

DESCRIPTION:

**ADDITION OF NEW MANSARD ROOF AND CONVERSION
OF GROUND FLOOR STORAGE AREAS TO PROVIDE
ADDITIONAL 2 NO. STUDIO APARTMENTS**

SITE AT:

**159 QUEENS CRESCENT
LONDON NW5 4EA**

**APPLICANT:
MR M. CILIA**

DESIGN AND ACCESS STATEMENT

OCTOBER 2015

***PREPARED BY ALAN COX ASSOCIATES
224A High Street
Barnet, Herts EN5 5SZ***

CONTENTS

- 1. SITE DESCRIPTION**
- 2. THE PROPOSALS**
- 3. PLANNING HISTORY**
- 4. PLANNING POLICIES**
- 5. ACCESS**
- 6. LANDSCAPING**
- 7. CONCLUSION**

1. SITE DESCRIPTION

- 1.1 The site is situated within a terrace of 4 No. 3 storey properties on the North side of Queens Crescent between Weedington Road and Gilden Crescent. The property is currently arranged as a vacant retail/storage area to the ground floor and 2 No, 2 bedroom self-contained flats to the first and second floors.

2. THE PROPOSALS

- 2.1 Planning permission is sought for the addition of a new mansard roof and conversion of ground floor storage areas to provide additional 2 no studio apartments.

3. PLANNING HISTORY

- 3.1 Planning permission was granted on 31 March 2008 under ref no. 2008/3587/p for the erection of a mansard roof extension to provide an additional 1 bedroom flat.

4. PLANNING POLICIES

- 4.1 The following National, Regional and Local planning policies have been considered in the preparation of this application:
- National Planning Policy Framework 2012
 - Camden Council's Local Development Framework.
 - Camden Council's Planning Guidance documents.
 - Policies CS1, CS5, CS6, CS7, CS11, DP2, DP16, DP17, DP18, DP19, DP24, DP26, DP27, DP29 and DP30
 - The London Plan Housing Design Guide 2011

5. ACCESS

- 5.1 Proposed ground floor access to comply with Part M of the Building Regulations.
- 5.2 Proposed 3rd floor accessed via staircase above existing stairs which excludes a wheelchair user from use of the new flat.
- 5.3 Proposed handrailing/balustrading to be Part M compliant.

6. LANDSCAPING

- 6.1 Proposed permeable hard landscaping to ground floor courtyard.

7. CONCLUSION

- 7.1 The proposed roof extension and conversion of storage areas will create 2 No. new high quality studio apartments. With the retention of the retail element to the ground floor this will provide a mixed use development on an existing brown field town centre site and in doing so, makes the most efficient use of Camden's limited land.
- 7.2 The proposal fully accords with the National Planning Policy Framework 2012, London Plan 2011, Camden's Local Development Framework November 2010 and Planning Guidance documents.

-----oOo-----