

**RE: NEW PLANNING APPLICATION (REF: PP-05438415)
ADDRESS: 81 SOUTH HILL PARK GARDENS NW3 2SS
PROPOSAL: CONVERSION OF SECOND FLOOR AND
THIRD FLOOR FLATS OF THE EXISTING DWELLING INTO 1
SELF-CONTAINED FOUR-BEDROOM MAISONETTE**

DESIGN AND ACCESS STATEMENT

Introduction

This Design and Access Statement has been prepared on behalf of the applicant Adam Andrews. It accompanies an application for full planning permission to reconfigure the second floor and third floor of the existing building.

This development proposes to combine the 2 existing studio flats on the second floor with the two-bedroom flat on the third floor to create 1 four-bedroom maisonette. The ground floor and first floor flats will be retained.

This statement describes the evolution of the proposal and the rationale behind its design. It should be read in conjunction with the application drawings.

Context

81 South Hill Park Gardens is located in Camden, London NW3. The site lies 0.3 miles from Hampstead Heath Overground Station and 0.7 miles from Gospel Oak Overground Station. The property is also 0.1 miles from Hampstead Heath.

No.81 resides amongst a stretch of semi-detached houses on a loop road in a quiet cul-de-sac. The west, north and east edges of the cul-de-sac overlook Hampstead Heath with the remaining south edge overlooking the railway. No.81 is located on the north side of the cul-de-sac overlooking other semi-detached houses and shares a party wall with number 83. The property is located within a conservation area but is not a listed building.

Photos of the existing site are included as part of the application documents. (Please see drawing 539-PA.02). A site map is also included (539-PA.01) as well as an existing block plan. (539-PA.03)

The Site

The existing property is part of a four-storey semi-detached building with Attic Space and a Roof Terrace. The self-contained flats within the building all share a communal entrance and internal stairwell.

The building itself is constructed in yellow stock brick with a clay tiled roof and protruding bay windows on the ground and first floors. There is a garden to the rear of the property belonging to the ground floor flat, a small balcony on the third floor and a roof terrace belonging to the third floor flat.

The semi-detached properties on either side of the building are of the same construction and aesthetic.

Accessibility

The site is approximately 0.3 miles from Hampstead Heath Overground Station and 0.7 miles from Gospel Oak Overground Station and is 0.3 miles from a bus stop servicing numerous routes. The site is situated a short distance from many transport links and residents will find it easy to travel to and from the site.

Use

The existing building is exclusively of residential use, similar to the neighbouring properties. It consists of 3 self-contained two-bedroom flats and 2 self-contained studio flats spanning four floors.

Amount

The application site comprises two of the four storeys in the building (second and third floors). This includes a full conversion of the second and third floors and a dedicated entrance created in the stairwell. The inverted dormers on the rear side of the third floor will be replaced with traditional dormers similar to those on the adjacent property and front elevation. The ground and first floor flats will be retained.

Layout

The proposal is to combine the 2 studio flats on the second floor and the two-bedroom flat on the third floor into 1 self-contained four-bedroom maisonette spanning the 2 storeys.

This will include the placement of the entrance to the proposed flat on the first floor stairwell. The second floor stairwell will become an internal staircase for the proposed maisonette. The two inverted dormers on the rear side of the third floor will be replaced with traditional dormers of the same size and material to match those on the front of the property and those on the rear of the adjacent property.

The proposal conforms to the following policy from the Camden Plan; DP2 – Making full use of Camden's capacity for housing. It states that the council will maximise the supply of additional homes in the borough by resisting developments that would involve the net loss of two or more homes unless they enable sub-standard units to be enlarged to meet residential space standards.

This proposal will combine the third floor flat with the sub-standard studio flats to enable the dwelling to meet residential space standards. There will not be a loss of bedrooms, rather an increase in usable living accommodation. The proposed dormer windows will enable an increase in floor space with head height enabling the existing floor area to be fully realised.

With reference to the Mayor of London's Housing Design Guide, the space standards of the existing Units 1-3 are significantly less than recommended. The internal floor areas can be summarised as follows;

Existing Units 1 and 2

Category	London Housing Design Guide Minimum	Unit 1	Unit 2
One storey 1b 1p Dwelling (sq.m)	37.5	<u>29.4</u>	<u>33.9</u>
Combined living / dining / kitchen space for 2p dwelling (sq.m)	23	<u>20.3 *</u>	<u>23.3 *</u>
Minimum single bedroom (sq.m)	8	<u>0 *</u>	<u>0 *</u>
Storage Space for 1p (sq.m)	1.5	<u>0</u>	<u>0</u>
Private Open Space for 1p (sq.m)	5	<u>0</u>	<u>0</u>

* Units 1 and 2 are studio flats with the combined living / dining / kitchen space also including bedroom space.

