

DAS/0402/01

**Design and Access Statement**  
01 October 2013



Internal reconfiguration to  
No.45 Sherriff Road, West Hampstead, London NW6 2AP

## Site Introduction

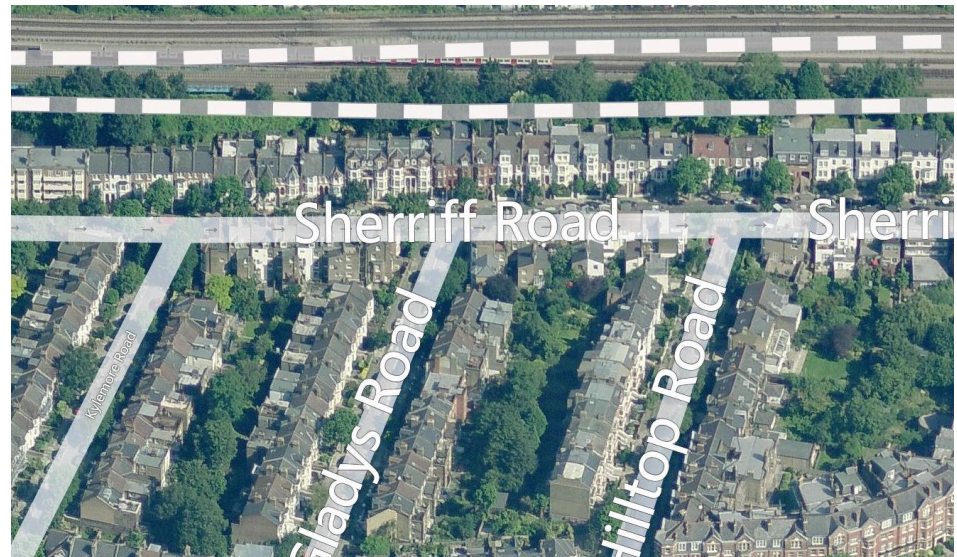
The application property is located along Sherriff Road in West Hampstead.

This is a dense and popular suburban area and as such the many period properties within the area have been subsequently subdivided into flats and Houses in Multiple Occupation (H.M.Os) to meet the growing demand for housing in the area.



## Application History

The ground and first floor levels of the application property have been used as an H.M.O for c. forty years, and the second floor used as a self contained flat for in excess of ten years. Therefore the property contains two separate residences at present.



*Map and Aerial view of Application Property*

## Existing Building

### Exterior

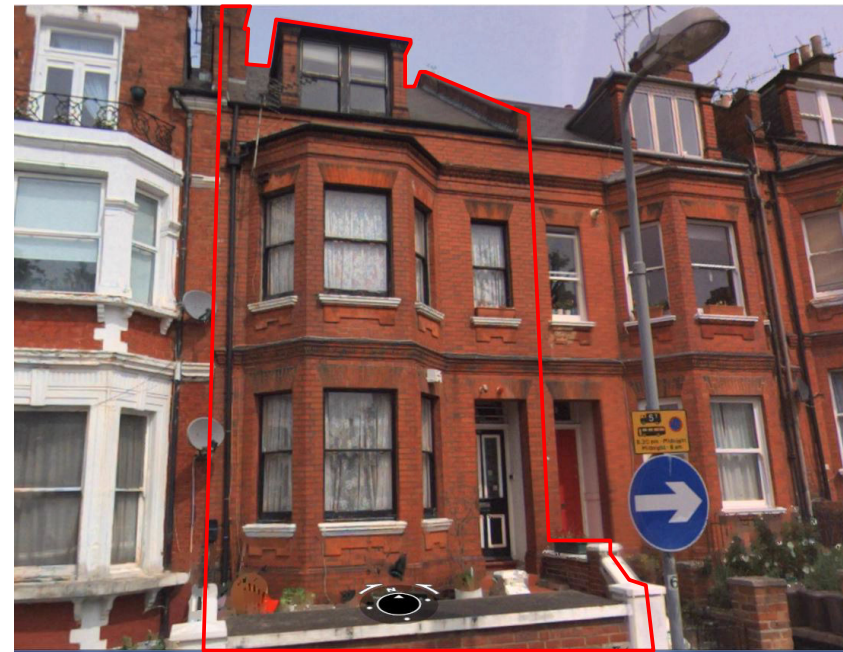
The application property is a mid-terrace three storey house.

The terraces are rather decorative and full of original and ornate character.

This application does not seek to alter any part of the exterior appearance of the property, neither front nor rear.

