



Design and Access Statement

Relating to proposal for conversion of existing flat to two separate dwellings
18b Iverson Road LONDON NW6 2HE

The Property

The property is situated on the south side of Iverson Road close to the junction with Kilburn High Road. This is a tree lined street with on street parking and the house sits within a terrace of similar properties. The building is set over four floors and consists of a lower ground floor, raised ground floor and two upper floors. A series of six steps lead up to the front door from pavement level.

The building is constructed from brick with red brick to the front elevation and London stock to the rear. A front bay at the lower and upper ground floor levels is in a smooth plaster finish and the same detail is also used around the front entrance door and over the windows at first and second floors.

The flat currently comprises five bedrooms with one bathroom and a small kitchen off a shared living room. It has been used as a rented 'shared flat' for some time and the internal condition and layout is poor.

Planning History

Planning permission was granted in 1974 for conversion of an existing house of multiple occupation to two separate maisonettes. This application relates to the upper maisonette, flat B.

Further historic internal alterations have been carried out to the flat, circa 1990, to create an additional bedroom with the reduction in size of the kitchen and the formation of two separate bedrooms on the top floor by dividing an existing single bedroom.



The Proposal

The proposal is to convert the existing flat into two separate, self contained, dwellings. This will provide a one bedroom flat at first floor level and a two bedroom flat at second floor level. No alterations are proposed to the external elevations of the existing building and all alterations are to be carried out within the existing property.

The one bedroom flat will be suitable as a single person dwelling at 32sqM and the second floor flat suitable for two occupants at 50sqM. Reference has been made to Camden Planning Guidance 4.14 Designed level of occupancy table which states the minimum areas for a single person dwelling as 32sqM and 48sqM for a two person dwelling.

Excluded from these areas are storage cupboards, 2.5sqM and 3.2sqM respectively. According to Camden's, Dwelling Size Priorities Table, a one bedroom flat in the borough is a low priority whereas a two bedroom flat is a very high priority.



Design

The first floor, one bedroom self contained, flat layout includes a combined kitchen and living space with two sash windows to the front of the house. This is a large room with high ceilings and original coving and ceiling rose. The bedroom is to the rear of the building with a south facing window and provision for reasonable storage is proposed. A shower room is located between the bedroom and living room.

Access to the second floor flat is at first floor level. One bedroom is proposed at mezzanine level with a window facing South and self contained, en-suite, shower room. At second floor level at the front of the property is located a combined kitchen and living room, again this is a large room with two sash windows facing the front of the house. To the rear a bedroom, with a window facing South, and bathroom.

Storage cupboards are located at first floor mezzanine level and designed to be suitable for bike storage. In addition a separate cupboard is allocated to house the boiler for the first floor flat to provide greater storage within the flat itself. Storage exceeds CPG 4.19 Storage and Utility Spaces minimum floor areas.

Lighting in communal areas; it is proposed that lighting to these areas is good and switched by a PIR sensor to prevent the need to find switches in the dark.

Noise and Sound Proofing CPG 4.28. Acoustic sound proofing will meet requirements of Building Regulations Part E. the layout of the two flats is such that the living rooms are directly above each other as are two of the bedrooms to minimise the transmission of sound between loud and quite areas.

Private out door amenity space, CPG 4.30. The existing property is first and second floor of an existing building and as such there is no provision for any external amenity space within this proposal.



Lifetime Homes Statement

The application relates to an existing period property and as such it can be justified that the ability to meet the criteria of the standards 1-14 cannot be achieved. However criterion 15 and 16 will be achieved.

Criterion 15, Glazing and Window handle heights.

Criterion 16, Location of service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm from any internal room corner.

Access

Access to the building is via steps to the front door from street level. A further flight of stairs is taken to the existing front door of the property. It is proposed that this door is removed to form a landing and two new front doors located at the first floor landing. Access to and within the properties is designed to be as accessible as possible within the constraints of the existing building.

Summary

In summary this proposal will replace a single flat which has an awkward and inconsistent layout with current needs and requirements, with two reasonably sized dwellings. Both properties have been designed to utilize the floor areas to best effect. The proposal complies with the Guidance on Residential Standards, General Principles CPG 4.6, to create 'high quality homes' and CPG 4.7 Layout.

