

Proposed Conversion of 3 apartments into
2 apartments at
6 Gayton Road, Hampstead
London NW3 1TX

Design and Access Statement **19/10/07**

Introduction

1. 6 Gayton Road falls within the Hampstead Conservation Area, and was originally built as a single family dwelling circa 1870, in the subsequent years the property has been converted in three separate dwellings, flat A at lower ground floor level, flat B at raised ground floor level and flat C over first and second floor levels.
2. This application relates to the whole of the property where full planning approval has recently been granted for full width dormer window to rear and small dormer to front at second floor level, application 2006/1862/P and works have recently commenced on site to realise this extension.



Application Site



Proposal

3. The applicant has been residing at the property for a number of years and due to evolving family needs seeks permission to reconfigure the internal layouts and convert the three C3 dwellings into two C3 dwellings, maintaining the overall C3 residential use category of the property. We are not entirely convinced that we need to submit a planning application for the change as we are retaining the principle use of the property, C3. However we did consult with a Camden planning duty officer who advised that even though we were still retaining the principle use of the property albeit reducing the intensity of use and reducing the demands on existing local infrastructure such as on street car parking, schooling, medial facilities etc, we were advised to submit a formal planning application.
4. The proposal meets the following policies set out in current Unitary Development Plan (UDP) –
5. **H3, Protecting Existing Housing** – the current proposal will not result in the nett loss of floor space or the loss of two or more dwellings.

The application in fact would result in the gain of useable floor space with the current communal entrance hall and stairs being brought into private dwelling space. The nett loss of dwellings would only be one.

6. **H8, Mix of large and small units** – 2.61 require that larger units for families would be encouraged in any new development and or conversion of existing properties, and 2.62 requires that any alteration to existing housing should result in the retention of one three bedroom or more family unit.

The application is seeking to address this in providing a four bedroom family dwelling and one single studio type dwelling.



Design

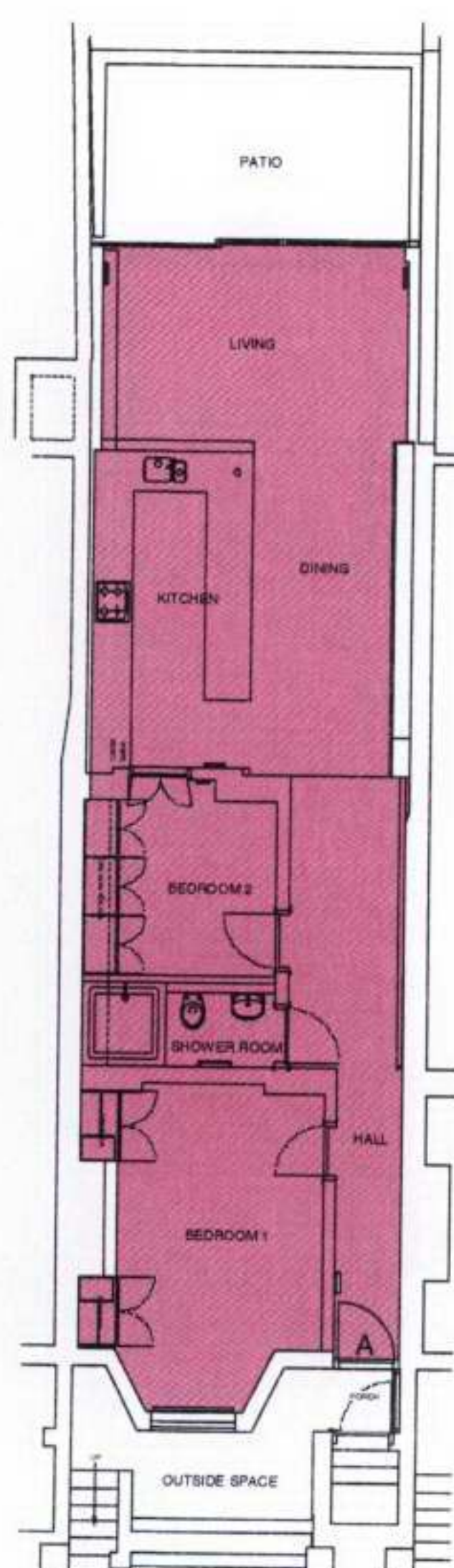
7. As noted in introduction the property has previously been converted in three separate dwellings.

