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DESIGN AND ACCESS STATEMENT FOR THE CONVERSION OF THE EXISTING PROPERTY INTO SELF CONTAINED FLATS AT 59, ROCHESTER ROAD, LONDON, NW1, 9JG.

The existing property is a four storey semi-detached building located in a residential street and close to Camden Road. The Ground floor was used until recently as a dental surgery, in fact the dental equipment is still in the treatment rooms and the Basement is a part self-contained flat accessible from the main stair with access to the rear garden. The first and Second floors were used as residential accommodation as single rooms lettings but now vacant. In fact the whole building is vacant.

There is a large two storey back addition which is used as offices and does not form part of this application as it is not owned by my clients. In addition there are three garages to the rear of the property which are not part of this application also as they are not owned by my client.

The existing building is in part fair-faced brickwork and part rendered and in reasonable condition with timber windows to the front and u-pvc windows to the rear of the property and with a pitched tiled roof.

The proposed scheme consists of converting the existing property into four self-contained flats with a two storey side extension to accommodate the new kitchens and bathrooms and also a two-storey rear extension. The proposed extensions will be constructed with materials which will match the existing building.

The proposed flats conversion will be as follow.

a)	Ground floor	:	one-bedroom self-contained flat.	:	54.00 sq. m.
b)	First floor	:	one-bedroom self-contained flat	:	56.00 sq. m.
c)	Second floor	:	one bedroom self-contained flat	:	57.00 sq. m.
d)	Basement	:	two bedroom self- contained flat	:	61.00 sq. m.

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