

DESIGN AND ACCESS STATEMENT

**PROJECT: CHANGE OF USE TO CHANGE TWO DWELLINGS TO ONE AT
26 & 26A ELLERDALE ROAD, HAMPSTEAD, LONDON NW3
6BB**

DOCUMENT NUMBER: 54 / DS / 02 – November '09

PAGE 1 OF 2

1. Site Location and context:

The application site is in Camden, located to the west side of Ellerdale Road and in close proximity to the town centre of Hampstead. The application site is designated in the conservation area. The topographical character of the rear of the site is arranged on varying levels, the highest being the garden at ground floor level, a decking area intermediate and the flat at basement or lower ground. The road traffic is low and with low traffic noise. Other local public transport links are within walking distance to Camden Underground Station. Existing buildings on Albert Street are of different ages ranging from post war developments on the opposite side the application site to older period buildings; the usage is of predominantly residential.

2. Description of Proposals:

Change of use from two dwellings to one.

The ground floor flat and first floor flat is to be changed to one dwelling; there are no changes to the external appearance.

The external entrance to the second floor flat will also remain unchanged, although there will be internal alterations.

3. Design concept:

Internal alterations for the new dwelling are proposed to provide larger family accommodation.

The same number of bedrooms-six is retained.

On the first floor, the existing kitchen & lounge have been omitted.

There is one extra reception room & additional bathrooms.

The new dwelling will be on three floors- Basement, Ground & First floors.

Internal alterations are proposed for the existing second floor flat for a new staircase. The existing entrance to the second floor flat is to be exclusively for that flat and there are no external alterations proposed to the entrance.

The new internal alterations provides a high quality modernised layout for contemporary living.

4. Amenity Space:

There is existing amenity space at the front and a large rear garden on the Ground floor.

DESIGN AND ACCESS STATEMENT

**PROJECT: CHANGE OF USE TO CHANGE TWO DELLINGS TO ONE AT
26 & 26A ELLERDALE ROAD, HAMPSTEAD, LONDON NW3
6BB**

DOCUMENT NUMBER: 54 / DS / 02 – November '09

PAGE 2 OF 2

5. Car parking:

There is 'on street' parking in Albert Street and the applicant has a residents parking permit.

6. Bicycle Store:

There is adequate space for several bicycles to be stored at the front of the building, adjacent to the front door entrance to the flat.

7. Refuse Store:

The refuse storage arrangements are unchanged.

ACCESS STATEMENT

The access into the new dwelling will be via the steps to the Ground Floor flat which remains unchanged.