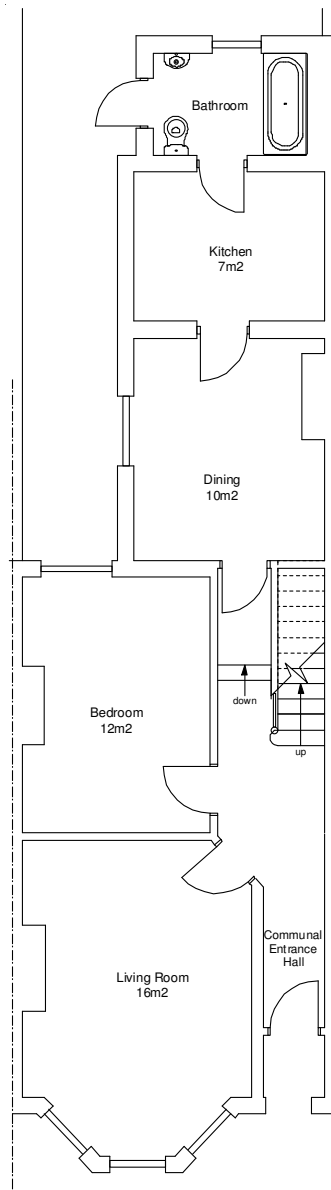
### Internal Arrangement

The existing internal arrangement is such that the Ground and First Floors together make a H.M.O, whilst the Second floor is a self-contained one bedroom flat.

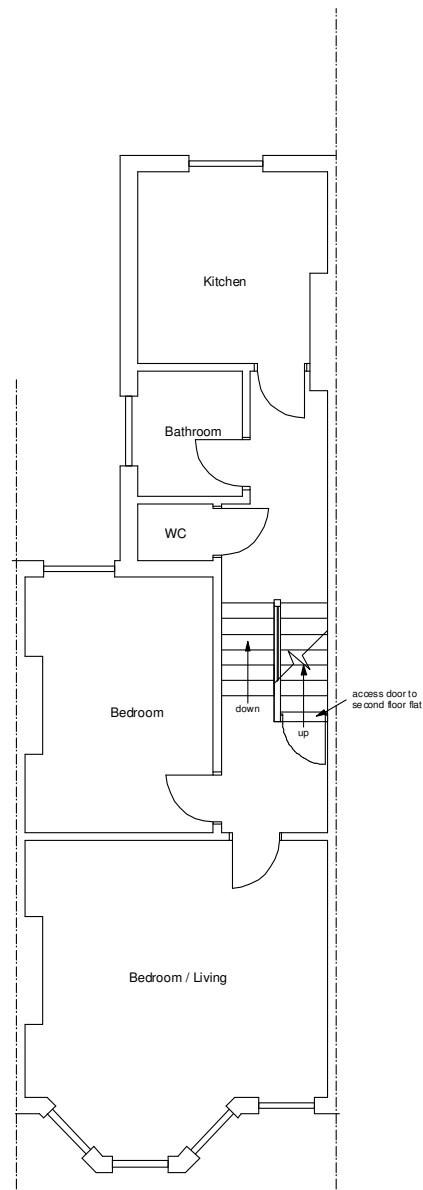


*Front of Application Property*

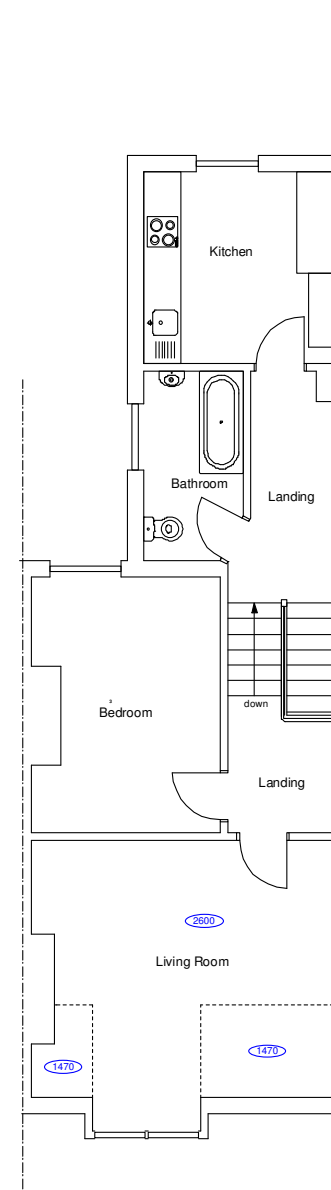




Ground Floor



First Floor



Second Floor

Existing Floor Plans

## Proposed

### Exterior

This application does not seek to alter any part of the exterior appearance of the property.

### Internal Arrangement

The proposed application seeks to convert the Ground and First Floor H.M.O into two separate self-contained flats on either floor. The second floor flat will remain as existing.

