



Property Consultants



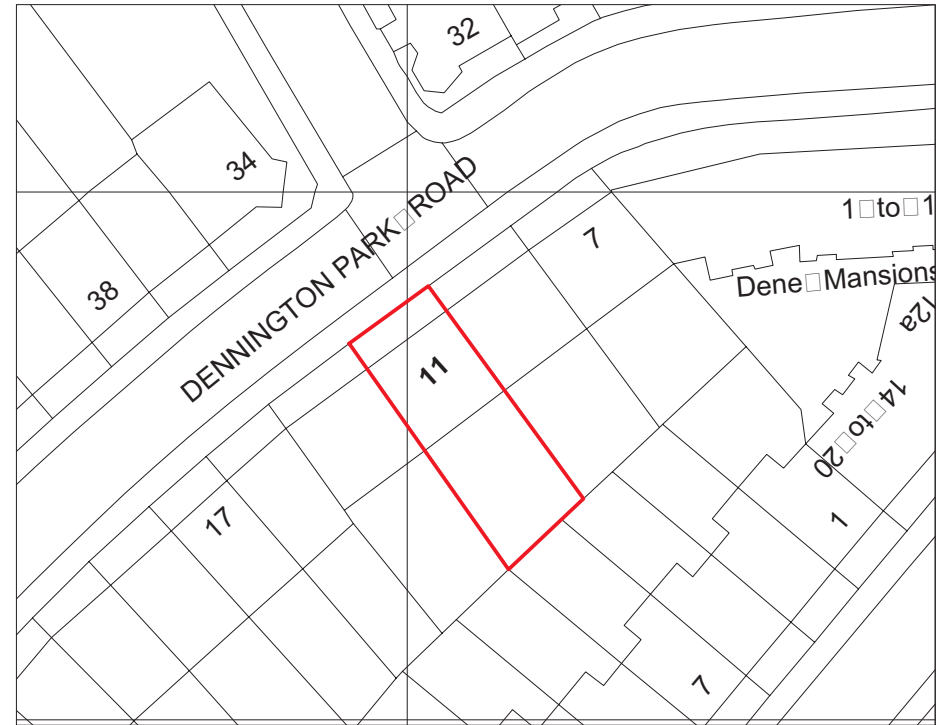
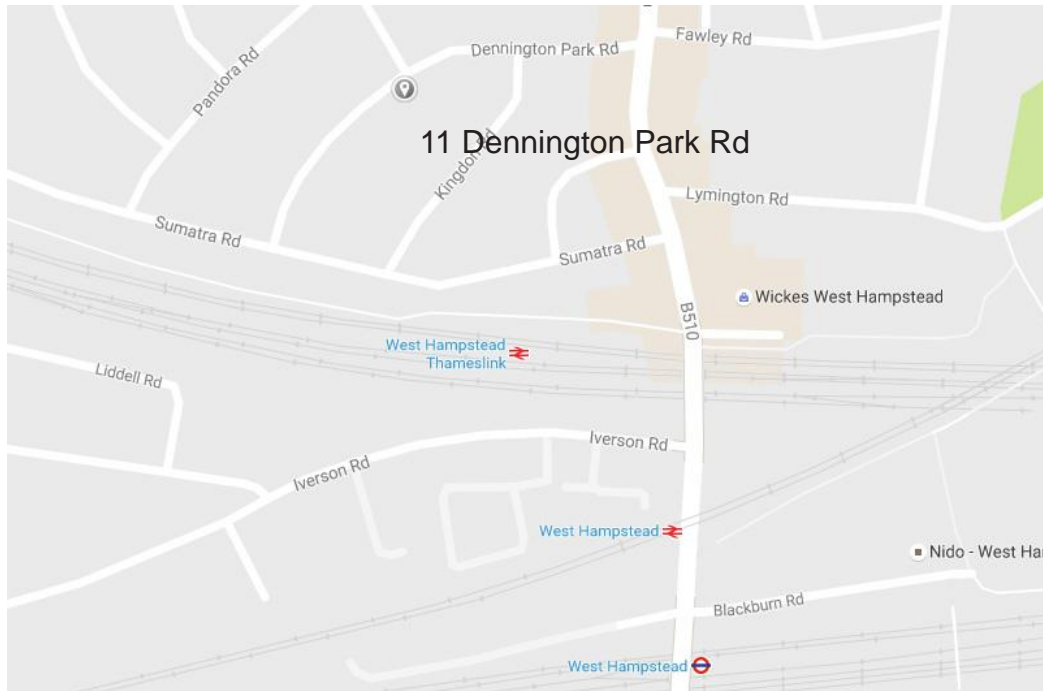
11 Dennington Park Road, London, NW6 1BB - Design and Access Statement

Introduction

11 Dennington Park Road in West Hampstead is a large property close to the mainline West Hampstead and tube stations. This property had been on the market for around 2 months prior to our purchase.

