

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION

FOR

317-319 KENTISH TOWN ROAD, LONDON, NW5 2TJ

File No. 6791.a

Section 1.00 – Instruction

- 1.1 This design and access statement accompanies an application for two self-contained flats, each with two bedrooms at 317-319 Kentish Town Road, London, NW5 2TJ. This design and access statement has been written to meet the requirements of article 4c of the Town and Country Planning (general development procedure) Order 1995 (as amended).
- 1.2.1 The proposal incorporates a change in use and alterations to an existing commercial building and all residential areas will be located on the first and second floors. It is likely the building once had a residential use prior to becoming office space due to the design and layout of the property.

Some aspects such as social and economic context are of limited applicability as it is not possible to meet all requirements for disabled access to these levels.

Section 2.00 - Design Principals and Concepts

- 2.1 The proposed development will cover the same gross external floor area as the existing office space totalling approximately 162sq.m. This will consist of a two bedroom flat on the second floor with a gross internal floor area of 58sq.m and 1 two bedroom flat on the first floor with a gross internal floor area of 59sq.m. The existing footprint of the building will remain the same.
- 2.2.1 Originally it was proposed to create two small bedsit dwellings on the first floor. However neither of these would have met the Councils requirements for floor areas. The next option consider after meeting with the Council's Duty Planner was to provide a one bedroom flat and bedsit on the first floor. This design was submitted in our original application (2009/2167/P). The design did not meet all of Camden's requirements for room sizes but minimised the length of corridors and maximised space. However, we were advised to withdraw this application, as it did not meet the council's requirements for room sizes and our mitigation for not doing so were rejected.

We were advised that the first floor was only suitable for a single unit due to its floor space and have now amended the design so that it incorporates two large single bedrooms. The key drawback of this design is that there are

additional corridors to link the various parts of the building together. In addition to this there are also several changes in level. To mitigate this we have incorporated changes in level to corridors away from doorways and located key rooms in the best possible positions. In the case of the bathroom we have made use of the change in level to provide a split-level bathroom maximising the space within the flat.

With the second floor we have provided a two-person unit with two single bedrooms. The changes in level are restricted only to the staircase area so they have little impact on the living space. In our original application we positioned both bedrooms to the rear of the property. However, it was pointed out that neither bedroom met the minimum size of 11sq.m for a first bedroom so we have since revised the design so that one of the larger, front rooms is the bedroom.

2.2.2 The property was previously used as an office by a firm of solicitors and is currently vacant and in fair condition. The commercial letting and sales team at Salter Rex that this unit has been actively marketing the office for renting purposes for at least four years with little or no interest. **I have enclosed some sales information** dating back to approximately 2005 and 2006 to illustrate this.

2.2.3 We were made aware during pre-planning consultations with the planning department that the council would prefer to retain office space such as this. However we were also advised that if we could demonstrate that the space was:-

A) Not suitable for commercial use

B) Has not been occupied for a length of time and was proving difficult to find a tenant for then an application would be considered.

The building itself is generally not suitable for office space due to the changes in level and lack of a lift. We would again like to point out that it is likely to have originally been residential. The proposed development would be a benefit to neighbouring properties, as it would ensure that the building is again occupied. It would also benefit the community by providing two additional affordable units within the area.

2.4 The flats will make use of an existing entrance that is on a side lane just off Kentish Town Road known as York Mews. This entrance will provide access to all flats within the block and also access to a bin store, located on the ground floor. The bin store will allow for storage of normal household refuse and recycling. The entrance is level with the pavement but unfortunately the design constraints of the existing building have meant that it is not possible to provide disabled access to any of these flats.

2.5 The external façade and side and rear elevations of the property will remain unchanged. Where windows require replacement, windows will be sourced which match the existing style for the front elevation. To the rear where window replacement is needed these will be with white double glazed uPVC units if this is acceptable. As such no elevational drawings have been enclosed. However photos have been enclosed for your benefit.

Section 3.00 – Access

3.1 Access to the transport network.

- 3.1.1. The site is located within a built up area of Kentish Town on Kentish Town Road which is well located for pedestrian access to facilities such as convenience stores, local schools, public open space and a doctors surgeries.

In all cases there is no steep incline and where there are major roads to cross there are pelican crossings giving good access to all in the community.

- 3.1.2 Public transport is well provided for in the locality. There are bus stops close to the front of the property. Kentish Town Underground and Over Ground Station is also located within close proximity (approximately 50m). The public transport service gives access to employment and shopping facilities as well as evening entertainment.
- 3.1.3 The location of the site is sustainable and has good provision for means of transport other than the car.
- 3.1.4 As this application is for a change of use and alterations to an existing building reference to wider consultation in the regulations is not applicable.

Section 4.00 - Sustainability

- 4.1.1. As this is an existing building we are limited to the alterations that can be made in order to improve the sustainability of the building and reduce its carbon footprint. However where changes can be made consideration will be taken into selecting materials and the construction methods which are more sustainable.
- 4.1.2. Heat loss will be controlled to the property by using suitable fixtures. Where windows are being replaced double glazed units will be incorporated with draught seals and where existing windows are to be retained these will be overhauled to ensure they are adequately sealed.
- 4.1.3. Where possible the roof space will be insulated during the course of works as will floor voids and ceiling voids. All new partitions will be insulated against both sound and heat transfer to meet current regulations.