



ARCHITECT : DESIGNER : ILLUSTRATOR

DESIGN & ACCESS STATEMENT

To

Development Control (Planning)
London Borough of Camden
2nd Floor / 5 Pancras Square
London N1C 4AG

Date 8th September 2015

Subject / Reference 6, ARLINGTON ROAD, LONDON NW1 7HX Ref 6ARL/15/-

Location - The Site is located at the southern end of Arlington Road (East side). The property is a mid terrace Early Victorian property arranged on 4 floors (Basement , Ground, First & Second Floors) arranged currently as a 6 bedroom house with kitchen & Living Room at First Floor.

Overall site area = 86sqm (0.0086Ha) with Gross External Area (between party walls) of 141sqm. Gross Internal Area = 128.5sqm. Rear Amenity garden 43sqm

Located within easy walk to public transport, buses and Mornington Crescent Tube Station (northern line) mixed retail and local shopping is close-by in Camden High Street.

Proposal - The Application is for change of use from a single 6 bedroom house into two self-contained Units :- Total GIA 131.75sqm

Flat A being an upper maisonette at Ground, First & Second floors to provide a 4 bedroom S/C Unit with a gross internal area of 96.75sqm (including staircase) Entrance via steps at ground / street level.

No Alterations are proposed to the current layout and use. A new door is proposed at lower ½ landing level to gain access to the shared rear garden. Floor insulation and fire separation to be upgraded to floor / ceiling to Basement below

Flat B being a self-contained 1 Bedroom Flat at Basement level with a gross internal area of 35.0sqm. Main structure and existing walls (and respective room sizes) are retained and as a compact S/C unit wc shower area is incorporated to suit. A new door is proposed at upper ½ landing level to gain access to the shared rear garden.

No external alterations are proposed except enclosure under the landing for a new front door and for installation of a new steel stair within the existing front 'area' connecting up to a gateway in the railings at pavement level.

A daylight check has been made (ref drawing 6ARL/15/P04), with the existing rear basement window (to a bedroom space) providing daylight 12% floor area the existing front basement window (to a living room space) providing daylight 16% floor area .

A 30deg angle check is shown to front and rear rooms indicates that the daylight received is of acceptable levels Internally some borrowed light from entrance and lobby with ½ glazed door and from the rear doorways at ½ landing level to the garden exit will improve light received.

Access – The period property is traditionally arranged having steps (2 No) up to a ground floor entrance and now with lower ground accessed via steps down to a front area. No specific proposals are made for disabled / wheelchair access. The interior is laid out simply to suit family accommodation with a separate basement studio flat. The existing staircase internally is retained and which complies with current ambulant regulations.

Room Sizes – As with most properties of this period and general arrangement it is sometimes not possible to create room sizes in accordance with The current London Plan Recommendations.

Shared access to the garden is provided to the rear from both parts.

Amenity – an open garden space of 43sqm is provided, as existing. No alterations are proposed to this area.

Refuse – refuse and recycling to be taken to pavement collection point in accord with current Camden system - as existing.

Copies To Jamestown Properties Ltd