Our aim is to bring this property back to the market and fully refurbish the property to provide better affordable living that suits the current demand in the area.

West Hampstead's rental market has grown hugely and the demand is very strong for affordable housing. This property has been empty for some time and in an area where the links to London are very good, the opportunity to turn it into a viable investment allows us to fully update the property for the benefit of potential tenants.



Site context

The property itself sits outside the conservation areas. The local stations are within 1 mile and there are numerous bus links connecting West Hampstead to the city.

Dennington Park Road leads up to West End lane located at the east end of the road. Main shops and restaurants occupy this street giving plenty of choice for leisure together with local food stores such as Sainsbury's.

History

This property was built between 1882 and 1894 as part of a development of houses by James Gibb. Spread over 4 floors the property was a large house with a rear garden.

Although originally built as a house the property is divided into two with two entrances, one at ground floor and one at lower ground floor.

The property has been rented out for certain periods from our understanding but the conditions have been left whereby it has been deteriorating and become uninhabitable. This meant the housing officer issued an enforcement notice.



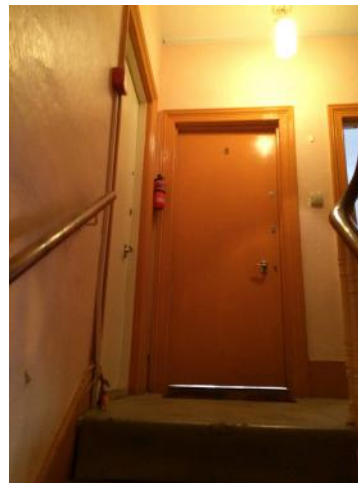
View from path on Dennington Park Road

Since the original inspection it is clear a number of safety standards have not been met and make the property unsafe to live in for tenants.

Our proposal will address all of these issues to ensure the tenants will live in a safe and habitable environment.



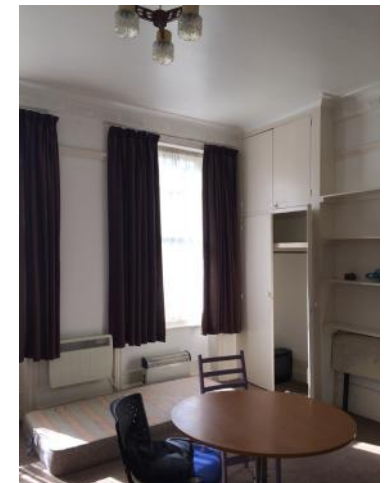
View of rear of building from garden



Typical door entrance to bedroom



Existing kitchenette to bedroom



Existing bedroom conditions

Access

Access to the ground level is via the stairs leading up to the front main entrance. The property does not sit level with the road so we are utilising the existing access with no alterations except any repairs required. From this entrance tenants can access floors from ground level up to roof terrace level only.



Front entrance from main road

Access to the lower ground level is via the existing stairs leading from the ground level to the front of the building.

The front entrance to the lower ground will be re-positioned. This will allow a new windows to be installed to the front bedroom at this level.

Access via this entrance will allow all tenants access to the rear garden amenity space.

The existing stairs will be retained and refurbished.



Existing stairs leading from ground level to lower ground floor

Access to the communal garden area is via a corridor at lower ground level. All tenants will be able to access this and use the garden as a leisure space. This will provide an important facility to the tenants

