

MARCH 2016 **Design & Access Statement**
Change of use of a 3 bedrooms flat into 2 self contained flats

INTRODUCTION

This statement accompanies a planning application requesting the change of use of a 3 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 is 82 Canfield Gardens, located on the north side of Canfield Gardens. The property is a 3-storey semi-detached building in residential use as 5 self-contained flats. The building is not listed, but lies within the Swiss Cottage Conservation Area. The surrounding area is predominately residential.

PLANNING HISTORY

9401385 - Planning permission was granted on 21/10/1994 for the insertion of a new doorway onto the balcony at the first floor front elevation and the substitution of a window for the former doorway
9300777 - Planning permission was granted on 23/07/1993 for the rebuilding of ground and first floor bay windows of numbers 82 and 84 and ground floor right-hand corner of number 82.
2013/7063/P - Planning permission was granted on 07-03-2014 for the Conversion of the loft to provide one self-contained flat subject to a Section 106 Legal Agreement.

DESIGN APPROACH

The existing unit at the second floor at 82 Canfield Gardens is a three bedroom self-contained flat with an internal floor area of 109 m². 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 flat into 2 self-contained units and therefore will provide additional housing, which in accordance with policies CS6 and DP2. The proposed unit numbered 3a has an internal floor area of 50m². It would provide a one bedroom, a study and a large living area, the minimum requirement for a two person unit. While flat 3b would have an internal floor area of 59m², 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.

Flat 3, 82 Canfield Gardens, London NW6 3EE

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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 to one of the units.

The property provides existing refuse and recycling space.

AMENITY

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

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