

FULL PLANNING APPLICATION

FOR THE

CONVERSION OF EXISTING PROPERTY INTO 3 SELF CONTAINED FLATS WITH NEW
BASEMENT LEVEL AND 2 STOREY REAR EXTENSION

AT

49 COTLEIGH ROAD
LONDON
NW6 2NN

DESIGN AND ACCESS STATEMENT

First Issue 15.03.2007

SECTION 1: DESIGN

- 1.1** 49 Cotleigh Road is currently a three storey terraced house as indicated on the Existing Floor Plans drawing numbered P-078-01, the terraced house in Planning terms is a single household. The Property has previously had the Attic converted and extended with a rear mansard and a Certificate of Proposed Lawful use was Granted Ref PWX0302138 in 2003
- 1.2** There exists 1 Car-Parking permit for residence parking in Cotleigh Road.



Existing Front Elevation

- 1.3** The Predominant Land use in Cotleigh Road is Residential C3, the property is one of a terrace of similar style while the area is generally of mixed character, the immediate properties are predominantly in residential use including flats and properties in multiple occupation.
- 1.4** Our proposal is to Convert the existing building into 3 self contained Flats with a new Basement Level and a rear 2 storey extension built in matching materials to that of the existing building and as indicated on our drawing numbered P-078-03
- 1.5** The new Replacement Unitary Development Plan was adopted in June 2006. Key Policies state that the provision of Housing is of prime importance to Camden due the ever growing demand. Our Conversion will provide 1 large 3 bedroom flat with the rear Garden and the Car-parking permit, plus two smaller 1 bedroom units intended as Car Free. This we believe satisfies the requirement for change of use developments to secure a range of dwelling sizes and at least one unit of three bedroom size.
- 1.6** It would be the Applicants intention that Section 106 Agreements be incorporated for Flats 2 & 3 and so effectively make them car free.

- 1.7** Supplementary Planning guidance introduced in July 2002 sets out guidelines on internal arrangements for conversions of residential properties which our application adheres to e.g. minimum room sizes and vertical stacking of room uses to be utilised where possible, generally speaking we have achieved this.
- 1.8** A gated area with open grid steel mesh decking large enough for three bins at pavement level provides for refuse storage.
- 1.9** As we are to understand the Applicant site is not within a Conservation Area and there are no Listed Buildings within the immediate vicinity.

SECTION 2: ACCESS

- 2.1** It is intended that the existing Entrance door be totally retained (with new entry phone system) an existing step at the door threshold will also have to be retained and no opportunity exists for a level going threshold. This would however still comply with the requirements of Part M of the Building Regulations as our proposals make the proposed situation no worse than before this principle applies to existing buildings only.
- 2.2** Most of the existing stairway would become communal use for access purposes and would also become the protected stairway for the building in accordance with B1 of the Building Regulations means of Escape.
- 2.3** Transport and communications are excellent as the West End Lane adjoining Cotleigh Road is on most primary bus routes giving full access to all the environs of Inner London, additionally West Hampstead underground Station on the Jubilee Line is a 4-5 minute walk away.