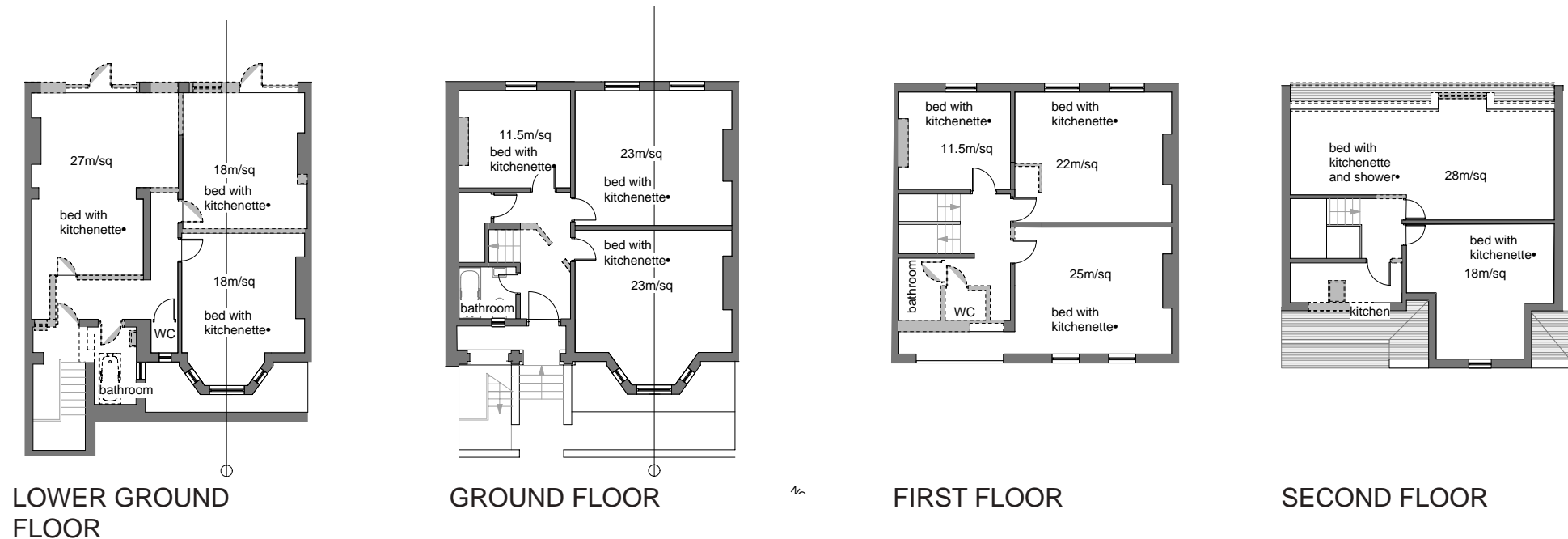
A communal space has been incorporated into the scheme at lower ground floor allowing space for bicycle storage. An existing WC on this level is also being converted into a cloakroom/cleaner cupboard for cleaning services.



View of existing garden from 1st floor window bedroom

Existing Layout

The existing layout of the building consists of 11 bedrooms all with kitchen facilities. Some also have shower/washing facilities. Our proposal will provide 16 rooms throughout the building.



The current layout of the property consists of 11 rooms spread over 4 floors. There is a lower ground floor which contains 3 rooms all with kitchens. At ground/first floor, each floor has 3 rooms all with kitchens and shared bathrooms. On the 2nd floor there are two rooms, 1 with a kitchen and shower facilities, the other with no facilities with shared access to kitchen on 2nd floor and shared bathroom at 1st floor.

Proposed Layout

Our proposal is to fully refurbish the property throughout to a high specification to allow us to bring the property back into full use.

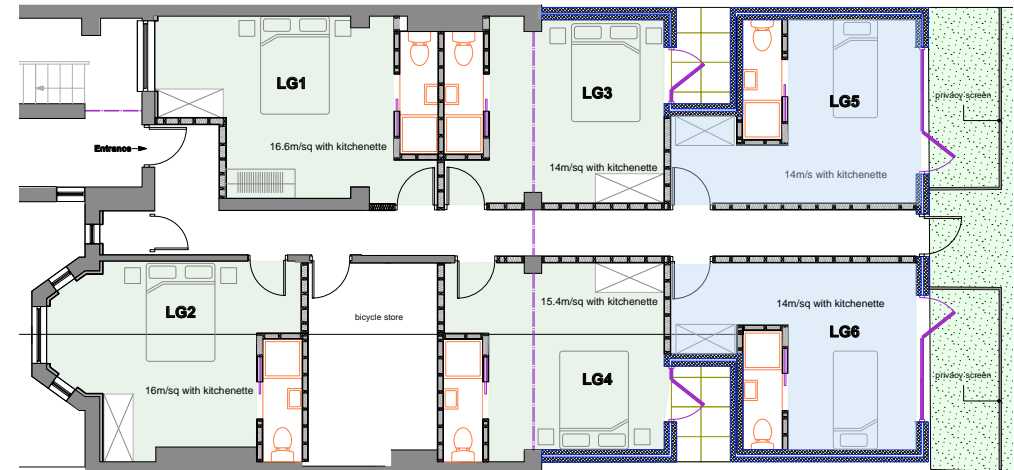
At lower ground floor level, we have extended into the garden to provide further accommodation and creating light and spacious rooms. Light will be increased into the rooms at lower ground floor by incorporating light-wells and skylights into the new flat roof.

