Planning Design and Access Statement

543 Finchley Road NW3 7Bj

The property is a detached house of mock Tudor style dating back to 1911 when the land was sold by the Burgess Park Estate.
It was built as a single residential house in a row of similar houses. It is not listed and not in a conservation area.

1979	permission granted for change of use into two self-contained flats. Work never undertaken.
1985	Refused planning permission to convert the ground floor into office use.
2000	Temporary use granted from a single residential dwelling house to a doctors surgery for 2 years with restrictions.
2003	Removal of restriction for use only to Dr Sheinman

The property currently has D1 use and is being used as a doctor's surgery. The property will be vacated on or before 3rd July 2015.

Planning Permission is being sought for change of use back into residential in the form of three self-contained flats in line with Policy CS6.

The property is in a poor state of repairs and in need of refurbishment. It currently has an Energy Efficiency Rating of E which is below the average for a dwelling in England & Wales.

It is a three storey house and the proposal is to make each floor into a self contained, two bedroom flat, of which there is a shortage within the Borough of Camden. As a single dwelling it lacked the facilities of a large garden that would normally be equated with a house of this size.

Access to the house is through the central door off Finchley Road. The tarmac forecourt slopes gently up to the door giving easy access without steps. Inside, the proposal is to change the staircase to a central position, it originally being awkwardly positioned at the back of the house. The meter wide flights will provide much better access and enable easy installation of a stair lift if ever necessary.
Being on one floor, the bedrooms, bathrooms , and living area would involve no change in level.

The house is already connected to mains electricity, gas, water, telephone, internet, and drains providing access to all the main facilities. in accordance with CS18 and DP26 separate indoor storage will be provided in each flat for recycled and landfill waste. Outside weekly collection bins will be stored behind the front wall to the right of the building.

The location of the house affords it great access to the rest of London and beyond. It is on a main bus route with a night bus and in easy walking distance to underground and overground networks and the West Hampstead Interchange. It is on a red route providing easy access in and out of town. Bus lanes and bicycle routes are close by. There is a list of both public and private schools in the area , dentist, medical centres, recreation areas, Golders Hill Park, and Hampstead Heath and a choice of supermarkets and shops at Brent Cross and the O2 centre. Buses along Finchley Road go to Luton and Stansted airports and Heathrow and Gatwick are easily accessed on London Transport as are the main railway stations, three of which are within the borough (King's Cross, Euston and St Pancras)

Policy DP6 Lifetime Homes standards

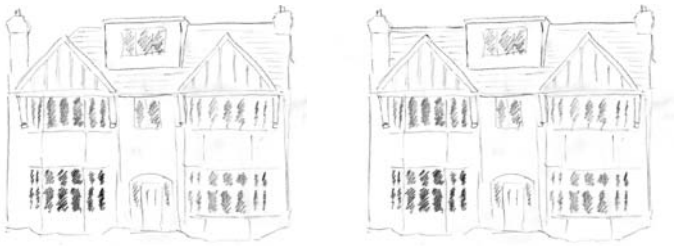
Lifetime Homes

	Lifetime Homes Standard		Comment
1	**Car Parking (width or widening capability)**		
a	*Where a dwelling has car parking within its individual plot (or title) boundary, at least one parking space length should be capable of enlargement to achieve a minimum width of 3300mm.*	✓	
b	*Where parking is provided by communal or shared bays, spaces with a width of 3300mm, in accordance with the specification below, should be provided.*	n/a	
2	**Approach to dwelling from parking (distance, gradients and widths)**	✓	
3	**Approach to all entrances**	✓	
4	**External Entrances**		
a	*should be illuminated*	✓	
b	*have level access over the threshold; and*	✓	
c	*have effective clear oppening widths and nibs*	✓	
d	*have adequate weather protection*	✓	
e	*have level external landing*	✓	
5	**Communal Stairs and lifts**		
a	*Principal access stairs should provide easy access regardless of whether or not a lift is provided.*	✓	
b	*Where a dwelling is reached by a lift it should be fully accessible*	n/a	
6	**Internal Doorways/Halls**	✓	
7	**Circulation Space**	✓	
8	**Entrance level living space**	✓	
9	**Potential for entrance level bed-space**	✓	
10	**Entrance level WC and shower drainage**	✓	
11	**Bathroom/WC Walls**	✓	
12	**Stairs and potential through-floor lift in dwelling**		
a	*Potential for stair lift installation*	✓	
b	*A suitable identified space for a through-the–floor lift from the entrance level to a storey containing a main bedroom and a bathroom*	X	Potential for external lift to sunroom balconies
13	**Potential for fitting of hoists and bedroom / bathroom**	X	Sound insulation between flats would not accommodate a ceiling hoist. Gantry possible.
14	**Bathrooms**	✓	
15	**Glazing and window handle heights**	✓	
16	**Location of service controls**	✓	

