

159A KENTISH TOWN ROAD, LONDON, NW1 8PD

DESIGN AND ACCESS STATEMENT FOR CONVERSION OF THE UPPER PARTS FROM A SINGLE FLAT TO FORM 2 STUDIO FLATS

Location

The property is located on the west side of Kentish Town Road close to the Kelly Street junction.

Existing Building

The existing building is a mixed-use building with commercial use on the ground floor and basement (restaurant and ancillary areas) and residential use on the upper floors. Adjoining buildings are of similar use.

The building is not in a conservation area and is not listed.

Proposals and Design

The proposal is to convert the upper floors from the single 2 bedroom flat to form 2 no self contained studio flats. The ground floor will remain unchanged.

The works will not involve external alterations.

Impact on surroundings

The actual use of the building as residential on the upper floors and commercial on the lower floors will have little if any impact, given these uses are as existing.

Parking and transport

There is no possibility of parking for the development. The property appears to lie in or be close to area designated as car free.

Public transport both buses and the train are available in the immediate vicinity.

Cycle parking is only useful if sited at ground floor level and in this instance it cannot be provided without it taking a substantial part of the shop frontage.

Refuse collection

Refuse collection is at the front of the property and this is the only possible location. There is no space for a bin store without seriously affecting the retail unit(similar to the cycle parking). The situation is no different from as existing where refuse has to be collected from the front pavement on the collection day.

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Amenity space

There is no amenity space for the flats. Rochester Terrace Gardens is the nearest green space and this is only 4-5 minutes away. The large open spaces of Regents Park are a short distance away as are walks along the canal.

Environment

The building front elevations generally east and will therefore receive good daylight and sunlight for a proportion of the day.

The retention of the elevations and re-use of a building represents a good use of existing resources.

Sound insulation will be provided to current Building Regulations, as will thermal insulation levels.

Security

The access to the building is at ground floor level facing the street. Ansaphone and remote locking will operate the main entrance.

Disabled access

The accommodation to be provided is not suitable for disabled access. The use of the existing stair flights and the turns on the stairs also means that provision of a stair lift is difficult.

Peter Stirzaker – December 2012

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