This extension has evolved by taking into consideration the neighbouring properties and height of the existing fence line on the boundaries. Allowing light to enter the rooms via light-wells provides daylight required to any bedroom. In conjunction with this skylights in the flat roof would provide further daylight to the rooms.

The height of the extension has been limited to 3m from ground level. This would make the proposed roof level to sit at what is now the garden level. Therefore making a small impact on what is already there. The rear of the extension will have 2 sets of 3 panel bi-fold doors from the rear rooms. Privacy screens to each of these will create small but private amenity space to each room.

Light is an integral part of the design and creates certain elements within the proposal. Using light-wells to give natural light and ventilation to the lower ground floor rooms provides a better living space. The use of skylights in the roof provide additional daylight to make sure the scheme meets the minimum requirements.

The communal garden at lower ground floor will provide amenity space for all tenants of the property. This area will be considered carefully using soft and hard materials as we aim to provide a space that tenants will want to use. More often gardens can be neglected but by creating a space with light and features it will be used as part of the tenants lifestyle.



Proposed Lower Ground floor



Proposed Ground floor

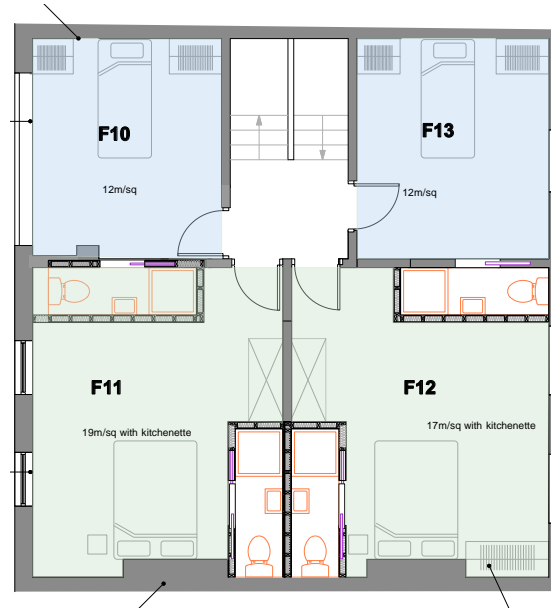
Proposed Layout

The works at first floor will create rooms with en-suites leading off of the main shared corridor. The tired decor will be modern and the rooms here will remain very similar to the layout as existing. A new room will be created where a small kitchen to one of the rooms used to be. Double glazing front and back will be installed to meet regulations.

At 2nd floor, we are refurbishing and retaining the kitchen facilities which currently do not meet the HMO guidelines in terms of size and usable space. We proposed to create a dormer window to increase this kitchen area. This will make the kitchen a usable space with outdoor amenities to be used by all tenants.

At roof level we propose a new roof terrace. The neighbouring properties both have terraces and as it is hard in London to provide all tenants with an outdoor space, a new terrace would give our tenants a place to enjoy outside.

All rooms meet the HMO guidelines provided by the council. In most cases we have exceeded the minimum standards to make the accommodation feel spacious.



