

Design and Access Statement - 35A Islip Street, Kentish Town, London NW5 2DJ/1702

Number 35 Islip Street, Kentish Town is a late Victorian three storey property which at some time in the past has been subdivided into two flats. The ground floor was originally a one bedroom flat with direct access to the rear garden and the top two floors have been converted into a Maisonette. It is not known how many bedrooms there are in the maisonette but the size of the property would suggest a living room and kitchen on the first floor and two bedrooms and a bathroom on the top floor. The top floor maisonette does not have access to the rear garden

The front garden is well maintained and a special bin store has been created for two bin spaces and an area for recycling bins. No alterations are proposed to the front garden.

To the rear of the garden there is a substantial timber extension housing further accommodation. This extension has been divided into two rooms one of which contains a toilet and basin and the other room fitted with a kitchen sink and a stand alone oven and hob. The extension has permanent water supply, gas service and is connected to main drainage. The room also has gas fire heating. It is not known when this was constructed but it is evident it has been there for a considerable period of time. The owner of the lease of the first floor maisonette has confirmed in writing that the structure has been there for at least 20 years.

The extension is directly connected to the services of the main property and the means of access does not suggest that it was a separate residential unit. There is no evidence to suggest that this extension was ever used as a self contained residential unit. The space is considered to be an extra room ancillary to the ground floor flat and the proposed extension does not therefore result in a loss of a self contained dwelling.

The freehold of the property has recently been purchased by the owners of the two flats in the building and the owner of the first floor maisonette has written a letter to confirm that the structure to the rear of flat A on the ground floor has been in place in excess of twenty years. A copy of this letter has been enclosed. The extension is contiguous to the main building and the accommodation is ancillary to that provided in the ground floor flat. The fact that this extension has been there for over 20 years and thus is a lawful development.

As well as this extension to the rear there are several substantial sheds in the area beside the rear addition and a substantial roof has been constructed over the door to the rear garden of the flat.

The flat is in fairly poor condition and in need of a substantial refurbishment project.

The proposals are to demolish the timber extension to the rear of the property and clear the area beside the rear addition including the removal of sheds and roof over rear door. Once this area has been cleared it is intended to construct a new single storey addition to the rear and side of the property as indicated on the drawings attached. This conversion will provide two bedrooms and good size kitchen and living room area with direct access to the garden. The volume of the building to be demolished is 50.112 cubic metres and conservation area consent has therefore not been included.

There will be no increase in the number of bedrooms in the flat as it currently already has two bedroom areas although both of these are currently rather sub standard. The conversion will therefore provide a good size two bedroom flat with direct access to the garden.

No alteration is proposed to the access and it is therefore not possible to make it suitable for wheelchair use but it is however suitable for the partially disabled should this prove necessary.

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