8. Current layout

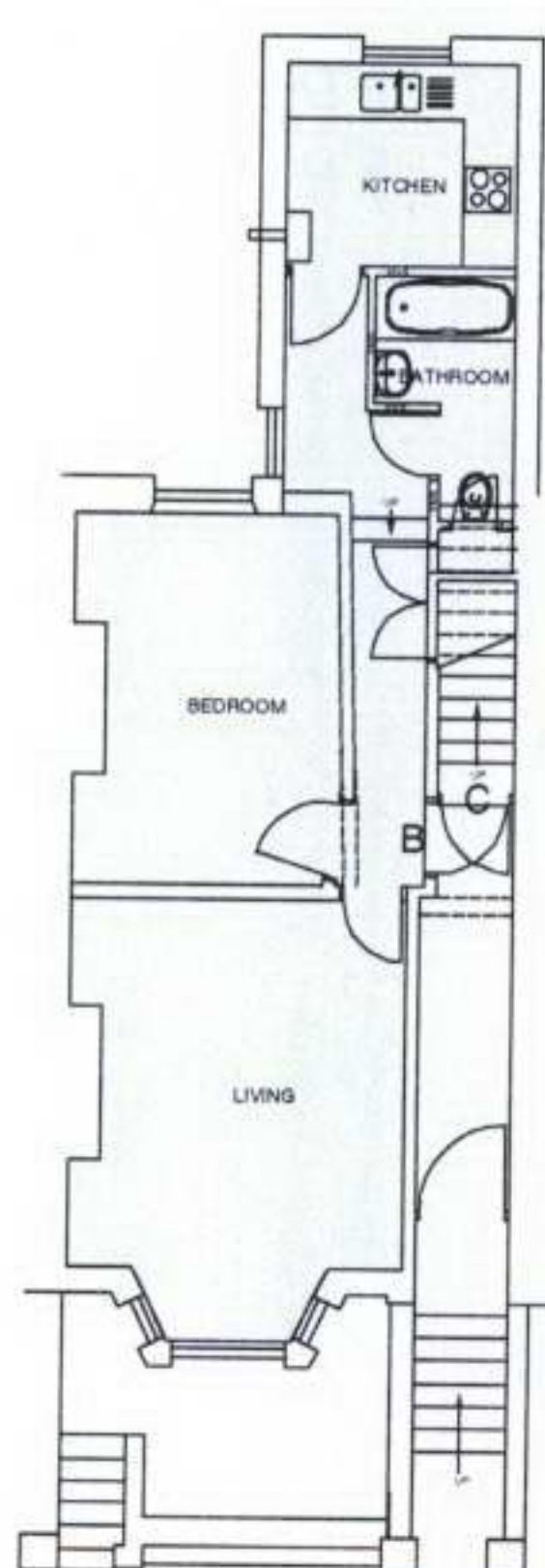
Flat A at lower ground floor level – two bedroom flat with the sole use of rear garden amenity space.

Flat B at raised ground floor level – one bedroom flat with no amenity space.

Flat C at first and second floor levels – one bedroom flat currently being extended to provide three bedrooms in accordance with planning approval 2006/1862/P, with no current amenity space.



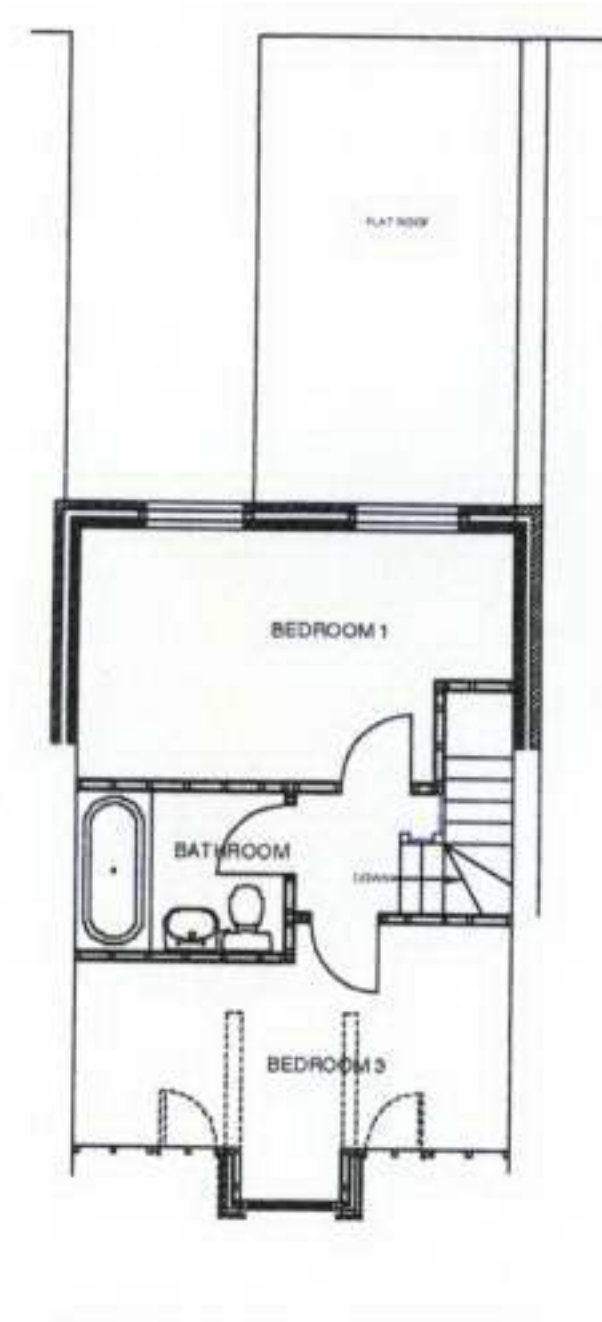
Lower Ground Floor Plan (Apt A)