Proposed first floor



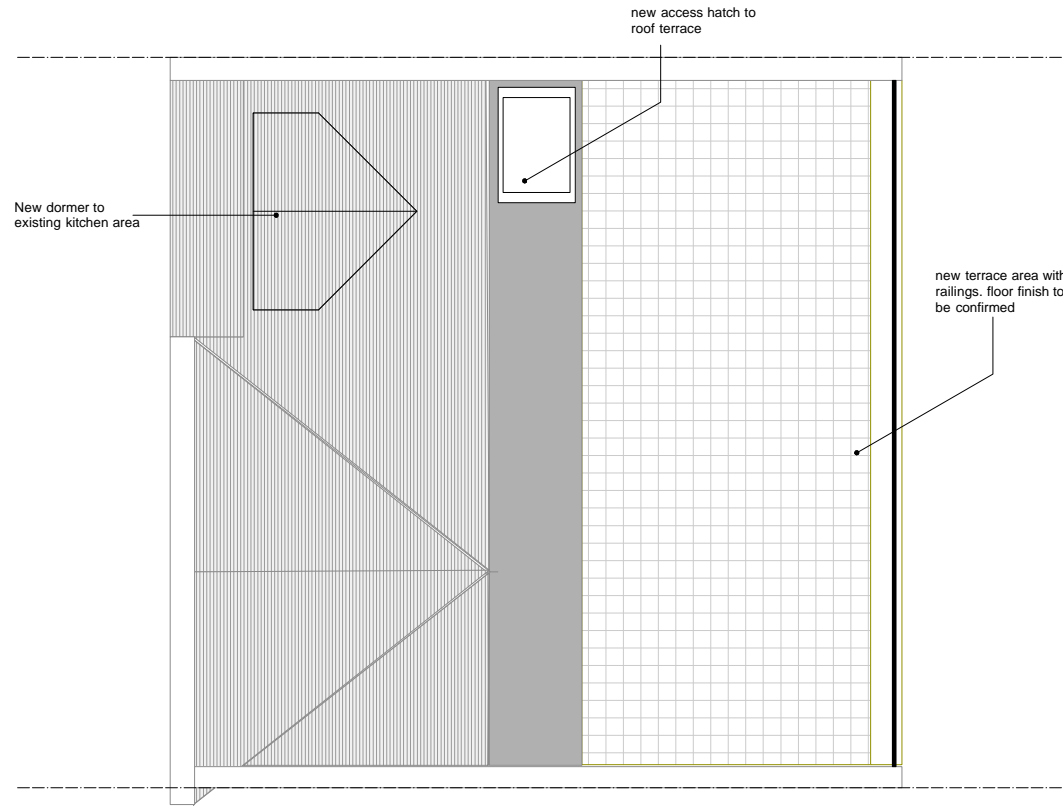
Proposed second floor

Within each room we have provided an en-suite where possible to give the tenants their privacy. We feel this is something people look for nowadays. In addition to the en-suite, we are creating bespoke furniture which is described below. Within this furniture we want to add a kitchenette style facility. This is a small unit providing 2 hobs, microwave and sink with small oven. It is a condensed unit allowing extra modern but basic facilities to each room.

Proposed Layout

At roof level more amenity space will be provided via a new roof terrace. This roof terrace will match the adjacent properties whom also have terraces. To provide the tenants will additional outside space is very important. This will add to the experience of the property when tenants are living there.

The adjacent properties on both side have black metal railings which we would match to be in keeping with the surroundings. Access to the roof terrace will be via a stair leading to an opening hatch giving safe access to roof level.



Proposed roof plan

Interiors

Once completed each room will have a bespoke high quality feel. We know there is huge demand in the area for affordable housing. By providing rooms that are high specification the area will benefit to meet demand. It is understood the council are under pressure to provide more affordable places to live and that HMO's are looked upon as affordable. By creating rooms that will make any tenant feel at home we know we can bring something special to the area. The current condition is extremely basic and of poor quality. Wood chip paper throughout in magnolia paint colour forms the basis of the décor. The rooms at ground and first floor have high ceilings with original cornice features. Some of these can be retained to keep part of the original feel of the property.



Compact design kitchenette



Moveable partitions to create high quality spaces



Changes in level create space

These images show the style that will be achieved. The use of space and design is paramount to provide the types of affordable living tenants are looking for. Kitchenette's that are minimal in size, moveable furniture separating living and sleeping spaces and personal en-suites are all considered as part of the proposal.

Conclusion

Bringing this property back into the community is a big part of our goal. It has been left without any care and does not provide the affordable living that it could.

This property will be enhanced through its external and internal design. The extension to the rear will provide much need rental space supplementing the affordable living issue and the internal refurbishment will be of a high quality design and finish.

Overall in its context the property will sit well within its surroundings and not jeopardise any of the adjacent properties. Having the extension beneath the existing fence line will allow the extended rooms to be concealed from the above views whilst allowing tenants large open and well light naturally rooms with access to communal amenities.

Utilising the loft space will provide a larger more useful kitchen at 2nd floor. The surrounding properties have similar dormers and we have used the maximum possible to provide users of the building the best most usable space. Overall the scheme will provide the following accommodation:



Accommodation schedule 11 Dennington Park rd, London, NW6 1BB

Room No.	Area M/SQ	Kitchenette	Use of shared kitchen	En-suite	Occupancy
LG1	16.6	yes		yes	double
LG2	16	yes		yes	double
LG3	14	yes		yes	double
LG4	15.4	yes		yes	double
LG5	14	yes		yes	double
LG6	13.5	yes		yes	double
G7	20	yes		yes	double
G8	20.7	yes		yes	double
G9	12	no	yes	yes	single
F10	12	no	yes	yes	single
F11	19	yes		yes	double
F12	17	yes		yes	double
F13	12	no	yes	yes	single
S14	15.5	yes		yes	double
S15	15	yes		yes	double
S16	12	no	yes	yes	single