

Design and Access Statement

Planning Application for internal alterations for the purpose of changing an existing semi-detached property from 2 self-contained flats (C3) to 1 single family dwelling house (C3)

Site Address: 40 Crediton Hill
London, NW6 1HR

15th April, 2013

Introduction:

40 Crediton Hill is an Edwardian semi-detached house on the East side of Crediton Hill, a residential street that runs alongside the Cumberland Lawn and Tennis Club in West Hampstead.

The property has been owned under a single title (Freehold) probably since the property was built and has undergone a conversion into 2 self-contained flats back in the 1980's. Ownership has remained unchanged but is currently being sold.

This property shares the same general floor plan as neighbouring houses on the road and the majority of these houses have either remained as single family dwelling houses or as is the case with number 36 Crediton Hill, 2 houses away, has recently been converted back from 2 self-contained flats.

Please see Planning Application: 2009/0236 Granted

40 Crediton Hill has one main entrance door on the exterior and as such retains the design features of the original house. No alterations are proposed to the exterior of the property and as such no changes to the original character and appearance of the property is proposed.

This current planning application seeks only to re-instate the house to its original internal layout by removing a non-structural partition that divides the entry hall into 2 separate entries to the lower and upper flats. The 2 separate entrance doors on the interior of the ground floor will be removed. The main entrance door will remain

and will now serve as entry to a large entrance hall as it was originally.

No other alterations to the floor plan or internal layout are proposed and as such, none of which is outlined in this application is visible from the exterior.

In accordance with Camden's Core Strategy (Meeting Camden's Needs) DP2- Making Use of Camden's Capacity for Housing

f) resisting developments that would involve the net loss of **two or more** homes,

In addition, Section 2, sub-heading 2.23 states:

2.23 The majority of permissions granted for the loss of homes involved schemes to combine 2 or more homes into a single large dwelling. Within the affordable housing stock, these changes are justified by the severe problems of overcrowding and the high proportion of existing one-bed dwellings. However, there is no comparable mismatch across the borough's market sector, and typical layouts suggest that merger of existing market homes is largely geared to a demand for high value housing rather than the creation of additional bedrooms for large families. Therefore, schemes that would create a loss of more than one residential property will generally be resisted. **The Council does not seek to resist schemes combining dwellings that involve the loss of a single home.**

Therefore, this application's proposal to change the property from 2 self-contained flats into a 1 single family dwelling house (as it was originally) is in keeping with Camden's policy quoted above.