

PLANNING APPLICATION

GROUND FLOOR CONVERSION OF A BEDSIT AND SELF CONTAINED STUDIO INTO A ONE BEDROOM SELF CONTAINED FLAT, 9 WOODCHURCH ROAD, CAMDEN, LONDON, NW6 3PL

PREPARED BY TASOU ASSOCIATES



Photo: Aerial view of 9 Woodchurch road, Camden, London, NW6 3PL

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This statement has been prepared to accompany a planning application for the conversion of a ground floor bedsit and self contained studio flat at No.9 Woodchurch road into a 1 bedroom flat, including alterations to the rear of the property. The proposal has been prepared in response to our client's brief and both the local and national guidelines and policies, respecting the social, economic and environmental needs of the site and wider context.

CONTEXT

9 Woodchurch Road contains a number of self contained flats and bedsits, located to the South side of Woodchurch road. The proposal seeks to rearrange the internal layout and rebuild part of the ground floor, in response to an HHSRS assessment undertaken by Camden Council. The council's assessment identified a number of defects which mean that in their current form the existing bedsit and self contained studio flat are not capable of meeting the relevant standards required by the environmental health team. The council have confirmed their view that the proposals form a realistic solution to the hazards identified. Other upgrade works within the building have been completed as part of an ongoing series of improvements.

AMOUNT

The existing self contained ground floor studio flat (27m²) will be enlarged to form a self contained 1 bed flat (59m²) by combining an existing bedsit with the self contained studio flat at the rear. Alterations to the rear of the building are also proposed to improve the quality of the building fabric and provide 9m² of private amenity space. Where possible the proposals have tried to exceed the requirements set out within the London plan and have also been designed to meet Lifetime Homes requirements. The table below sets out the schedule of accommodation against the London plan standard:

	Proposal	London standards minimum requirements
Flat 1 (1 Bed 2 Person)	59 m ²	50 m ²
Bedroom	19 m ²	12m ²
Living/Dining/Kitchen	29m ²	23m ²

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LAYOUT

The layout of the existing building will be reconfigured internally to provide a one bedroom flat with access from the common parts. The proposals will remove the existing side access to No. 9a and incorporate the self contained unit within the development to enhance the access. The existing side access has been identified as a particular hazard within the HHSRS assessment. The alterations allow the flat to become level throughout, with a level internal entrance, reducing vulnerability and enhancing safety. Internally the non compliant kitchen and bathroom will become fully lifetime homes compliant.

SCALE

The proposal retains the majority of the existing building envelope, with only a 5m² increase to the rear, and therefore is in keeping with the scale of the surrounding context.

USE

The existing buildings use at ground floor will change from one bedsit and a self contained studio flat, to become a one bedroom self contained flat.

LANDSCAPING

The landscaping will remain unaltered, all trees or planting surrounding the site will be protected during building works to maintain the area's character. The proposals do not effect any root protection areas.

APPEARANCE

The external appearance of the building will remain largely unaltered with some existing openings to the side elevation blocked up. To the rear a new minor extension, with brickwork to match existing and aluminium powder coated glazed sliding doors, will be created with a 9m² external amenity space.

ACCESS

Access to the self contained existing ground floor studio will be relocated to enhance security. Access to the proposed flat will be from the main common area with a level threshold between the common parts and the flat itself.

ENVIRONMENT

The impact of the proposals on the environment has been carefully considered. The existing building provides substantial restrictions and we have set out to do the maximum we can to achieve the greatest benefits possible including:

- Providing high level of insulation
- Providing highly efficient double glazing throughout
- Efficient heating and controls.
- Natural light and ventilation where possible.

PREVENTING CRIME

Our scheme seeks to increase the quality of the existing building and will have no adverse effects on crime, creating a safe environment

CONCLUSION

Overall the proposed scheme offers the opportunity to improve the quality of space provided within the building by replacing a bedsit and studio flat with a one bedroom flat that meets or exceeds London Plan and Lifetime Homes requirements. Providing a good quality, light and energy efficient flat, designed to minimise the external alterations to the existing building whilst working with the internal constraints, an approach which is supported by the environmental health team.

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SURROUNDING CONTEXT

Woodchurch road is characterised by large detached and semi detached houses, many houses have been altered and extended:



View of No. 11 Woodchurch road.



Neighbouring detached properties with infill extensions



Rear of No. 9 Woodchurch road



View of current internal common hall and staircase



View of common entrance to 9 Woodchurch road



View of garage with self contained flat entrance to the rear