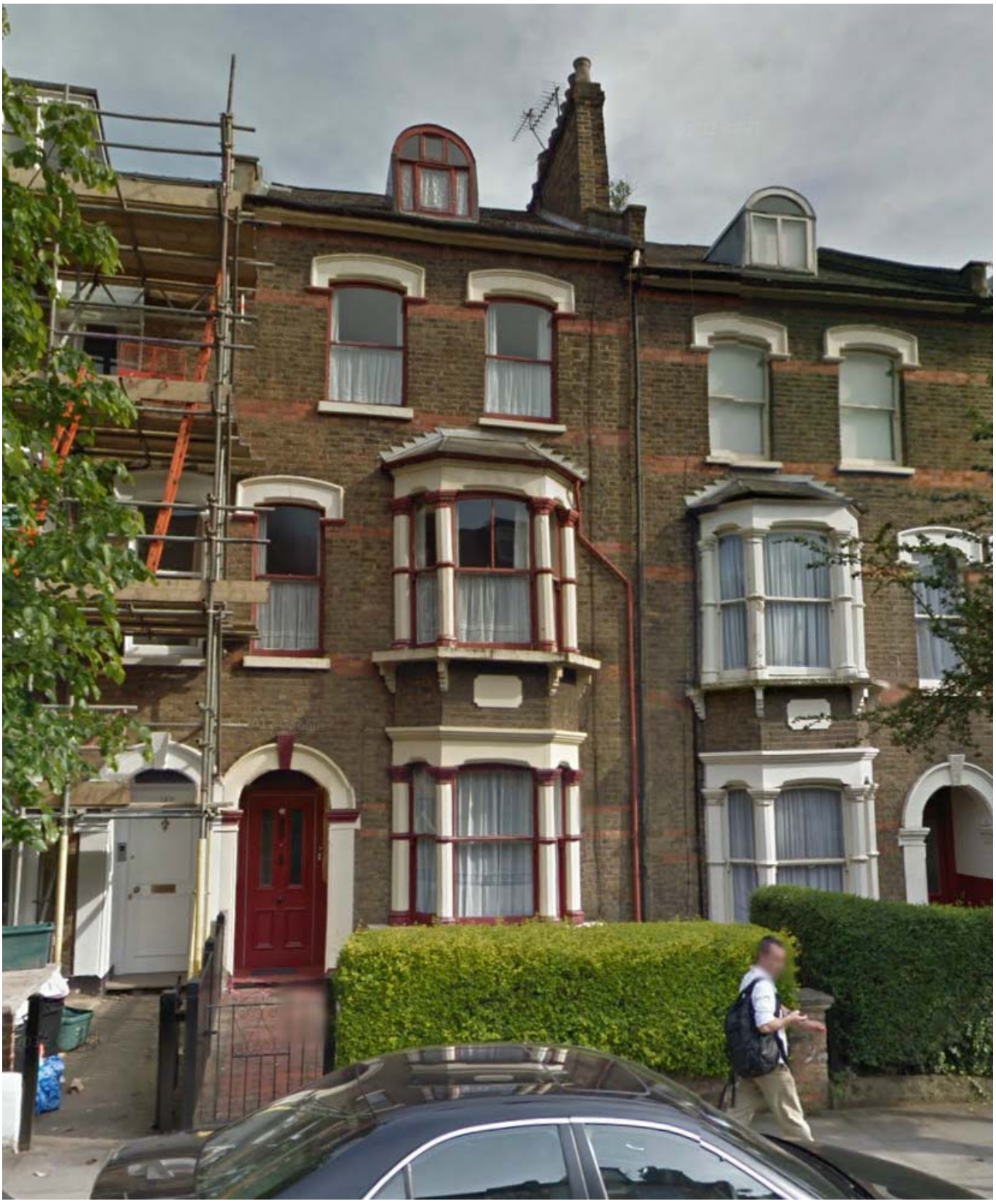
The design complies with the 16 Guidelines set by the Lifetime Homes Standards, within the constraints of an existing building, as follows:

1. Car Parking: cars can stop outside the front door, this situation will not change.
2. Approach to dwelling: across a very short distance over a fairly level surface to the front door.
3. Access: a very small change in level at main front door entrance, can be easily adapted to level access with a small ramp. All internal entrances within communal hall provide level access.
4. External Entrances: illumination will be provided overhead. The existing single step can be replaced by a small ramp.
5. Communal Stair: the existing building will be converted into 3no. flats, the existing stair adapted and improved.
6. Internal Doorways and Hallways: will comply with Part M of the Building Regulations, and doorway clearances will generally be min. 750mm, and Hallways min 900mm where possible.
7. Wheelchair Access: the existing building contains internal changes in level which cannot be eliminated. However, the entrance floor contains a Bedrooms which have sufficient space for wheelchair turning circles as recommended, as well as a proposed WC.
8. Living Room: provided at ground level, however, an existing change in level on route to the Living Room is existing and cannot be eliminated.
9. Bed Space at Entrance Level: there is 1 bedroom at the entrance level as well as a study room.
10. Wc / shower preparation at Ground Fl entrance level: these are proposed in the application.
11. WC and Bathroom wall adaptability: these will be able to cater for wall fixtures, grab rails etc (e.g. by the addition of plywood lining in timber partitions).
12. Lift/ Stairlift: a stairlift can be added in future to the stairs.
13. Bedroom/ Bathroom relationship in plan: there are both a WC and an en-suite bathrooms on the same entrance level, which also contains a bedroom.
14. Bathroom/ WC layout: the principal entrance wc will comply with Part M of the Building Regulation, and where possible – exceed it.
15. Windows: the existing windows in the property are sliding sash windows, with the introduction of new full-height doors/ windows with handles/ controls no higher than 1200mm from the floor.
16. Service Control: all new switches, sockets, and other service controls will be position within a zone of 450 – 1200mm above the floor.

partners:
Yaniv R Josef BA(Hons),DipArch, DipUD, RIBA
Kieran J Whiteman BScArch,BArch(Hons), RIBA

josef - whiteman architects llp
mail@josefwhiteman.com
T: 01844 354 682

Registration No: OC329512
Briarwood, Pleck Lane, Kingston Blount,Chinnor,OxfordshireOX39 4RU



160 Iverson Road, Front View

partners:
Yaniv R Josef BA(Hons),DipArch, DipUD, RIBA
Kieran J Whiteman BScArch,BArch(Hons), RIBA

josef - whiteman architects llp
mail@josefwhiteman.com
T: 01844 354 682

Registration No: OC329512
Briarwood, Pleck Lane, Kingston Blount,Chinnor,OxfordshireOX39 4RU