

# DESIGN AND ACCESS STATEMENT

---

**Conversion of Dance Studio to a Two-Bedroom  
Residential Flat  
At  
45, Holmes Road, London  
NW5 3AN**

---

**Architects:  
MICHAEL HAPESHIS  
INTERARCHITECT.ORG**



**[www.interarchitect.org](http://www.interarchitect.org)  
[interarchitect@virginmedia.com](mailto:interarchitect@virginmedia.com)  
T 020 8440 1560 F 020 8351 0026**

---

**MARCH 2012**



**DESIGN AND ACCESS STATEMENT  
APPLICATION FOR FULL PLANNING PERMISSION  
CONVERSION OF GROUND FLOOR STUDIO TO A TWO BEDROOM  
FLAT AT 45 HOLMES ROAD, LONDON NW5 3AN**

Postal Address  
39, Forestdale  
Southgate  
LONDON  
N14 7DY

**1.00 - INTRODUCTION**

This Design and Access Statement is prepared to assist in the planning process in respect of the proposed conversion of an existing dance studio to a two-bedroom apartment at 45 Holmes Road, Kentish Town, London NW5 3AN. The existing dance studio has not been financially viable for several years and so the owners consider that this would be an appropriate development to bring the property back into use. The new flat will benefit from independent access, separate parking space and cycle parking space. See location plan in Appendix A. See Photographs in Appendix B.

**2.00 - EXISTING USE**

The existing use is a redundant dance studio which has been in decline for several years now to the point that it has now become a complete financial liability to the owners who were also the operators.

Telephones  
++44 20 8440 1560  
++44 7866 427119

Facsimile  
++44 20 8351 0026

**3.00 - PROPOSED DEVELOPMENT - LAYOUT AND USE**

The proposed conversion will yield a very large two bedroom flat. It has generous living room and bedroom spaces and also kitchen and bathroom facilities. It will have its own car parking space and in addition, it will also utilize the existing cycle stands which are now redundant.

Email  
interarchitect@virginmedia.com  
VAT No: 873 0933 12

**4.00 - SCALE OF THE DEVELOPMENT**

The scale of the development respects the existing urban fabric since there are no external changes to the property whatsoever. The proposed new two-bedroom flat created has an area of 120 sq.m. which is substantially above the areas required by the London Plan Standards.

**5.00 - EXTERNAL APPEARANCE**

The external appearance remains unaltered.

**7.00 - ACCESS**

**ACCESS TO THE NEW FLAT**

Access to the newly created flat will be via the existing main door.

**PARKING**

There will be dedicated parking for the new residential unit.

**FIRE ESCAPE**

Escape in case of fire is via the main door. The proposed development fully complies with the Part B of the current Building regulations.

**8.00 - APPRAISAL**

**PHYSICAL, SOCIAL AND ECONOMIC CONTEXT**

The proposed development will have no adverse effect on the environment and has been designed to be in keeping with the existing urban character and with the other houses in the area.

**CONSULTATIONS**

None

Architecture - Planning - Design

Michael P. Hapeshis  
BA(Hons), DipArch(Hons), RIBA  
Chartered Architect







## 9.00 – LIFETIME HOMES REQUIREMENTS AND STANDARDS

The Proposed development has been designed to consider the guidance set out in the following documents:

1. LIFETIME HOME STANDARDS as published by The Joseph Rowntree Foundation 1999.
2. MEETING PART M AND LIFETIME HOMES, published by The Joseph Rowntree Foundation 1999.

## 10.00 – LIFETIME HOMES STATEMENT

This section considers the Lifetime Home Standards and explains how these standards have been incorporated into the proposed development. Where practical, every effort has been made to ensure that all flats within the development were designed in accordance with the Lifetime Homes guidelines. For the sake of clarity the following checklist has been completed for the New-build aspect of the development.

The following issues regarding Lifetime Homes have been considered:

ITEM	DESIGN APPROACH
Level/gently sloping entrance	<i>Incorporated – the site is accessed via a level threshold and all flats proposed have a level threshold to corridors and landings.</i>
Covered front door with Outside light	<i>Incorporated and will be included in the detailed design</i>
Easy to reach switches and Sockets etc.	<i>To be incorporated in the detailed design.</i>
Wider doorways	<i>Incorporated and will be included in the detailed design.</i>
Open space in downstairs Rooms	<i>As required or not applicable.</i>
Accessible bathroom fittings	<i>To be incorporated.</i>
Car parking space close to entrance	<i>As required</i>
Low level easy to open Windows	<i>To remain as existing.</i>
Strong walls to bathroom And toilet for grab rails	<i>To be incorporated at the detailed design stage.</i>
Extra wide parking spaces	<i>As required</i>
Removable wall panel for Bathrooms	<i>To be incorporated in the detailed design stage.</i>

## 10.00 - EVALUATION OF THE SCHEME

When preparing the drawings and in consultation with the Clients, it was felt that the proposals should be acceptable to the Local Authority and should NOT have a negative impact on the environment and the amenities of adjoining owners and nearby neighbours. In addition, it was felt that it was important to maintain and build on the existing urban fabric and scale. There is no loss of light to any of the neighbouring properties and no disturbance is caused to the area as a whole. It is a development that will increase residential units within

### Postal Address

39, Forestdale  
Southgate  
LONDON  
N14 7DY

### Telephones

++44 20 8440 1560  
++44 7866 427119

### Facsimile

++44 20 8351 0026

### Email

interarchitect@virginmedia.com  
VAT No: 873 0933 12

Architecture - Planning - Design

Michael P. Hapeshis  
BA(Hons), DipArch(Hons), RIBA  
Chartered Architect



Camden (Kentish Town) and will provide new housing opportunities to young professionals and young couples at lower cost.

With this in mind, we hope that the proposals will be acceptable and that Planning permission will be granted.

**Michael Hapeshis – Chartered Architect**

INTERARCHITECT.ORG

39 Forestdale

Southgate

London N14 7DY

**INTERARCHITECT.ORG**



**Postal Address**

39, Forestdale  
Southgate  
LONDON  
N14 7DY

**Telephones**

++44 20 8440 1560

++44 7866 427119

**Facsimile**

++44 20 8351 0026

**Email**

interarchitect@virginmedia.com

VAT No: 873 0933 12

Architecture - Planning - Design

**Michael P. Hapeshis**

BA(Hons), DipArch(Hons), RIBA

Chartered Architect



Architects Registration Board



# APPENDIX A

# APPENDIX B





