DESIGN AND ACCESS STATEMENT

Conversion of Lower ground floor to residential apartments at:

5 Cleve Road,

London

NW6 3RG

CONTENTS

Introduction:

Churchgate Project Consultants Ltd have been appointed by BLACKCAP Ltd the freehold owner of the property to explore the potential for the existing basement area.

The existing building dates back to circa 1800's and has been altered into 12No. Apartments of various sizes.

This Application seeks to create two apartments that are serviced by their own access to the existing lower ground floor area with the formation of light wells to the front and side. The rear elevation is at a lower ground level and only requires formation of openings within the existing walls.

Site, Location and Context:

The application site of 5 Cleve road has been a residential dwelling / apartment block on a well established road close to West Hampstead station along with good bus links.

The existing building is a large detached structure constructed circa 1800's with ornate details and windows, It is set within the South Hampstead Conservation Area

The Frontage is part paved and restricted access to the existing lower ground floor on the right hand side of the building. The existing lower ground floor has been used for storage for many years. The West flank is used for access to the rear garden area that has a lowered section of garden that is partially landscaped.

Planning History & Background

EN04/0495 The unauthorised installation of three roof lights in the eastern roof slope (adjacent 3 Cleve Road), western roof slope (adjacent 7 Cleve Road) and the rear roof slope

8500552

Full planning inc Councils Own, Flat 4 5 Cleve Road NW6

2006/2243/T

Notification of Intended Works to Tree(s) in a Conservation Area

Proposal:

The Current lower ground floor area is an unused and valuable space that with the insertion of front and side light wells can form two large apartments. The apartments are well above minimum space standards at 96.2sq.m (996sq.ft) and 101.2sq.m (1090sq.ft)

The application reflects a sustainable approach in re-using space that has not been suitably used for a long time. The Current lower ground floor area is an unused and valuable space that with the insertion of front and side light wells can form two large apartments. The apartments are well above minimum space standards at 96.2sq.m (996sq.ft) and 101.2sq.m (1090sq.ft) The existing apartments are a mix of bedsits, 1 bedroom and 2 bedroom units.

The application reflects a sustainable approach in re-using space that has not been suitably used. This will be a small wind fall site that will go towards the Councils Housing Capacity numbers.

The Application takes note to the relevant policies of:

- DP2 making full use of Camden's Capacity for housing
- DP5 – homes of different sizes
- DP22 – Promoting sustainable design and construction
- DP23 – Water
- DP24 - Securing high quality design
- DP25 – conserving Camden's heritage
- DP26 – Managing the impact of development on occupiers and neighbours
- DP27 – Basement and light wells

The layout of the apartments provide a high quality level of space and access to the large communal gardens to the rear of the property (433sq.m) which will be shared between the Twelve other apartments current set within the existing building footprint.

The apartments will enjoy direct access to the existing sunken garden area that is currently exists, this will be further landscaped and enhanced.

The site is located within easy reach of main line underground trains (West Hampstead) and public transport to allow easy access to the main business areas of London. The parking is controlled via residents parking permit and this will be offered to the new residents.

Proposal: Cont.

The new units will achieve "very good" Breeam refurbishment level. This will provide good insulation levels, air tightness, water efficiency. This will be carried out under a pre-commencement assessment and post construction review.

The basement Impact assessment that has been carried has clearly recommended that there is little concern, all measure's on protecting the properties from ground water will be installed at the construction phase of the development.

The proposal for the new windows and door will replicate the typical style of the existing building, sympathetic materials to match will be used to minimize the impact of the proposal.

The front stairs and light wells proposed reduces the front garden area from 86sq.m to 65sq.m which does not remove 50% of the front garden area, this will be landscaped and planted (subject to condition)

As part of the Breeam assessment there will be provision of minimum of 1 secure cycle space within the development.

