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**14, PATSHULL ROAD, KENTISH TOWN, LONDON, NW5 2LB**

**PROPOSED CONVERSION OF HOUSE  
INTO TWO FLATS**

**DESIGN AND ACCESS STATEMENT TO  
ACCOMPANY THE PLANNING APPLICATION.**

**October 2015**

**Job No: 482**

**1: Requirements.**

The property is a house that the owners wish to convert into 2 units, initially for the use of two branches of the same family. The requirement is for 2 flats that would both be suitable for family use.

**2: The site.**

The site is an end terraced house, use class C3, in habitable use since its construction in the 1860's. The site is part of the Bartholomew estate and is also within the conservation area.

### **3: The amount of development proposed.**

The proposed development is the conversion of an existing 5 bedroom house (with the current arrangement of a ground floor room used as a bedroom and a first floor rear room used as a study) into two flats, of 2 and 3 bedrooms. There will be no extensions or alterations to the external features except to the front door.

### **4: Layout of the proposal.**

The house will be divided into 2 flats, with the lower flat at ground floor with 2 bedrooms. The upper flat will be at first floor (in the main front part of the house) and the second and third floors, with 3 bedrooms. The first floor of the existing rear extension will be part of the lower flat. Rooms will be arranged to give suitable stacking, i.e. bedrooms of the upper flat will not be above living rooms or kitchens of the lower flat.

### **5: Scale of the building.**

The existing building is 3 storeys and is the end terrace in a street of terraced and semi-detached houses, all of a similar type and height.

### **6: Landscaping of the site.**

There is no landscaping opportunity except to the small front garden and the rear garden and patio areas. The front garden will be retained for planting, and the side patio will be paved and the rear garden will remain. Any paving will be of the permeable type.

### **7: Appearance of the building and site.**

The existing building is a 3-storey end terraced house, built in the 1860's, with a room in the attic under the mansard roof. The building is built from London yellow stock brickwork with mostly the original double hung sash windows and has original features such as brackets under the eaves and the lintel over the front door, and moulded mullions to the first floor window. The rear extension is of later construction and is built of the same brick but with simpler detailing.

There will be no alteration to the external appearance, except that the existing aluminium framed glazed front door will be replaced with a painted timber door to match the adjoining original doors.

## **8: Local transport**

The house is 100 m from Kentish Town Road with frequent buses, some routes being 24 hours, routes nos: 134, 214, 393, C2 and N20. The house is also 450 m from Kentish Town station, on the Northern line Underground and Thameslink line, and 500m from Kentish Town West station on the North London Overground line.

## **9: Vehicular and pedestrian access.**

There is pedestrian entry from Patshull Road to the front entrance that will serve both flats, and a side passage to the rear. There is no car parking available on the site. The front garden is too small to allow off-street parking and this is discouraged by the local authority in this conservation area.

## **10: Disabled access.**

The ground floor flat has level access from the street via the side passage to the side door.

## **11: Flood risk assessment.**

The site is in a low flood risk zone. A copy of the Environment Agency flood risk map for the area is attached.

## **12: Appendix:**

4 Photographs of the site taken 21<sup>st</sup> November 2014.

Photos 1 and 2: front elevation, photo 3: side elevation, photo 4: rear elevation.

Flood risk map.

## **13: Drawings:**

Drawings nos: 482: 01 to 16 inclusive show the site plan, plans and elevations as existing and plans and elevations as proposed.



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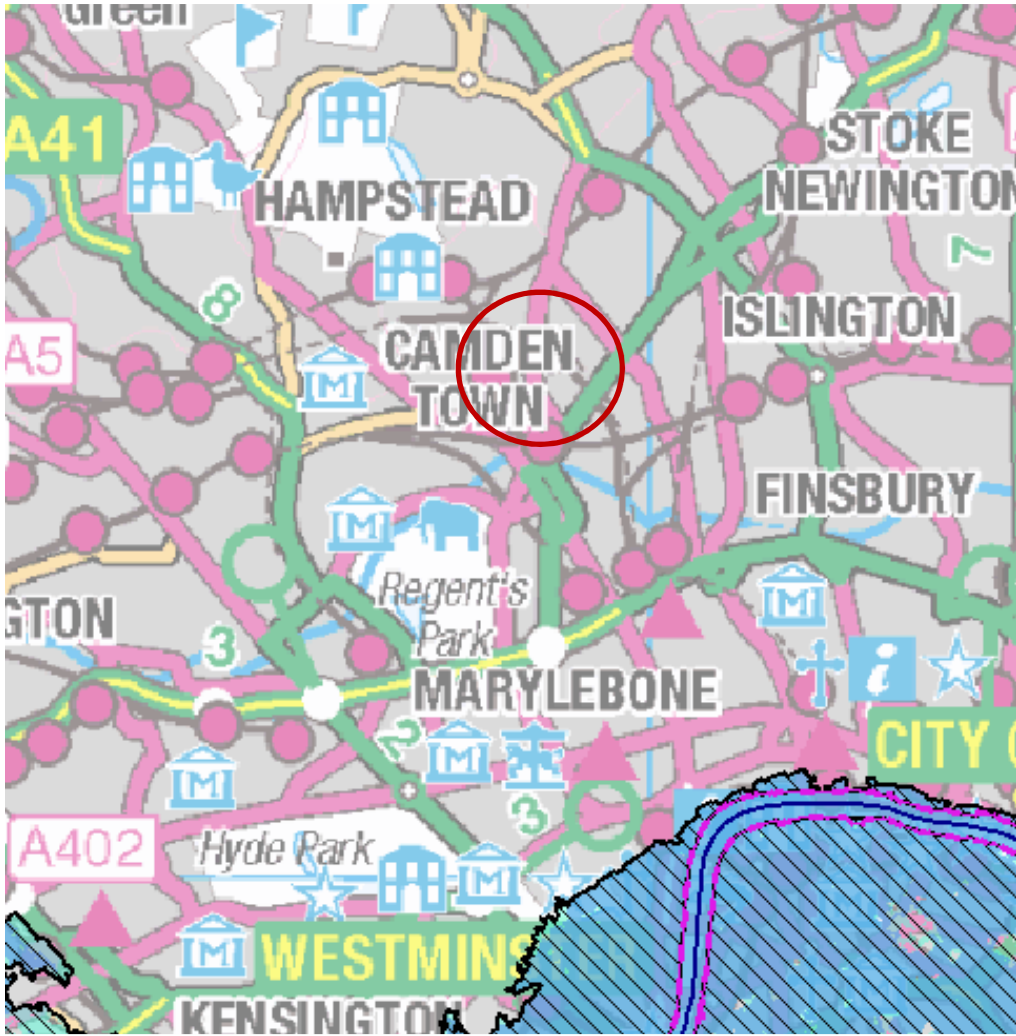




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Environment Agency Flood Risk map