

Design and Access Statement – Conversion of 3 flats into 2 flats with internal reconfiguration at 123 Parkway NW1 7PS

1. Description of the existing property

The application site relates to a five-storey dwelling house, which has been converted into 3 flats. The property is part of a row of terraces built in the Edwardian period. The property is finished in part exposed yellow brickwork to the upper floors and white painted walls at ground floor, to the window and door frames. The area around the site is mixed with residential and commercial uses nearby. There is no uniformity in design or styles of properties in the area as a whole.

The property is a Grade II Listed Building and falls within the Regents Park Conservation Area.

Previous alterations have been made to the property. As far as known, the planning consents are as follows:

0628/L: Internal alterations to existing flat including the relocation of the kitchen and works to the bathroom and bedroom. Granted 18-02-2009

2008/3934/L: Internal and external alterations comprising the replacement of existing conservatory extension, replacement of window at basement level within the rear elevation, excavation of a rear lightwell, removal of two partition walls and repositioning of stairs to existing flat. Granted 29-01-2009

2008/3719/P: Replacement of existing double height conservatory extension to the rear, replacement of window at basement level within the rear elevation and the excavation of a rear lightwell to existing flat. Granted 29-01-2009

LEX0100116: Alterations to rear ground floor and conservatory, as shown by drawing numbers 131/01, 131/02a, 131/03a, 131/04b & 131/05a. LB Granted 08-02-2001

LEX0000512: Enlargement of rear window, addition of window in rear extension and spiral staircase through ground floor. As shown on drawing numbers: 131/01 to 131/05 inclusive. Listed and Full

permissions granted

PE9800016R1: Change of use of the basement and ground floor from offices to a maisonette including internal alterations. As shown on drawing Nos 701.01 and 701.11A. Grant 03-04-1998

LE9800017R1: Change of use of the basement and ground floor from office to maisonette including internal alterations. As shown on drawing Nos 701.01 and 701.11A. Granted 03-04-1998

30356: The extension of the permitted and existing rear extension by one metre as an amendment to conditional planning permission granted by letter dated 17 JUL 1980 registered No.28441 (R1) for change of use, including works of conversion, renovation and the excavation of the front area, and the construction of a 2-storey conservatory at the rear, to provide offices on basement, ground and first floors, and a self-contained maisonette on the second and third floors. Granted 14-04-1980

29949: Conversion of the first floor to form a self-contained flat. Granted 05-02-1980

Enforcement

EN08/0739 - Bathroom created in reception room area of listed building.

EN09/0121 - Use of an area of open space, adjacent to entrance to flats, for commercial parking. Creation of a boundary wall adjacent to private road (access to 117 Parkway).

2. Explanation of the design principles and concepts behind the proposed development

The proposed works include:

- Conversion of property from three flats to two flats.

The scope of the proposed development is to restore as much of the original purpose and features of the property as two residential homes.

The development plans to split the property into 1 four-floor Upper maisonette and 1 basement flat.

As far as possible, the design principles are to be sympathetic and in keeping with the original build and materials/ finishes of the property.

3. Description of the intended use of the proposed development

The development is to be used as two residential dwellings. The Upper Maisonette as a home for the applicant's family and the basement as a self-contained flat.

4. Description of the layout of the proposed development

Please refer to the attached drawings of the current and proposed layout of the two new dwellings in the property.

Both flats will be individually accessed from the front of the property using the original access points at ground level and basement level respectively.

The Upper Maisonette will be a dwelling which has 4 bedrooms/ 3 bathrooms and re-instates the reception room on the first floor of the property to its original use. The kitchen will remain where it is currently located. There will also be a family room and separate WC on the ground floor.

The Basement flat will be a dwelling of 2 bedrooms/ 1 bathroom with an open plan living area.

5. Details of the scale of the proposed development

The external dimensions of the property will remain completely unchanged under the proposed development. Conversion and re-configuration will all occur internally only.

6. Description of how public/ private spaces will be landscaped in the proposed development

There will be no change to outside spaces, except to retile the entrance (currently paved) from street to front door at Ground level.

7. Description of appearance of the proposed development

All materials/ finishes and architectural styles used will match the original appearance.

