

DESIGN AND ACCESS STATEMENT

Project Name: CONVERSION OF EXISTING DWELLING INTO 2NO. FLATS

Project Location: 144 BELSIZE ROAD, LONDON NW6 4BJ

Client: BELSIZE PROPERTIES LTD

Date: 13.01.15

Application

The application is for the conversion of an existing single family dwelling into two self-contained flats.

Location

The application site is located at 144 Belsize Road Road, London, NW6 4BJ which lies within the South Hampstead Conservation Area and within an Environmental Agency designated Flood Risk Zone 1 which is a very low risk (1 in 1000 chance). It is a substantially residential area with a predominately Victorian housing stock interspersed with 20th century residential blocks.

Properties on Belsize Road, which marks the southern section of the conservation area, take the typical London terraced house form – three storeys plus basement, in yellow stock with the ground floor in stucco to resemble stone and shallow villa-style roof pitches.

Site

The property on the site is a Victorian terraced house on the north side of the street. As is typical of properties in this area it is set back from the road with a front garden and a garden to the rear. The property is a large 5 bedrooomed house. The site for the new dwelling has an area of 153 square metres.



Front elevation



Rear elevation

The proposal

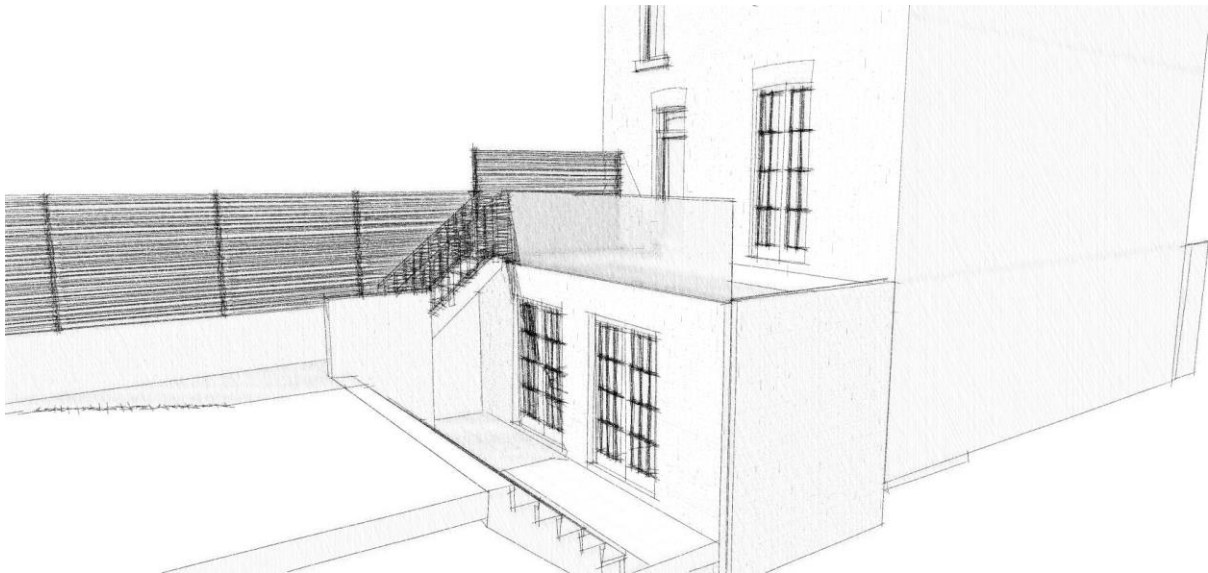
The proposal is to convert the existing 5 bedroom house into two 3 bedroom flats with an extension at lower ground floor level to the rear. The current owners have had difficulty in letting or selling the property in its current form due to the lack of demand for such a large single family unit in this area. By creating a modest extension at the lower ground floor level it is possible to create two generous 3 double bedroom flats suitable for families for which there is a strong demand in the area.

The proposed rear extension will extend out at lower ground floor level by a distance of 3.0m from the existing rear wall. However since it is at lower ground floor level it is only marginally higher than the existing garden wall and below the level of the existing boundary fencing meaning that it would have very little impact on the original house or the surrounding properties.

By using stock brickwork and traditional painted timber doors the extension will be sympathetic with the existing architecture.

The flat roof on top of the extension will be utilised as a terrace serving the upper ground floor level and new patio doors will be installed within the existing window opening at upper ground floor level to provide direct access from the living / kitchen area. A new external staircase will connect this terrace to the garden level.

There will no alterations required to the front elevation to create the flats therefore there will be no impact from the street frontage.



Sketch view of proposed extension

Space standards

The two flats created by the conversion have gross internal floor areas of 114.6 sqm for the lower level flat (lower & upper ground floor levels) and 98.3 sqm for the upper level flat (first & second floor levels) which exceeds the requirements of the Mayor of London space standards for a 3 bedroom / 6 person flat and both provide generous living and sleeping accommodation with two bathrooms.

Daylight / ventilation

Good quality daylighting and ventilation to all habitable rooms is achieved via opening windows or doors to all bedrooms and main living spaces.

Amenity space

The existing garden will be reduced in depth by 3.0m by the new extension and will have an area of circa 42 sqm providing a still generous and private amenity area serving both flats. However the terrace on top of the new extension, which has an area of 17 sqm, means there will be no overall loss of amenity space to the property.

Sustainability

The proposed new dwellings will aim to meet the Code for Sustainable Homes Level 4 and achieve a 40% improvement in the reduction of Co2 emissions above that required in the 2010 Building Regulations.

Ecological features

The site currently has little in the way of ecological features that require protection as the existing garden is mainly decked with a planting strip to the rear, which will be retained. The overall external garden space will not be reduced as the flat roof over the extension will be used as a terrace. The new extension will not have any impact on any existing trees in the vicinity.

Materials

The materials for the proposed extension external walls will be reclaimed stock brick to match the existing building and adjacent properties. The new doors will be painted timber again to match the existing fenestration. The flat roof over the terrace will be finished with paving slabs to allow a terrace on the roof. A glass balustrade facing the garden will allow maximum light into the upper ground floor and allow views into the garden.

Access

The site fronts directly onto Belsize Road. No designated parking is provided as the site is well served by public transport with one underground station (Swiss Cottage), two over

ground stations (South Hampstead and Kilburn High Road) and several well served bus routes (on Kilburn High Road and Finchley Road) within 10mins walk.

The new flats will be accessed via the existing main entrance door and will retain the current access arrangements with the existing staircase retained and reused to access the upper level flat.

Conclusion

The proposal aims to convert a very large dwelling for which there is very little demand in this area into two good sized family flats that will provide good quality accommodation in an area with higher demand for this size of flat. There will be minimal impact on the surrounding properties and the conservation area in general due to the scale and form of the rear extension.