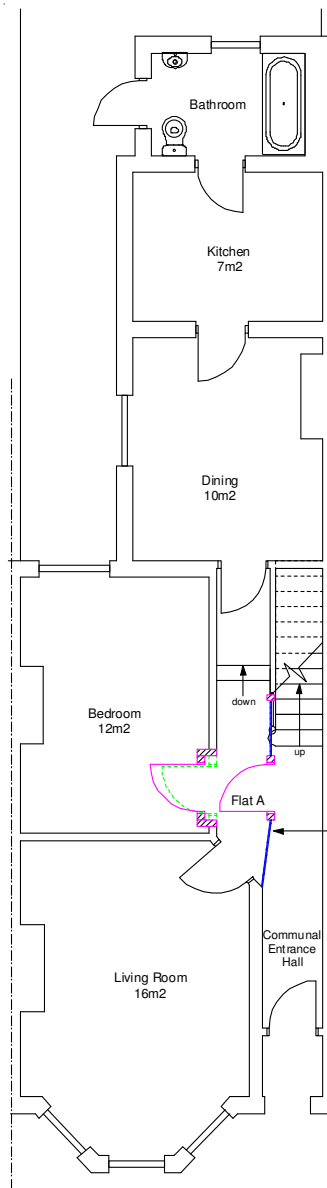
There are small partitions to demarcate and separate the two new flats from the communal hallway, but the general arrangement otherwise remains much the same. The slight relocation of the bathroom on the first floor will have no repercussions to the exterior plumbing or sewage of the property, other than the relocation internally of some plumbing pipe work.

The proposed new flats on both the Ground and First floors comply with the current GLA standards, namely;

Ground Floor flat: One Bedroom – 57m<sup>2</sup>

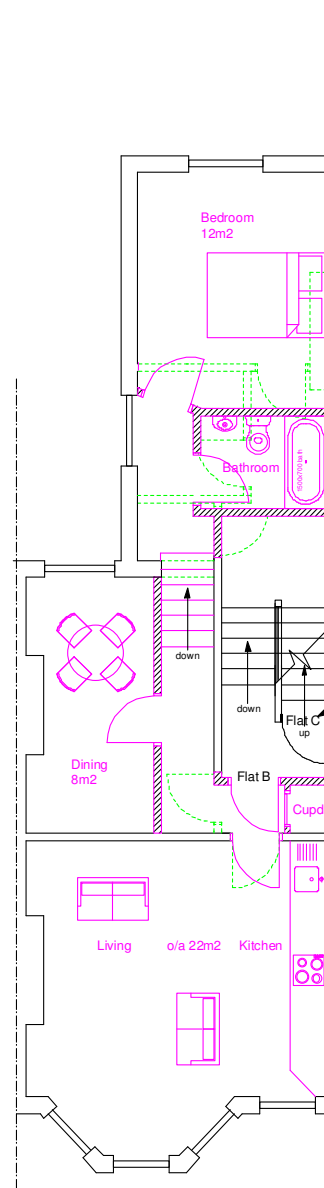
First Floor flat: One Bedroom – 54m<sup>2</sup>

Second Floor flat: One Bedroom – 60m<sup>2</sup> (*as existing and no changes proposed*).

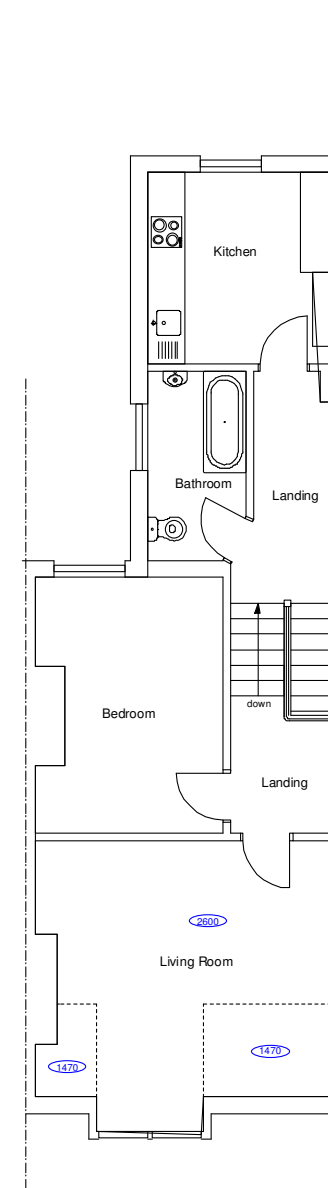


Ground Floor  
1 bedroom 2 person flat, 57m2

new fire rated glazed screen and door installed in hall to self contain existing ground floor accommodation



First Floor  
1 bedroom 2 person flat, 54m2



Second Floor (No Change)  
1 bedroom 2 person flat, 60m2

Proposed Floor Plans

## **Bin Storage**

The existing external bin storage is on the front patio area, behind the garden wall. There will be no change to this arrangement.

## **Access**

The access to the property will remain the same as at present, although due to the segregation of Ground and First floors, now only occupants on the Ground floor will have access to the rear garden.

A new fire rated glass screen and door will be fitted to separate the ground floor and upper floor accommodation. Similarly, a studwork partition and door will be fitted on First floor level to separate the First floor accommodation from the communal hallway, and combined, provides a fire protected entrance hall and stairwell up through the property.