

Ref: F1_33 Broadhurst Gardens_Design Access Standard
26th June 2015

To:
Shane O'Donnell
Planning Officer
Planning Solutions Team
Regeneration and Planning
Culture and Environment
London Borough of Camden
For the attention of the Planning Officer

DESIGN & ACCESS STATEMENT

PROPOSAL: Conversion of two self-contained units to a single 3-bedroom flat.

SITE: Flat 1 & Flat 2, 33 Broadhurst Gardens, London NW6 3QT.

Design

As both flats are owned by my client, they would like to propose adding an internal spiral staircase to facilitate internal access to both the Flat 1 and Flat 2 - resulting in the merging of both residential units into one. All existing communal facilities, external fenestration and entrance accesses to both flats are not affected in this proposal, thereby retaining existing protected architectural features of the principle building and the neighbourhood.

Use -

The current building is a 4-storey Victorian styled semi-detached building that houses multiple flats, used as dwelling units. Flat 1 resides on the ground level and Flat 2 sits directly over Flat 1 on the first floor. Both flats use as dwelling units remain unchanged after the proposal.

Layout -

The proposal includes forming an opening within the first floor slab, to accommodate a steel frame timber tread spiral staircase (designed in accordance with Approved Document Part K_2013, and BS 5395-2. At the top landing, the space will be protected by a fire rated stud wall enclosure, accessible via a fire rated door. All existing habitable rooms, bathrooms,

internal corridors and Flat access are not affected, while still being large enough to comply with Camden Council Planning Guidance CPG1 (Design) and CPG2 (Housing) as well as the Lifetime Homes Standard.

Scale -

The scale of the proposed internal works is designed to be in as compact as possible, whilst still in compliance with local regulation and design guidance.

Landscaping -

There is no change to the existing landscaped front and rear patio.

Appearance -

All new internal works will be finished as existing. There is no external works proposed.

Yours sincerely,

Jee Han
For Mr Sat Bal