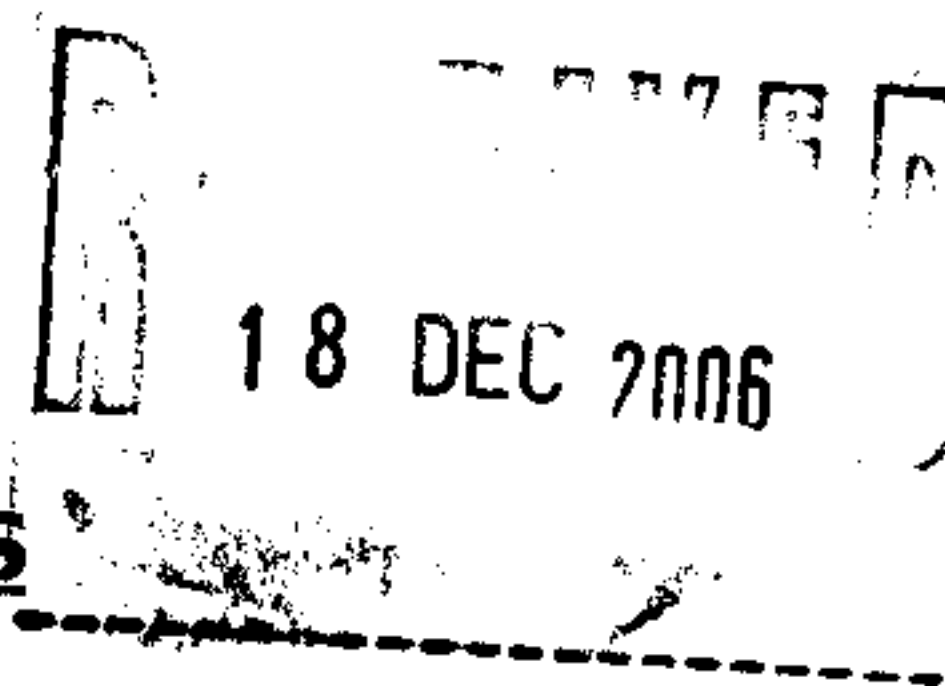


John Stebbing

83 KINGSGATE ROAD LONDON NW6 PLANNING AND ACCESS STATEMENTS



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An application is being made to the LONDON BOROUGH OF CAMDEN for permission to improve and extend the existing building to retain five studio units which currently fall below the standards set by Camden for Houses in Multiple Occupation. The second floor is in a different ownership and already has consent for a self contained dwelling. The proposals includes extending and improving the basement and minor extensions to the rear, which on the ground floor will tidy up a messy situation and provide decent access to the rear garden

Previously a shop unit on the ground floor, the property has been in use as an HMO for a number of years and there has been concern expressed by the Authority that the accommodation does not meet with the standards for Houses in Multi Occupation. A letter dated the 22nd November 2005 reference TDX/E09/004541 is referred to. Meetings have been held with Toby Deans of the Environment Department to try and resolve the issues.

A previous application was lodged with the Authority to convert to two self contained units but a number of problems where raised in relation to this proposal as set out in the LBC letter dated 10th October 2006 ref 2006/4593/INVALID and it was withdrawn. This is therefore a resubmission.

ACCESS STATEMENT

IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT for COMMUNITIES and LOCAL GOVERNMENT CIRCULAR 01/2006 'CREATING A SUSTAINABLE SPACE THAT PEOPLE WILL USE'

USE

(State what the proposed new buildings and spaces will be used for and explain why.)

The proposals are for improving existing accommodation to bring space standards up to the Authorities standards

AMOUNT

(State how many buildings you are proposing and amount of floor space. Explain and justify the amount of development proposed and how this will be distributed across the site.)

The proposals retain 5no studio units albeit to a higher space standard than previously provided.

Cont

Architect

LAYOUT

(State how the new buildings and spaces will be arranged, what the relationships between new buildings and spaces and existing buildings and spaces will be, both private and public and both within the site and surrounding area. Justify the layout proposed.)

The building is to be rearranged internally to provide decent accommodation in line with the Authorities standards.

SCALE

(State how big the new buildings and spaces will be (height, width and length in metres), if outline this can be the upper limits. Justify the proposed scale(s).)

Existing Building

LANDSCAPING

(Describe how the development will be landscaped (hard and soft) for all open spaces, both private and public in your proposal and how the landscaping will be managed.)

Existing rear garden to be tidied up and boundaries reinstated.

APPEARANCE

(State what the new buildings and spaces will look like. Explain and justify the appearance of the proposed development and how it will relate to its surroundings. Information on materials, sense of place, lighting and design should be included.)

Existing Building improved by the removal of the shutters and the introduction of a new glazed screen

ACCESS a)

(State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area.)

The site is in a parade of shops within very easy reach of major bus routes and other transport connections

ACCESS b)

(State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping.)

As it is now the accommodation is available for rent to all users regardless of age, disability, ethnicity or social grouping. Level access thresholds are included and all entrance doors will be 826mm wide.

JOHN STEBBING

10.12.06