

Design and Access Statement

Flats 3, 4, 5 & 7, 15 Rondu Road, London, NW2 3HB

Introduction

- To communicate to local authority planning services, the scheme design in full and to secure their recommendation for planning approval.
- To provide the opportunity for final debate upon any fundamental design and access principles prior to determination and project procurement.
- This statement accompanies an application for the construction of a rear facing dormer to Flat No. 7, the removal of an existing studio flat (Flat No. 5) and the space reintegrated into flats 3 & 4 to convert them into 1 bedroom flats.

Existing Context

The Site and Surrounding Context

The application site consists of a three storey building incorporating 7 self-contained flats, five of which are 1 person studio apartments. The flats in question benefit from Certificate of Lawfulness as these were created more than 4 years ago. Access to the flats is located through a single front door leading into a communal hallway and stairwell.

The existing building is finished in London Stock Brick and a mixture of uPVC and White timber framed windows. The proposed roof is covered in a red Redland plain tile.

Access to the shared garden is through a communal side alleyway.

The existing property lacks any historical or architectural value and is neither statutory listed or locally listed. The site area of the entire site is 373m².

The Proposal

Our proposal is to a rear facing dormer to Flat No. 7, the removal of an existing studio flat (Flat No. 5) and the space reintegrated into flats 3 & 4 to convert them into 1 bedroom flats.

Rear Dormer

The application seeks to gain permission for a rear facing dormer at Flat 7, 15 Rondu Road. The proposed rear dormer equates to less than half the width of the main ridge and is set down from the ridge by 0.5m and set up from the eaves by 1.5m. The proposed dormer will not increase the floor area to the flat however its purpose to provide conventional window to provide natural light and cross ventilation between the existing side dormer and the proposed rear dormer.

The dormer cheeks will be finished in Redland Plain Tiles to match the existing and will feature a flat roof. We proposed to install white uPVC windows which will also match the windows directly below on the first floor.

Removal of Flat 5

The current owners (freeholders) have been in possession of the property for 8 weeks and concerns have been raised by local agents of the number of studio flats within the building. Agents have informed the

applicants that there is an increasing demand for 1 bedroom units as opposed to the 5 studio flats within the application site. Furthermore Flat 5 provides a sub-standard level of accommodation as the existing size of this flat is 20% less than the minimum size of the London plan, therefore as per Camden’s methodology a reduction of units is justified.

Our proposal is therefore to remove flat No. 5 and incorporate the space gained between Flats 4 & 5. The increase in size of flats 4 & 5 will allow space to convert the two studio flats into 1 bedroom self-contained units which we feel would be beneficial to the local area. The area proposed for the flats would be within the size guidance of the London plan as shown below:

Flat No.	Existing Area	Floor	Existing No. of Bedrooms	Proposed Floor Area	Proposed No. of Bedrooms
Flat No. 3	30.9 m ²		Studio Flat	37 m ²	1 Bedroom
Flat No. 4	33.0 m ²			47.2 m ²	1 Bedroom
Flat No. 5	16.7m ²		Studio Flat	N/A	N/A

The removal of Flat No. 5 does not require any external amendments.

Conclusion

The proposed dormer and internal configurations is according to Camdens Methodology and blends in within the surrounding area. By removing one studio flat from the scheme provides larger useable space for the remaining flats. We believe that the proposal fulfils the design criteria we set ourselves at the beginning of the design process, and creates an imaginative response to this site. The scheme has the opportunity to be a very exciting project that will enhance the space provided at 15 Rondu Road.

Camden is a bustling multi-cultural borough and it is experiencing an increasing demand for residential accommodation for all types and sizes. Our proposal has been designed in order to accommodate all types of family sizes and therefore would cater to the broad residents or future residents of Camden.

It is hoped that officers will be able to support the current proposal to improve and regenerate this area to the benefit of existing and future residents alike. If for any reason there are any concerns it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.