

**Change of Use & Loft Extension to Create Residential Units to no.s 37 & 39 King's Terrace, London NW1 0JR.**

King's Terrace is predominately a residential street. It has a cobbled street and is flanked by very narrow footpaths. The previous use of no.s 37 & 39 Kings Terrace was a B1 – office & workshop and was auctioned in March 2009 by the London Borough of Camden, as empty properties.

Under UDP policy E2 - Retention of existing business uses; the properties have been marketed for more than a year now without success. Please see attached estate agents' letters as proof of marketing. The existing relationship of no.s 37/39 and the neighbouring properties is that they are predominately residential and thus the policy states the council to take this into its consideration.

The proposal is for a change of use to a C3 – self-contained flats, consisting of the following alterations & extension:-

- a. A ground floor rear courtyard as per our previous project at no. 26, to create a three bedroom self-contained flat.
- b. 2 no. new windows to the ground floor rear of no. 39.
- c. Removal of a rear window and a new larger window at the 1st floor rear of no. 37, new glass balustrade and double glazed doors to the façade of no. 39, to create a two bedroom self-contained flat.
- d. A new mansard roof to no. 39 to be similar in design to no. 37, to create a one bedroom self-contained flat.
- e. Create new cycle sheds and meter cupboards to the façade.
- f. Removal of doors, windows and roller shutters.
- g. New timber doors & windows to the ground floor façade to be similar to no. 26.

The ground floor flat to have its own entrance which will be as per the existing level from the footpath, which is one step up and directly off the footpath. This step prevents a disabled persons' wheelchair access ramp.

An entrance door directly from the footpath to the staircase, will be the access to the 1st and 2nd floor flats.

The design of the flats' is to make them as light and spaciars as possible.

We have prepared a Lifetime Homes Policy statement for this development dated 7.04.10.

Under UDP policies B1 - General design principles, B3 - Alterations and extensions and B7 - Conservation areas; the proposal takes into consideration the design of neighbouring buildings, the provision of visually interesting frontages at street level and improves the attractiveness of the street without harming its appearance. There are existing mansard roofs to no.s 37 & 41. The proposed mansard roof to no. 39 will be similar in design to no. 37. The ground floor façade treatment will be similar to no. 26, as there are no precedent facades along the street, due to the varying contemporary to Victorian types.

Under UDP policy T3 - Pedestrians and cycling: the proposal has 3 no. lockable cycle sheds in accordance to the Council's Parking Standards.

The access along Kings Terrace is established with its very narrow footpaths and no car parking facilities.

Under UDP policy H1 - New housing and H8 - Mix of units: the proposed ground floor 3 bedroom flat, first floor 2 bedroom flat & the second floor one bedroom flat, meet these policies in design, room sizes, mix of units and out door amenity space.

Under UDP policies T1 - Sustainable transport, T8 - Car free housing and car capped housing, T9 - Impact of parking and T12 - Works affecting highways; these policies can be dealt with under a Section 106 Legal Agreement.

The proposal comprises of the following material finishes:-

1. The new brickwork to be in Yellow London Stocks.
2. The mansard roofs' finish to be in grey slates.
3. The flat roof to be finished in grey Evalon-V single ply polymeric membrane.
4. New windows & balcony doors in timber double glazed painted white.
5. Clear glazed balustrades to balcony doors.
6. Lower section of the façade double glazed windows to be sand blasted and the upper windows in clear glazing.
7. New pipework and gutters at the rear elevation to be in black Upvc.