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London Borough of Camden
Planning Department
Development Control
Camden Town Hall
Argyle Street
London WC1H 8ND

Re: Planning Permission for internal alteration to combine existing Studio Flats into larger flats PLUS installation of external Gas Meter Boxes & replacing existing windows & also installing new gas boilers to designated flats.
Project: HD-314 “3 – Arlington Road - London NW1 7ER”

Date: 15/03/2010

Dear Sirs:

The above premises is a terraced residential building which consist of a two-bedroom flat at ground floor and 4-number of self contained Studio flats at first & second floors plus a one-bedroom flat at top floor level.

The site is a Grade-2 listed building & therefore the proposed changes are only for internal works without any implications to external elevations or not requiring any internal structural alterations.

These proposed works are in relations to the requirements by the Camden Council for the changes to the premises under request by the RPT and therefore the changes under the proposed works are in keeping with Camden Council Design guidelines. Please see attached 3 copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,

R. Lakani
Director

Project: HD-314 "3 – Arlington Road - London NW1 7ER"

DESIGN ACCESS STATEMENT:

AMOUNT:

The existing internal areas of the premises as follows:

Ground Floor Flat: (2-bedroom self contained flat): FLAT-A: 73m²

First Floor: STUDIO flats: FLAT-1: 24m² FLAT-2: 25m²

Second Floor: STUDIO flats: FLAT-3: 20m² & Flat-4: 18m²

Third Floor: one-bedroom flat-5: 33m²

The proposed internal areas of the premises as follows:

Ground Floor Flat: (2-bedroom self contained flat): FLAT-1: 73m² (UNCHANGED)

First Floor: one-bedroom flat: #2: 49m²

Second Floor: One-bedroom FLAT#3: 36m²

Third Floor: one-bedroom flat-4: 33m² (UNCHANGED)

The Proposed scheme is to carry internal alteration & changes to combine the studios into one-bedroom self contained flats. The sizes are in compliance with Camden Planning Policy H3. The proposal relates to the first & second floor of this terraced building. Since approx-1992 this has been arranged and used as 4-self contained affordable / low cost housing units.

The proposed scheme incorporates to evict the tenants of these 4-units and combine the 2-units on each floor into a large luxury flat that is more suitable for sale to owner occupiers. It is intended to use this as precedent for similar situations.

This would be similar to the scheme at BLOCK-7, Holly Lodge Mansions, where London Borough of Camden approved the conversion of 28 non-self contained bed-sitting rooms into 16 number of one-bedroom flats. Several of these units are now owner occupied.

LAYOUT: The proposed scheme of internal changes and altering the internal areas at floors to 2nd & 3rd floor levels are to make the necessary works to meet the minimum floor areas under Camden Policies.

SCALE: The Length, Height, and the Width of the building will not be altered by the proposed scheme, since the new proposal will not include extension that will influence the height, width or length of the house in relation to adjoining properties. The existing & proposed Height of the building from front elevation facing the main road is 11m from ground floor and the width is 6.9m which will be retained.

LANDSCAPING: The current premises do not have any landscaping and the revised scheme is not effecting the landscaping at the existing premises flats (C3-usage)

APPEARANCE: The external appearance of the building will not be altered at the front elevations or the rear elevations and any alterations to window are in compliance to existing conditions

USE: The accesses to the premise are not going to be changed from existing and in keeping with neighbouring premises and conservation areas design parameter.

ACCESS: The building to be fitted with energy efficient electrical lights and new gas boilers to designated flats. Installing new gas meter boxes to front walls (by the side). All the existing windows to be replaced to match existing in order to maintain the external feature of the property at all elevations, yet it is intended to introduce inner glazing to all windows from inside the property in order to improve the thermal capacity of the window (Min U-Value to be 1.8 for windows). The doors to be fire checked and all communal areas to have smoke detectors that are connected to independent circuits. The existing structure to be improved in approval by Building Control, in order to enhance the life time of the building and also to retain a stable structure.