

PLANNING SUPPORT STATEMENT:

DESIGN AND ACCESS STATEMENT:

PROPOSAL :

CONVERSION OF UPPER FLOORS INTO TWO, 1 BEDROOM FLATS AND 1, TWO BEDROOM FLAT.

SITE DESCRIPTION AND SURROUNDINGS:

The site lies on the northern side of Kilburn High Street. Kilburn High Street comprises commercial properties on the ground floor with residential properties on the upper floors. The application site comprises a commercial ground floor with three floors of residential above the shop. The upper residential floors comprise one large residential unit in its original form.

The application site forms part of a terrace of similar properties located between 102 and 126 Kilburn High Road. These are basically 4 storey buildings, of differing sizes but predominantly consist of commercial on the ground floor with residential above.

The site benefits from a small mews entrance which could provide a suitable place for refuse storage and recycling area.

The site lies within the Kilburn Shopping Centre..

DESIGN ISSUES:

In designing this scheme the following background documents have been taken into account.

1. Camden Supplementary Guidance.
2. Camden Unitary Development Plan (UDP) 2006
3. Recent decisions since the UDP adoption June 2006 (in particular planning ref: 2007/2297: 2007/3477: 2006/ 2674;3489:5354:)
4. PPS 3 Housing (Para 17,40,45)

CONVERSION:

It is proposed to convert the existing flat into two , one bedroom flats and one two bedroom flat: The existing flat is over three levels, it is considered flat on each level would be more useable and would also be find a wider demand. In design terms the lay-out has been configured to allow for only the minimum amount of alteration to the structure.

Camden Planning Guidance: 40 Residential Development Standards

The properties would be **self-contained, with** their own kitchens, bathrooms and toilets for the sole use of the occupants behind their own separate secure front door.

Eating and sleeping areas are separate. The kitchens and living rooms are in large rooms ranging from 20-26m² allowing for clearly separate living and dining areas with these large rooms.

Section 40.10 encourages **stacking** in this case the flats have been carefully stacked with the living areas above living areas and bedrooms above bedrooms. In addition sound proofing will be carried in accordance with building regulations.

In relation to **storage** flat 2 (2nd floor) which is the smallest flat has been provided with a large store .Flat 3(top floor) could use the small loft area as storage. Flat 1(1st floor) has a small storage area between the staircase and the bathroom. Externally there is a small mews area for refuse facilities.

In relation to **flat sizes**:

The 1st floor flat would have a floor area of 65m² in excess of the minimum requirement for a 3 person flat listed as 61m² in the guidance.

The top floor flat would have a floor area of 50m² in excess of the 48m² required for a two person flat.

The 2nd floor flat would have a total area of 45m² however this includes a separate storage area of 8m² this would mean the floor area of the flat would be 38m² without the storage area below 48m² required for a two bedroom flat but above the 32m² required for a 1 person flat.

All rooms (apart from one bathroom on the second floor) would have windows and adequate ventilation, the flats would be of good design and quality and provide a good

standard of accommodation.

Policy H8

Encourages an appropriate mix of flats in this case, the mix of flats would be as follows:

First Floor Flat:	65m ²	3 person
Second Floor Flat:	45m ²	1 or 2 person
Top floor Flat:	50m ²	2 person

It is considered the proposals provides a suitable mix for this building. There is no amenity space with the flats and a larger family unit would not convert easily. The Town centre location above commercial properties with no access to amenity space is not ideal for family accommodation. The access stairs are steep and not particularly suitably for families.

PPS 3 paragraph 17 states for achieving high quality housing “ where family housing is proposed, it will be important to ensure the needs of children are taken into account and there is good provision of recreational areas, including private gardens, play areas, and informal play space. These should be well designed, safe, secure and stimulating areas with safe pedestrian access. ”(see also planning report 2007/5354/p section on mix of units)

ACCESS:

There would be no significant alterations to the access of the building.

Conclusions:

The proposals have taken their form from the following elements

1. Local planning policies and guidance
2. The existing built environment and the planning history of the surroundings sites.
3. The proposals would be in accordance with national planning policy .
4. The scheme makes the best use of the building in accordance with PPS 3