

DESIGN AND ACCESS STATEMENT

12A and 12B Crediton Hill, London, NW6 1HP

June 2015



The Site

1. The application site comprises two flats within a property, which is converted into three flats and is situated on the eastern side of Crediton Hill. It is within the West End Green/Parsifal Road Conservation Area. The site is occupied by a semi-detached 3-storey property (it comprises ground, first and second floor). The site has a large rear garden. The ground floor flat (12) is accessed via the main entrance located at the front of the property. The existing flats on the first and second floors (12A and 12B) are accessed via the entrance door located to the side of the property.

Use

2. The proposal is for the change of use from two flats (12A and 12B) to one (on the first and second floors).

Amount

3. The amount of accommodation to be provided is 4 bedrooms; the existing properties have two bedrooms each. The proposed new residential unit would have 4 bedrooms measuring 17sqm, 15.2sqm, 23.3sqm and 13.1sqm respectively. These bedroom sizes would be above the minimum requirements contained in the Camden Planning Guidance (2011) (11sqm for first and double bedrooms and 6.5sqm for single bedrooms). Bedroom 1 and 4 are en-suite and each of the bedrooms would be served by a large window.
4. The proposed flat would also accommodate two bathrooms, a study, a kitchen/dining room and a living room. The unit would have a total floor area of approximately 191sqm. The Kitchen/Dining room is located at the front and has a number of windows. The Living room would be located at the rear (as it is in the existing flat) and has access to a balcony via double doors and also has a large window. These rooms are generously sized (32.8sqm and 26.3sqm respectively) and have good access to daylight and sunlight as required by Camden Planning Guidance for Housing (September 2013).

Scale and Layout

5. The scale and layout are very much in keeping with the existing arrangement with minor repositioning of internal walls. The proposal involves internal works to remove the partition wall between the existing Bedroom 1 and Kitchen on the first floor to create a Kitchen/Dining room and the removal of the door leading to the existing Bedroom 1. On the second floor, a door is created between the existing Kitchen and Bathroom to facilitate Bedroom 4 and an en-suite.
6. In terms of access arrangements, the proposed flat would be the only flat to be accessed via this entrance the separate entrance doors which presently serves 12A and 12B would no longer be a required. It is therefore proposed to remove the wall and door at first floor level and at second floor level, it is proposed to remove the entrance door and "Linen" cupboard and replace the rear wall of the Linen cupboard with a balustrade. The changes are entirely within the character of the property and will therefore not adversely affect the area.

Appearance

7. This application relates only to a material change of use, and proposes no change to the exterior of the property therefore consideration of the appearance is not applicable.

Access

8. External access to the building will remain unaltered.

9. The internal access to the proposed development is explained in Paragraph 6.

Landscaping

10. As the application relates to internal works, landscaping is not a relevant in this case.

Lifetime Homes Standards

11. The application relates to the conversion of an existing property and the Lifetime Homes Standards have been consulted. In relation to car parking the street is a Controlled Parking Zone and no further car parking can be accommodated off street. The approach to the main entrance would remain as existing and cannot be changed due to the nature of the building. The property would be accessed via the existing access entrance and the existing staircase would run from the ground floor to the first floor and second floor to provide internal access. There would be no lift access to the proposed flat. It is not possible to locate the living room at entrance level as this area is within another ownership.
12. In terms of detailed design, the walls in bathroom will be capable of taking adaption such as handrails. The window height will remain as existing, as the building is situated within a Conservation Area.
13. A Lifetime Homes Assessment has been submitted with this application. However, it was agreed with the Case Officer and Camden's Access Officer during the determination of the extant planning permission (ref. 2013/ 0529/FUL) that a Lifetime Homes Assessment was not required as the application was not for a new residential unit. An informative was placed on the Decision Notice stating that the applicant should comply with Lifetime Homes Standards as far as practically possible. The Officer's report also states that *"Given the proposed alterations would involve the floor levels above the ground level and the site constrains it would be unreasonable to expect the compliance with all Lifetime Homes Criteria"*.

Conclusion

14. The proposal would not have any visual impact to the area, nor would there be any increase in the demand to services, car parking and amenities within the area.
15. As outlined above, the current access arrangements to the applicant's property will be maintained in their current state.
16. The proposal accords with the applicable planning policies for the area and raises no design or access considerations