

3 DOWNSIDE CRESCENT, LONDON NW3 2AN

DESIGN & ACCESS STATEMENT

Planning History/Description of the existing property or site

The existing property is a semi-detached residential property originally constructed as a single family dwelling. At a date unknown it was converted to a 'Students Hostel' and then planning approval was granted on 16th July 1970, ref. F8/7/4/8942, to convert it to six self-contained flats. This approval was never fully implemented as the property currently comprises five bed-sits all running off a communal boiler. Acoustic and fire separation is far below that required by current standards.

An approval, ref. 2004/4173/P, to convert the property back to a single family dwelling was granted 19th November 2004.

An application, 2013/0393/P, to renew this approval was submitted earlier in 2013 but this proposal proved to be against current policy and was subsequently withdrawn. The policy essentially states that, in this instance, there should not be a loss of more than one unit within any proposed alterations.

An application, 2013/7650/P, was then submitted for the re-modelling of the existing property to provide 4 units with a ground floor rear extension and a loft conversion with side and rear dormer and raised ridgeline.

The side dormer and raised ridgeline were deemed to be unacceptable and this application was subsequently withdrawn.

Design

The current application is for re-modelling of the existing property to provide 4 units – 1 x StudioFlat, 1 x 1 Bed flat, 1 x 2 Bed Garden Flat and 1 x 3 Bed Penthouse Flat. The existing single storey extension is to be demolished and a new extension constructed. This will be faced in stock brick so as to be sympathetic with the existing property. A new ground floor access is created to give access to the upper floors with the existing entrance door being solely for the use of the Garden Flat. There will be slight reconfiguration of the roof with rear dormer to create a third bedroom to the Penthouse Flat.

Similar external alterations have been carried out to the adjacent property, No. 5 Downside Crescent.

Access

The proposals include the removal of the vehicular crossover/dropped kerb to the pavement and the reinstatement of the front garden and pedestrian access to the property. This is seen as a benefit to the context of the property and its setting in the streetscape.

Access into the property is via two steps from pavement level and this is not affected by the proposals. Although if possible, subject to the existing level change, a level access will be provided at each entrance door.