8. Explanation of how local context has influenced the overall design

The applicant's family has lived at this property for the last 7 years and has come to understand the local context of buildings very well. We plan to live in the property in the future and seek, with this development, to restore some of the original purposes of the building as a family home. In doing so, we plan to use sympathetic materials to the original design of the building, in keeping with the architectural and historic interest of the environs of Camden and Regents Park.

9. Details of the proposed access to the development site and how equal and convenient vehicular and disabled access to buildings, spaces and the public transport network will be ensured and maintained

Access to the development will not change from current.

10. Explanation of how the historical and architectural importance of the listed building – in particular its physical features and setting – has been considered when designing the proposed development

The external façade of the building both front and back will not be altered under this development.

The tired interior will be updated in style and finish more in keeping with this historic property.

Heritage Statement

1. Details about the character and architectural/ historical interest of the property

The application site relates to a five storey dwelling house which has been converted into 3 flats. The property is part of a row of terraces built in the Edwardian period. The property is finished in part exposed yellow brickwork to the upper floors and white painted walls at ground floor, to the window and door frames. The area around the site is mixed with residential and commercial uses nearby. There is no uniformity in design and styles of properties in the area as a whole.

The property is a Grade II Listed Building and falls within the Regents Park Conservation Area.

2. Explanation of the principles behind and the justification for the proposed development

The principles behind and the justification for the proposed development are to restore as much as possible the style, finishes and original use for the property.

The applicant (currently living at Ground and basement Flat, 123 Parkway) will have a family of 5 in 2015 and wishes to restore part of this dwelling as a family home for his own family's continuing use, as they have now reached capacity in their current flat.

3. Details of the expected impact that the proposed development will have on the special interest of the listed building or structure and its setting (and adjacent listed buildings)

No impact expected.

4. An outline of the steps taken to avoid or minimise any adverse impacts on the significance of the building

No works will be carried out to the external front or rear elevation of the building to avoid any adverse impacts on the significance of the building.

5. Expertise consulted in the formulation of the associated application:

Pre-planning advice has been sought and received from Camden Culture and Environment Directorate. Reference: 2014/4994/PRE

This Design and Access statement is supported by photographs, drawings and maps to illustrate the above. All photographs are: dated 7th November 2014 and numbered.

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This development involves carrying out work on a listed building.

1. An explanation of how the proposed development fits with the policies and supplementary planning documentation outlined in the Local Development Framework

Core Strategy policy CS6 states that the Council seeks to maximise the supply of homes and minimise their loss, as housing is considered to be a priority land use of the Camden Local Development Framework.

This is further supported by Development Policy DP2. This looks to protect the borough's housing stock by resisting developments that would lead to a net loss of more than two units and also with the loss of any significant amount of housing floor space.

The Council does not seek to resist schemes that would lead to the loss of only one unit.

As such, the proposal has been submitted with the loss of only one unit only with no loss of housing floor space.

Pre-planning advice that has been sought with respect to this application has confirmed that officers are not inclined to resist this proposal in principle.

2. Details of any pre-application consultation activities that have been undertaken

Town and Country Planning Act 1990 (as amended): Pre-Application for the conversion of 3 flats into 2 flats with internal reconfiguration and extension to side return - at 123 Parkway London NW1 7PS.

Pre-planning advice has been received from Nanayaa Ampoma.
Your ref: 2014/4994/PRE.

The Conclusion of the Pre-application advice was as follows:

“As noted in Policy DP25, permission will only be granted for a change of use or alterations and extensions to a listed building, where it considers that this would not cause harm to the special interest of the building. While the proposed change of use is considered acceptable, the proposed alterations to the building in terms of extension are not. This is due to the scale and design of the works which are considered out of keeping with the character of the listed building and conservation area.

In light of the above, the following conclusions can be made:

- Proposed change of use and internal alterations to the Listed Building are likely to be acceptable.
- The proposed roof extension and rear extensions are not supported in principle because they would cause harm to the special interest of the building.

As a result of pre-application advice being received, the original proposal for extension to side return has been amended and dropped from the application, leaving just proposed change of use and internal alterations to the Listed Building.