Existing Photographs

Existing Front Elevation

Existing Photographs

Existing access to lower ground storage area

Typical view of lower ground floor storage area

Amount & Use:

- The site has an area of 0.0767ha. The width is 14.5 meters and a depth of 51 meters

- Current building is divided up into 12No apartments of an area as follows:-

  Entrance - 2No. Studio apartments 32sq.m & 30sq.m
  2No 1 Bedroom apartments 47sq.m & 49sq.m

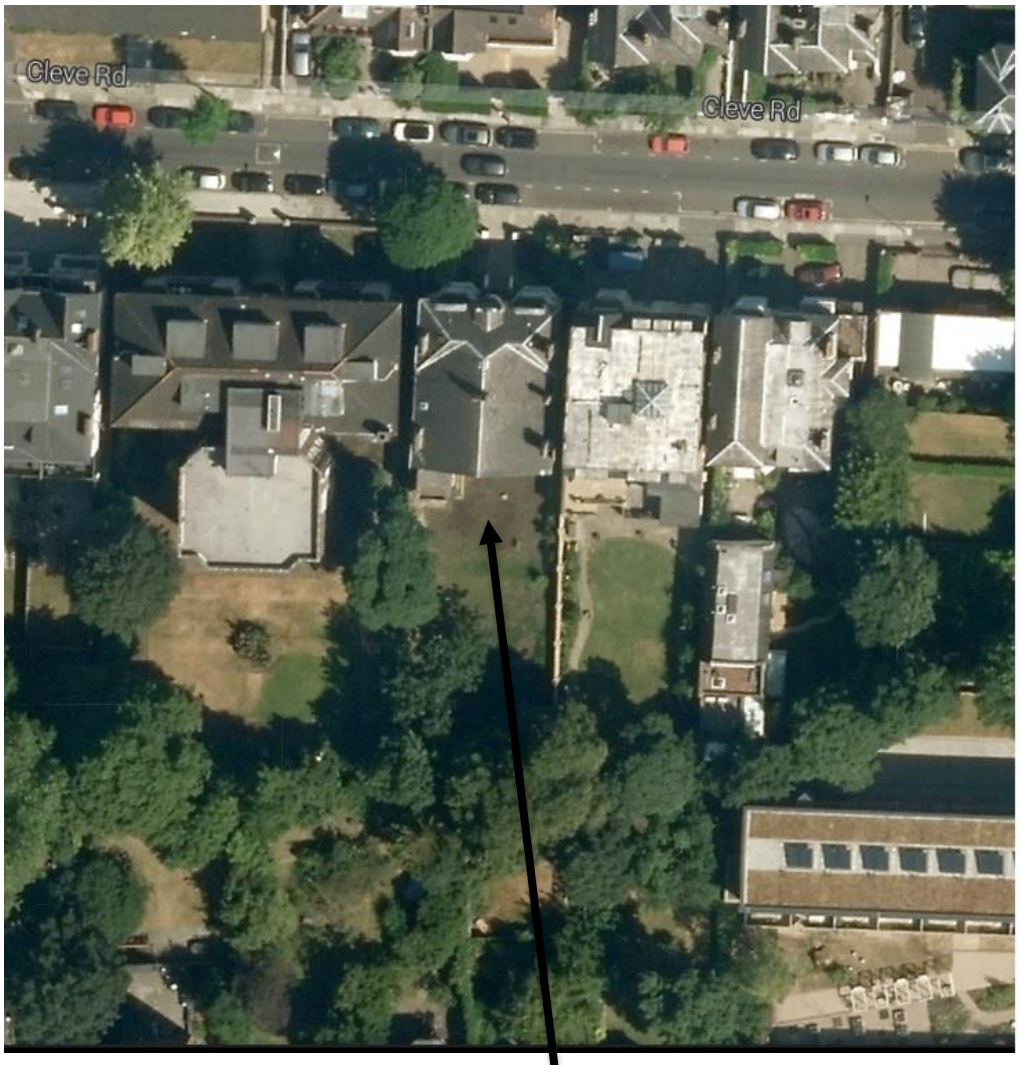
  First - 2No. Studio apartment 35sq.m & 39sq.m
  2No 1Bedroom apartments 49sq.m & 37sq.m

  Second - 3No 2bedroom apartments 57sq.m, 51sq.m & 61sq.m

  Third - 1No. 3bedroom apartment 80sq.m

- The proposal would not extend the foot print but form 2No. 2bedroom (4p) apartments at 96.2sq.m and 101.2sq.m from the unused basement area, previously used for general storage.

