

MARCH 2016 **Design & Access Statement**
Change of use of a 4 bedrooms flat into 2 self contained flats



Flat 16, Kings Gardens London NW6 4PU

TREATMENT (ARCHITECTURE) LTD. 11 WOODBERRY CRESCENT, LONDON N10 1PJ T 020 8883 2503 M 07887 646 505, EMAIL thetreatment@mac.com

INTRODUCTION

This statement accompanies a planning application requesting the change of use of a 4 bedrooms flat into 2 self-contained flats. The purpose of this statement is to demonstrate that the proposed works are well considered, of an appropriate scale of development and conform to the planning policy set out by the London Borough of Camden.

LOCATION AND SITE

The application site comprises a five storey Victorian building that is located on the west side of West End Lane. The proposal relates to the ground floor flat, Number 16. The surrounding area is predominately residential.

PLANNING HISTORY

39 Kings Gardens

Full planning permission, reference 2005/1400/P, was granted for: The conversion of a 4 bedroom flat to two 2-bedroom flats. Subject to S106 'car free' agreement.

43 Kings Gardens

Full planning permission, reference PW9802431R1, was granted for: Change of use from one flat into two flats, comprising one 2 bedroom flat and one 3 bedroom flat, as shown on drawing numbers; A1/02B, A1/03D and letter dated 7th July 1998.

48 Kings Gardens

Full planning permission, reference 8500103, was granted for: Submission of an existing flat to form two residential units as shown on drawings No.1 & 2.

2 Kings Gardens

Full planning permission, reference 8905507, was granted for: Change of use and works of conversion to provide one 2 bedrooms flat and one 1 bedroom flat as shown on drawings no.KG/GA/200 as revised on 24th November 1989.

18, 20, 40 Kings Gardens

Full planning permission, reference H4/20/A/14891, was granted for: Subdivision of flats 18, 20 and 40, into 2 flats each at Kings Gardens, West End Lane, Camden.

Block 4 Kings Gardens

Full planning permission, reference H4/20/A/860, was granted for: Conversion of 15 flats into 29 flats (as indicated on your drawing AJ/S2 with the exception of the two proposed flats of type B at ground level, adjoining Block 4 Kings Gardens, West End Lane, N.W.6.

42 Kings Gardens

Full planning permission, reference 2012/1506/P, was refused for: Submission of an existing flat to form two residential units.

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DESIGN APPROACH

The existing unit at 16 Kings Gardens is a four bedroom self-contained flat with an internal floor area of 125 m², located on the ground floor of Kings Gardens.

The applicant is proposing to subdivide the existing unit into 2 self-contained flats.

Development policy DP2 seeks to maximise the proportion/supply of housing in the borough. The proposal is seeking to convert a large single apartment into 2 self-contained units and therefore will provide additional housing, which in accordance with policies CS6 and DP2.

Development policy DP5 seeks to ensure that all new housing provided is in line with the housing priorities for the borough. The housing priority for market two bedroom units is very high; the proposal therefore meets the target for mixed priority housing. The proposed two bedrooms unit (flat a) fronting the circular garden would have an internal floor area of 65m² and would provide 2 bedrooms and a large living area. While flat b would have a reduced internal floor area of 54.7m². However, it would be well above the minimum requirement for a two person unit.

LIFETIME-HOME

See Lifetime Home Statement showing where the criteria are met in accordance with policy DP6.

Please note that the proposal does not relate to a new build and therefore it is not possible to meet all 16 points of the checklist.

PARKING, REFUSE & RECYCLING

Parking is controlled in the local area. In view that the proposal would increase the proportion of self contained units by 1 and that it is within an area of good public transport accessibility the applicant has agreed for a car free agreement secured by a S106.

The residential block provides existing refuse and recycling space.

AMENITY

The proposal will have no impact on the adjoining properties in terms of amenity.

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RELEVANT POLICY CONSIDERATION

LDF Core Strategy and Development Policies 2010

Core Policies

CS1 Distribution of growth

CS5 Managing the impact of growth and development CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel CS19 Delivering and monitoring the Core Strategy

Development Policies

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime Homes and Wheelchair Homes

DP18 Parking standards and limiting the availability of car parking

Camden Planning Guidance 2011 CPG2 Housing

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