Raised Ground Floor Plan (Apt B)



First Floor Plan (Apt C)



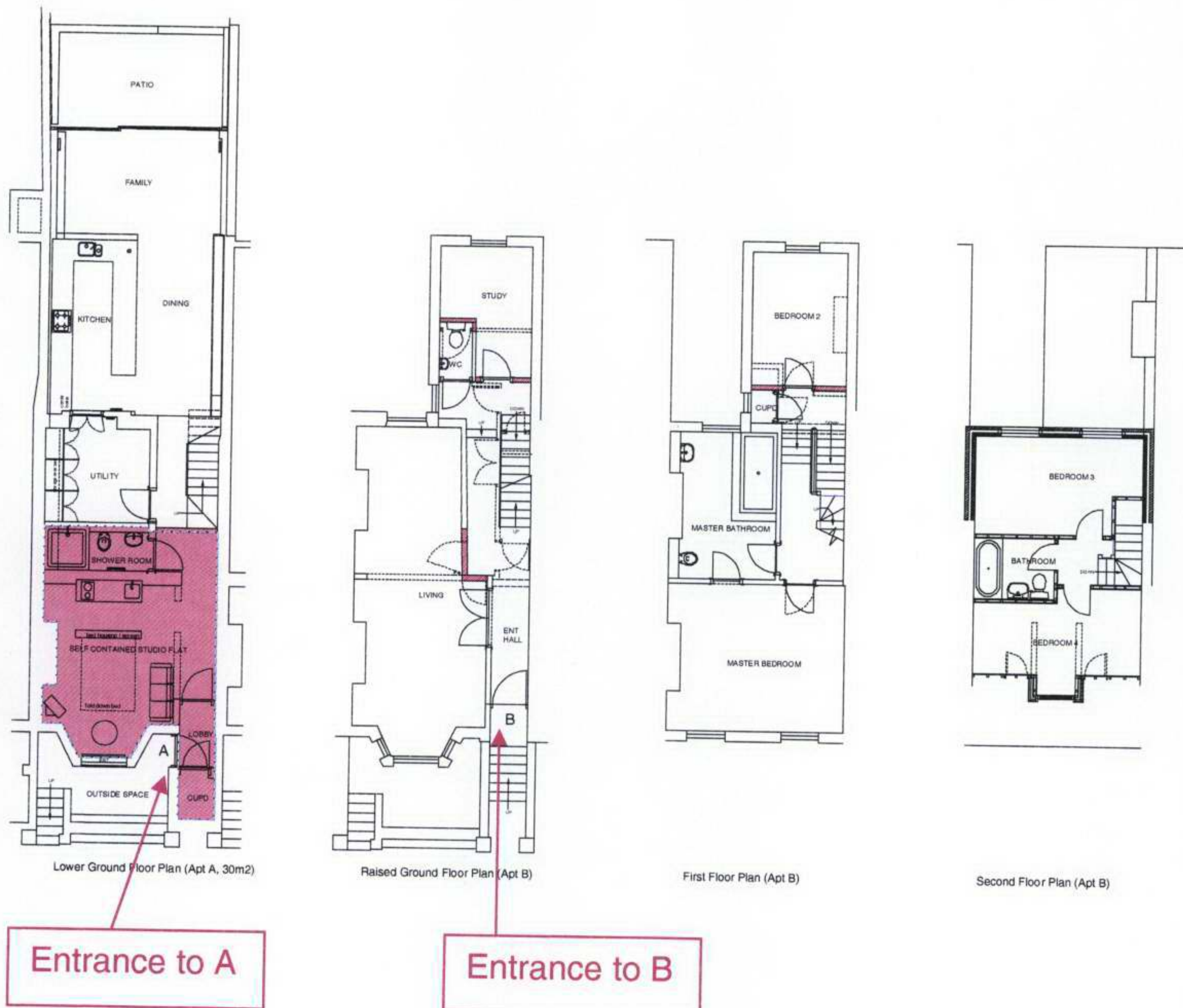
Second Floor Plan (Apt C)



9. Proposed layout

Flat A at lower ground floor level – 30m² studio flat with own private entrance and use of paved area to front of property as private amenity space.

Flat B remaining floor within property – 185m² four bedroom family dwelling with sole use of rear garden amenity space.



10. Detail

No external alterations are proposed under this application.

11. Access

The general principle of access into proposed dwellings will not alter from current arrangements in so far as access to lower ground floor dwelling will be via steps down from footpath level to front light well prior to entering dwelling at this level. Access to upper dwelling will be via ascending steps up from footpath level into principle floor level of dwelling. Toilet facilities will be provided at the principle level of each of the two dwellings.