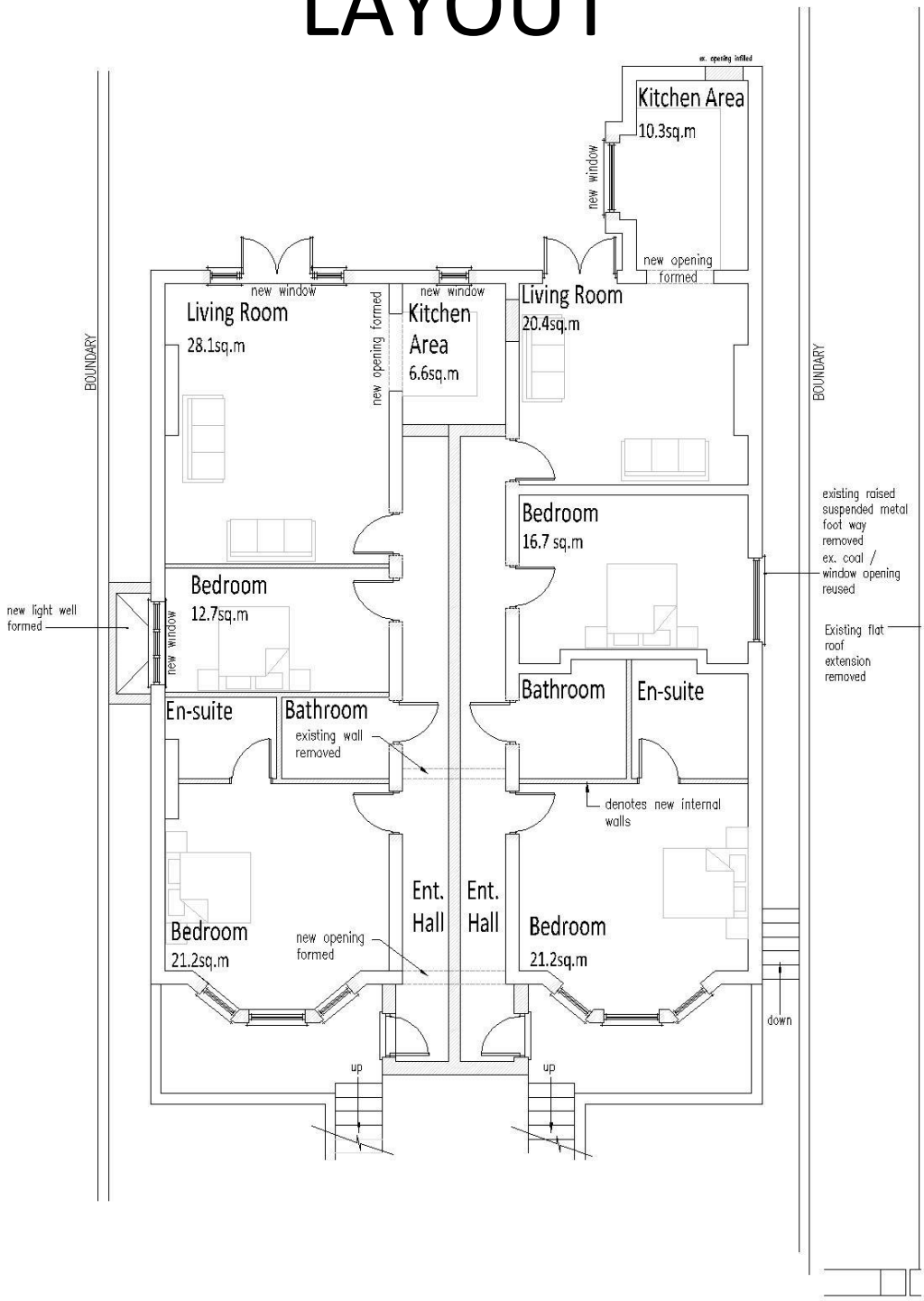
LOCATION AERIAL



The site

Location Plan

LAYOUT



Lower Ground Floor

LANDSCAPING

- The existing garden has been poorly maintained and the existing tree requires some maintenance (see attached Arboricultural report)
- it is proposed to introduce a complete landscape design and planting scheme to enhance the area.
- This will be subject to condition.

SUSTAINABILITY

- The Current house has not been upgraded in any terms of it thermal performance.
- The existing structure will be upgraded with P.I insulation, within floor wall and ceiling.
- The new units will be subject to a Breeam Refurbishment assessment to ensure that a high level of sustainability is achieved.

CONCLUSION

- The proposal would have minimal harm to the appearance and setting of the existing building.
- A good reuse of existing space to form dwellings.
- Improvements to the landscaping to the front and rear of the existing building that would improve the character of the site.
- Basement Impact assessment carried out shows that the site has a low Risk of flooding from surface water.
- All lower ground floor accommodation will be appropriately protected against rising ground water. (tanking and drainage system)