In line with CS13 action will be taken to increase the Energy Efficiency Rating by increasing the insulation of the floor, walls and roof of the building. The installation of new, energy efficient condensing boilers will all help.
Care will be taken to provide insulation to minimise both impact and airborne sound between the flats. The living areas and bedrooms are stacked above each other as recommended CPG6. A heat exchange air ventilation will be installed in each flat to save heat loss, filter the air, and minimise noise pollution from the traffic outside.

In line with CS5 & CS14 and DP24 & DP26 one of the most important aspects of the proposed design is the provision of a sunroom at each level. At present there is only one at ground floor level. By adding two more each flat will get the enormous benefits that they provide. A simple sliding door will control the heat transfer making them a valuable passive heat source. Their use for growing plants, drying clothes, and providing play areas will contribute immeasurably to the wellbeing of the occupants. The 1.5m wide balcony area complying with recommendation, will provide for that seat in the sun for producing vitamin D, and maximise ventilation to the sunroom.

Architecturally the front elevation has a slightly off symmetry about it. The proposal is to keep that and slightly improve upon it by filling in the hip on the left to match that on the right adding valuable floor space to the top floor flat.



In the proposal, the messy corner where the old stairs were, has been straightened out and floors put in to provide an area for kitchens and bathroom. The idea is to have the kitchen areas so that they may be included in the living area or closed off as required at the time.

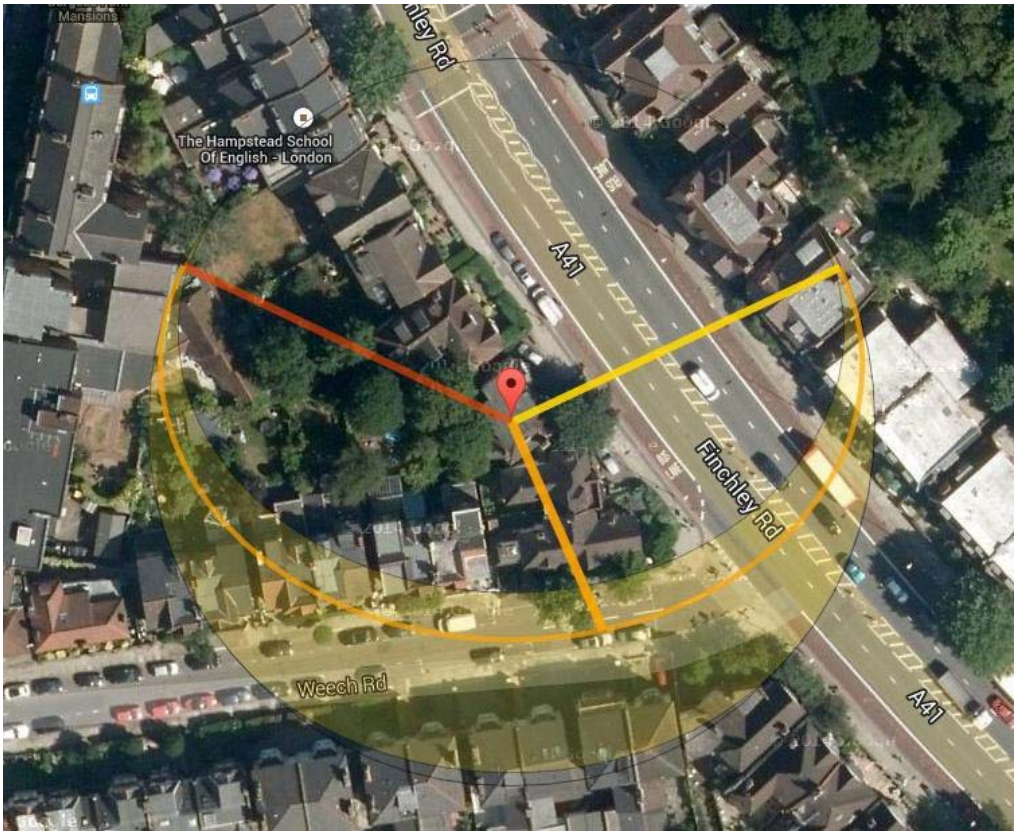
The all important sunrooms will be built on the footprint of the existing one. A galvanised steel frame is proposed to minimise building work. The diagonal wall will incorporate a 200mm grid of glass block to obscure any overlooking. Glass block has been chosen to reflect the multi paned wall panels often found in Tudor buildings.

