

80 Kingsgate Road, London, NW6 4LA

## Design and access statement

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### The site:

Refer to appendix A for photographs of the site.

The proposal is for the conversion of a 2 bedroom maisonette into two 1 one bed flats. The maisonette is above a ground floor garden flat. The flat and maisonette are in a converted Victorian terraced house in Kingsgate Road (NW6), which is owned by the applicant.

The property is part of a terrace of 9 buildings. The ground floors were originally all shop units but most have been converted to residential, with flats above. The shop unit in 80 Kingsgate Road was converted to a flat in 2004 (planning application 2004/2922/P granted on 29 July 2004). 81 Kingsgate Road received planning consent for conversion in 2009 (planning application 2009/3438/P granted on 1 September 2009). Another recent development is the conversion of the ground and first floor of 83 Kingsgate Road into 6 self-contained studio flats (planning application 2004/3555/P granted on 23 February 2005).

A number of ground floor units remain non-residential, housing a variety of uses. The shop fronts (residential and non-residential) are all different, and painted in different light colours. On top of this colourful ground floor sits a two storey brick façade with timber sash windows, some of which have been replaced with modern frames. The ornamentation on the façade is modest. The terrace on the opposite side of the street is the same.

At the rear, two storey back extensions protrude from the three storey main body of the terrace. The rear façade is made of brick with timber sash windows. The arrangement of windows is informal, their size and placement being dictated by the rooms they serve.

### Surrounding area:

Refer to appendix B for photographs of the surroundings.

Kingsgate Road is in a residential area of predominantly 3 to 4 storey brick buildings ranging from Victorian terraces to 1970s apartment blocks. Kingsgate Road is not in a Conservation Area and the building is not Listed.

## **The proposal:**

The development will replace one 2 bed maisonette with two 1 bed 1 person flats. The volume of the building will not be enlarged. The flats will have the following areas:

First floor flat: 37.5 sqm

Second floor flat: 46.2 sqm

The flats will be on the market as rented accommodation.

In order to provide the second floor flat with outdoor space a small balcony will be added to the rear façade. The first floor flat will enjoy the use of the existing roof terrace. The ground floor flat retains the use of the rear garden.

Some minor changes to the rear elevation are proposed to give access to the various private outdoor spaces. Two windows will be replaced with powder coated aluminium doorframes. The balcony will be made of a galvanised steel base with painted fine metalwork balustrading.

## **Policy assessment:**

Camden's Development Policy statement notes to seek to '*minimise the loss of housing in the borough*' (Development Policy DP2), by:

*'protecting residential uses from development that would involve a net loss of residential floorspace.'* (Development Policy DP2 point d). The development converts 1 2bed flat into 2 1bed flats without loss of residential floor space.

*'protecting permanent housing from conversion to short-stay accommodation intended for occupation for periods of less than 90 days'* (Development Policy DP2 point e). The current flats have been let on long term contracts. After the conversion the applicant intends to let the flats on contracts of at least 1 year.

*'resisting developments that would involve the net loss of two or more homes'* (Development Policy DP2 point f). The development involves the gain of one flat.

**Access:**

The three flats share a common entrance. The current stairs leading to the first floor landing will be retained. This landing gives access to both the first and the second floor flat.

After entering the front door of the second floor flat, a new private staircase leads up to the bathroom at half landing level, and then to the habitable rooms at the top level. The balcony is entered from the bedroom.

The bathroom of the first floor flat is three steps down from the habitable rooms. These steps also give access to the private terrace.

Due to the nature of the existing Victorian building it would be virtually impossible to implement all the Lifetime Homes standards. Although the proposed room sizes are generous for 1 bed flats and would allow a person in a wheelchair to move around the rooms, the size and shape of the existing Victorian stairs and hallways will make wheelchair access into the flats very difficult. Extensive rebuilding of this Victorian property to make it Lifetime Homes compliant would be unpractical, unreasonable and unaffordable. Wherever possible new elements have been designed in accordance with the Lifetime Homes standards (refer to the Lifetime Homes checklist appendix. C).

**Transport and parking:**

The two flats currently in the property have the right to 1 resident's street parking permit each. The expectation is that the additional flat will obtain the right to have its own parking permit. As the area has good access to public transport, it is expected that car ownership will be less than 1 per flat. This is true for the current situation.

**Sustainability:**

Upgrades to the U-value and air tightness of the building envelope will be implemented as required by Building Regulations.

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## Design and access statement Appendix A

Photographs of the street side

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80 Kingsgate Road  
street elevation



80 Kingsgate Road 'shop front'



Kingsgate Road street elevation



Kingsgate Road  
(junction with Cascony Avenue)



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## Design and access statement Appendix A

Photographs of the rear

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Rear elevation



Garden door



Rear elevation



First floor roof terrace

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## Design and access statement Appendix B

Photographs of the surroundings

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Gascony Avenue looking East



Gascony Avenue looking West



Messina Avenue looking East



Messina Avenue looking West



Kingsgate Road North of Messina Avenue



Kingsgate Road South of Gascony Avenue