

DESIGN AND ACCESS STATEMENT

FOR

**ERECTION OF MANSARD ROOF WITH SEPERATION OF UPPER FLOOR INTO
SELF CONTAINED 3X1 BED FLATS WITH SEPERATION OF REAR GROUND
LEVEL SHOP&FLAT ACCESS DOORS.**

AT

98 QUEEN'S CRESCENT KENTISH TOWN LONDON NW5

08.11.2009

1. INTRODUCTION

1.1 This is the first submission of Full Planning Application to London Borough of Camden

1.2 The application proposes the conversion of an existing 88m² first and second floor residential use with erection of mansard roof into 3No. separate residential units comprising the following:

1.3 Flat 1: 1-bedroom unit to first floor with 37.20sqm internal floor area

1.4 Flat 2: 1-bedroom unit to first floor with 37.20sqm internal floor area

1.5 Flat 3: 1-bedroom unit to first floor with 33.30sqm internal floor area

1.5 All areas comply with Camden Supplementary Planning Guidance Note

1.6 The property is not Listed .

2. DESIGN

2.1 USE

2.1.1 The use is to remain residential.

2.2 AMOUNT OF DEVELOPMENT

2.2.1 The proposals will not affect the massing, scale or height of the existing unit

2.2.2 New mansard roof to be built on top

2.3 LAYOUT

2.3.1 The internal layouts comply with Camden Council Guidance Note

2.4 SCALE

2.4.1 The proposals will create new mansard roof on top of the building.

2.5 LANDSCAPING

2.5.1 No changes proposed.

2.5.2

2.6 APPEARANCE

2.6.1 The appearance of the front of the property is to be changed with new mansard roof proposal.

2.6.1 The rear of the property will be changed new mansard roof proposal.

3. ACCESS

3.1 VEHICULAR AND TRANSPORT LINKS

3.1.1 The property is situated within main road with good public bus and underground transport links

3.1.2 There is no parking available on the site.

3.2 INCLUSIVE ACCESS

3.2.1 The only entrance to the flats above will be at the rear of building on Weddington Road

3.2.1 No provisions of disabled facilities are proposed.

4. GENERAL

4.1 Sound insulation will be required between all separating walls and floors between units and common parts in accordance with the Building Regulations .

4.2 With respect to the above the internal use layout of the units has been stacked as far as practical to enhance the statutory requirements of the Building Regulations.

4.3 We would argue that detailed proposals for acoustic protection measures need not be submitted with this application but could be dealt with under condition given that the statutory compliance is dealt with under the Building Regulations.

4.4