



DESIGN & ACCESS STATEMENT

Alteration of existing property
to form 2 No. Self-Contained flats

at

33 Mornington Terrace
Camden
London NW1 7RT



RICS

20, North Street
Sudbury
Suffolk CO10 1RB

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20 OCT 2009

1. **INTRODUCTION**

- 1.1 This statement is to accompany an application for Planning Permission and Listed Building Consent for the alteration to form 2 No. self-contained flats at 33 Mornington Terrace, Camden.
- 1.2 The property is Listed Grade 2 as being of architectural or historical interest.
- 1.3 In advance of submitting the Listed Building application, formal discussions and a site meeting have been held with the Council's Conservation Officer.
- 1.4 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.5 This statement is written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended), together with Section 3 of DCLG Circular 01/06.
- 1.6 In accordance with the provisions of Paragraph 105 of Circular 01/06, this statement is a combined statement for both the applications for Planning Permission and Listed Building Consent.

2. **REASON FOR THE APPLICATIONS**

- 2.1 The building is owned by Camden Council and for many years been has been occupied by Council Tenants, being subdivided into a self contained two storey apartment on the second and third floors with 2no bedsits at ground and first floor level. Which have their own kitchens but share a communal bathroom. The Basement flat is uninhabitable and has been so for some years.
- 2.2 The proposed applications seek permission to rationalise the interior layout to provide 2 self contained flats, one occupying Basement and Ground Floor and the other the remaining upper floors. Each unit will have its own private access.
- 2.3 On completion the property is to remain in Council Ownership for occupation by Council Tenants thereby meeting Local housing needs.

3. **THE PROPOSAL**

Site and Location Details

- 3.1 The property is part of a symmetrical terrace of residential properties fronting the highway. It forms one of the central projecting properties.

- 3.2 It is in a predominately residential area, with mainline railway in a cutting on the opposite side of the highway.
- 3.3 The application property has been subject to unsympathetic alterations in the early and late 20th Century.
- 3.4 The rear garden is enclosed with no alternative pedestrian or vehicular access, other than through the property. There is also provision for on-street car parking.

Design and Development Objectives

- 3.5 The application rationalize the existing building internal layout to provide two separate and self contained dwelling units.
- 3.6 It is proposed to achieve this subdivision and conversion with the minimal alterations both internal and external.
- 3.7 The only external alteration is replacing a modern timber casement window to the rear elevation and provision of external access steps to the basement at the frontage.
- 3.8 Unsympathetic alterations, such as flush fire doors and a steel staircase will be removed and replaced by more traditional elements.
- 3.9 Internal alterations include reopening former sealed door openings, replacement of fire doors and removal of the staircase enclosure at second floor level. Some new partitioning is required in formation of bathrooms and separating the two units at ground floor level.
- 3.10 The arrangement for the new staircase is designed to comply with the current Building Regulations and will be located within the existing stairwell.
- 3.11 The basement kitchen area requires major repair as is has suffered considerable deterioration. The first floor over has new joists which require insulating and anew ceiling and wall plaster is failing. It is proposed to provide an insulated drylining.
- 3.12 There are no other works proposed to any part of the Listed Building or historic fabric than those details on the drawing.

4. PLANNING POLICY

- 4.1. The Camden Replacement Unitary Development Plan 2006 contains a number of well-defined policies dealing with provision of housing and

works to historic buildings. Planning Policy Guidance Note 15 is also relevant.

- 4.2 Policy H3 deals with the protection of existing housing, where reduction in the number of units is acceptable where the current provision is substandard.
- 4.3 Policy H6 deals with protection of houses in multiple occupation (HMO's). This proposal can be viewed as an exception to that policy as the current occupation is not wholly HMO and a substandard building is being improved to provide permanent housing in the Councils control.

5. THE DESIGN PROCESS

Use

- 5.1 The property is an existing dwelling house four-storey with semi-basement. Subdivided to comprise uninhabitable basement flat, two bedsits and ground and first floor and a self contained two bedroomed flat at second and third floor.
- 5.2 The proposal is to repair and alter the accommodation to form two self contained flats, one occupying basement and ground floor and the other the remaining upper floors.

Layout

- 5.3 The layout of the site and buildings is only affected by formation of a new external stepped access to the basement within the front garden area.

Scale

- 5.4 There are no extensions or exterior alterations, issues of scale are not affected.

Landscaping

- 5.5 Small shrubs and plants need to be removed from the front garden to allow construction of the new access steps.

Appearance

- 5.6 There are no extensions or exterior alterations, issues of appearance are not affected.

Context

- 5.7 This is an established residential building within a predominantly residential area and existing built-up frontage of terraced residential properties. As there are no new buildings or extensions proposed usage of context are not affected as a result of these applications.

Design

- 5.8 The design considerations were to ensure the property had as least change as possible reinstating the building to two separate self-contained flats.
- 5.9 The new rear window and entrance doors will be of painted timber and of traditional design.

Access

- 5.10 The site has no vehicular access so issues of access are unaffected as a result of these applications.
- 5.11 As this is a listed building with existing stepped access it is not possible to provide a level, wheelchair accessible, entrance as this would severely affect the appearance and special nature of the building. This would be contrary to the provisions of Listed Building Legislation and advice in Planning Policy Guidance Note (PPG)15.

Lifetime Homes Standards

- 5.12 The Government set out its intention regarding these in a document, "Lifetime Homes, Lifetime Neighbourhoods: Housing in an Ageing Society" published in February 2008.
- 5.13 The Lifetime Homes Standards (LTH) are 16 criterion to be incorporated in new house design covering disabled reduced mobility access to give older people greater range of choice in living accommodation.
- 5.14 The LTH standards are to be incorporated into new social funded housing from 2011 and all new housing from 2013.
- 5.15 The application of these standards in advance is on a voluntary basis.
- 5.16 As the standards are designed to apply to new housing that are not directly compatible with this project which is alteration to established housing in an existing building which is also a listed building.

- 5.17 However, principles contained in the standards are applied where possible in the proposal as follows:-

Standard Criteria	Resolution for this proposal
1 – Car Parking Width	No car parking available on site
2 – Access from car parking space	Resident only on-street parking. Close to dwelling in well lit street
3 – Approach Gradients	Listed building with stepped access. Insufficient site area to provide sloping or level access.
4 – Entrances	Will be illuminated but level access not possible due to existing building arrangement
5 – Communal stairs and lifts	No communal stairs
6 – Doorways and Hallways	Widths will conform to LTH standard criterion where possible
7 – Wheelchair accessibility	Wheelchair turning space is possible in all living rooms
8 – Living Room	The living Rooms for Unit 1 are at entrance level.
9 – Entrance level bedspace	In Unit 1 the Dining Room could be used as a convenient bedroom
10 – Entrance level WC and shower drainage	Limitations of the existing layout mean this cannot be met
11 – Bathroom and WC Walls	Walls are capable of taking adaption's e.g. handrails
12 – Stair lift/through floor lift	The existing building arrangement and listed status would preclude a through the floor lift. Stairlifts may be accommodated on the existing stairs
13 – Tracking Hoist Route	Potential for a tracking hoist exists in Bedrooms 1 and 2 of Unit 2 only
14 – Bathroom layout	Layouts are designed to achieve all or as close as possible
15 – Window specification	Window size and location existing
16 – Controls, fixtures and fittings	Service installations being renewed so this criterion can be complied with

6. **CONCLUSIONS**

The historic importance of this building is apparent in its status as a Grade 2 Listed Building.

The approach taken to the subdivision and internal alteration is considered sympathetic and in keeping with the history of the building.