Existing Unit 3

Category	London Housing Design Guide Minimum	Unit 3
One storey 2b 3p Dwelling (sq.m)	61	<u>59.7</u>
Combined living / dining / kitchen space for 3p dwelling (sq.m)	25	<u>17.4</u>
Minimum single bedroom (sq.m)	8	<u>4.3</u>
Minimum double bedroom (sq.m)	12	17.9
Storage Space for 3p (sq.m)	2	<u>0.9</u>
Private Open Space for 3p (sq.m)	6	14.6

Scale

The internal floor area of the existing property will not change.

The proposed four-bedroom maisonette has been designed to meet with the Mayor's London Housing Design Guide dwelling space standards. The internal floor areas can be summarised as follows:

Proposed Four Bedroom Maisonette

Category	London Housing Design Guide Minimum	Proposed
Two Storey 4b 6p Dwelling (sq.m)	107	141.9
Clear opening width of doorway / Minimum Corridor width (mm)	775 / 1050	800 / 1050
Combined living / dining / kitchen space (sq.m)	31	58.0
Minimum double bedroom (sq.m)	12	12.0
Bathrooms for 6 persons	2	3
Storage Space for 6 persons (sq.m)	3.5	4.2
Private Open Space for 4p (sq.m)	9	14.6

Appearance

With reference to the *Conservation Area Statement for South Hill Park*, No.81 is considered to make a positive contribution to the character and appearance of the conservation area. SHP15 of the same document states that any roof extension should respect the integrity of the existing roof form and should precisely match all existing original details.

With these points considered, the two inverted dormers on the rear side of the third floor will be replaced with traditional dormers of the same size and material to match the existing dormers on the front of the property and on the rear of the adjacent property. The front elevation shall be retained and the rear elevation shall match that of the neighbouring properties.

The remaining conversions shall be internally exclusive and shall not affect external aesthetic.

Access

The site is within easy walking distance of an array of shops and restaurants, Hampstead Heath Overground Station and numerous bus routes.

The existing constraints of the site are such that access to the property on upper floors is not possible due lack of surrounding space and the existing internal stairwell bids it unnecessary. There is also no opportunity to provide a lift within this traditionally constructed building. There are no current facilities for disabled access on site and maintaining the existing façade makes physical alterations impossible to achieve full compliance with the Disability Discrimination Act. The existing staircases are not of sufficient width to provide a chairlift arrangement without adversely affecting means of escape.

Landscaping / Amenity Space

The proposed four-bedroom maisonette has access from the living room to a small balcony 0.8 sq.m on the third floor and a large private roof terrace of 13.8 sq.m at the rear.

Refuse & Cycle Storage

Residential developments of 6 dwellings or fewer are usually serviced by a kerbside waste and recyclables collection.

There is a specification within each proposed dwelling for a 55 litre recycling box as specified in Camden Council's Planning Guidance Waste and Recycling Storage, and a 7 litre organic waste kitchen caddy.

Existing off road car parking spaces shall be maintained. No extra car parking spaces or bicycle storage areas are required or provided for.

Lifetime Homes Assessment

The table below illustrates how the proposed flats meet the lifetime home criteria;

Criteria	Pass / Fail	Comments
1. Car parking width	NA	The site is situated in an accessible location close to public transport facilities. Hampstead Heath Overground Station is located within 0.5 miles of

		the site. There are 3 existing communal off road car parking spaces on the property shared with the other flats in the building. For this reason, no additional car parking is proposed as part of the application.
2. Approach from car parking	NA	For the reasons outlined above, no car parking is proposed as part of the development.
3. Approach gradients	N/A	The proposal does not include any changes in external construction or aesthetics. The existing entrance is at street level and will not be changed.
4. Entrances	Pass	The existing entrance is at street level and will be retained. The proposed maisonette entrance is fully compliant.
5. Communal stairs and lifts	Fail	The proposal is for the conversion of the upper floors of an existing building and the existing stair is to be retained. Due to the character of the building, there is no existing lift and none proposed.
6. Doorways and hallways	Pass	All doors and hallways are fully compliant.
7. Circulation space	Pass	Room dimensions throughout the proposed dwellings are generous and it is anticipated that there would be adequate space for turning, as outlined within the guidance. No lift is provided.
8. Living room	Pass	The living room is on the upper level of the maisonette.
9. Entrance level bed space	Pass	All bedrooms are at entrance level.
10. Entrance level wc and shower	Pass	Bathrooms are provided at entrance level.
11. Bathroom and wc walls	Pass	Wall reinforcements will be located between 300mm and 1500mm from the floor to allow for adaptations, such as handrails.
12. Stair lift / through floor lift	Fail	Because of the confines of the existing site, the landing area is considered to be of an inadequate size for the provision of a stair lift. Please consider the issues raised in 3) and 7).
13. Tracking hoist route	Pass	Reasonable clear routes are available between main bedrooms, bathrooms and en-suites
14. Bathroom layout	Pass	All bathrooms are laid out for ease of access and use.
15. Window specification	Pass	All proposed windows are fully compliant and will match existing dormer windows on the property and adjacent properties.
16. Control, fixtures and fittings	Pass	The fit out of the building will involve the installation of new switches and controls which will be installed to comply with the requirements (450 – 1200mm height form FFL)