(*example 2 doors away at 539 Finchley Road)*

Anderson engineered timber casement windows have been specified for the main wall as they have a turn handle opening system
and ability to be cleaned from the inside. Sliding doors will open onto a balcony on the upper floors and decking on the ground floor. The balconies are positioned at right angles and near to the centre of the back of the house, to be away from neighbours. Above roof line the infill will be faced in Plain tiles to match existing and below will be finished in white painted render again matching the existing. The sunrooms should read as an added extension to the original building though in a sympathetic style.

(example of proposed windows)

In terms of bulk it can be seen that the property is one of the smaller blocks around the triangle. With regards to DP26 the proposal complies with CS1 in making full use of the site but not to the detriment of others. The addition of the sunrooms would have a minimal effect regarding light on the surrounding properties. With the sun rising in the East any additional shading will fall on the gardens and not any buildings. The sun diagram shows the path of the sun as yellow shading. The nearer edge of the crescent would be summer when the sun is at its highest and the bottom edge is the winter path. The shorter the distance between the centre point and the arc, the higher the sun is. The curved orange line is the suns path for 30th April. The yellow radius is sunrise (05:36), the orange is midday and the red is sunset (20:22).



In line with CS11 encouraging walking and cycling, a secure cycle shed with a capacity for 6 bikes will be installed at the rear of the building as shown on Proposed Landscape DRG.No.543.19
An electrical hook-up will be provided for each flat, at ground level.

Careful thought will be applied to security measures as recommended in CPG1. Metal halide lamps with PIR triggering will be installed.

Submission:

Drawing No.	**Drawing Name**	**Scale**	**Paper**
543.01	Location Plan	1:1250	A4
543.02	Existing Ground Floor Plan	1:100	A4
543.03	Existing First Floor Plan	1:100	A4
543.04	Existing Second Floor Plan	1:100	A4
543.05	Existing Roof Plan	1:100	A4
543.06	Existing Section AA and BB	1:100	A4
543.07	Existing North (front) and West Elevations	1:100	A4
543.08	Existing South and East Elevations	1:100	A4
543.12	Proposed Ground Floor Plan	1:100	A4
543.13	Proposed First Floor Plan	1:100	A4
543.14	Proposed Second Floor Plan	1:100	A4
543.15	Proposed Roof Plan	1:100	A4
543.16	Proposed Section AA and BB	1:100	A4
543.17	Proposed North (front) and West elevation	1:100	A4
543.18	Proposed South and East Elevations	1:100	A4
543.19	Proposed Landscape layout	1:100	A4
	Planning Design and Access Statement		A4