

6th October 2016

DESIGN, AND ACCESS STATEMENT

This statement is to accompany a full planning application for the conversion of single dwelling house into three self-contained flats, comprising:

Flat 1 - ground floor 2 - bedroom flat

Flat 2 - first floor 1 - bedroom flat

Flat 3 - second floor/loft floor 2 - bedroom flat

Change of use from single dwelling to 3 no flats and extension (ref.TRS044_PP01-04) previously approved under 2014/4550/P

The proposals applied for are as follows:

1. Conversion of single dwelling house into three self contained units(previously approved under 2014/4550/P)
2. Side return extension to lower ground floor
3. Green roof and Terrace over new side return extension
4. Extension at rear to first floor
5. Rear Terrace atop first floor extension accessible via new timber door at second floor
6. Replacement of existing PVCu windows with Timber sash windows throughout
7. Slim Frame Aluminium glazed doors to ground and first floor

The application drawings attached are as follows:

TRS044_EX01-07 - Existing drawings - floor plans/elevations/Section @ 1:100

TRS044_PP01-08 - Proposed drawings - floor plans/elevations/Section @ 1:100

Justification:

In order to fully describe the justification behind each proposal the statement should be read in conjunction with the drawings submitted. It should be noted that the property is not listed and does lie within a conservation area.

1. Conversion of dwelling house into three flats.

The proposal is to convert the current dwelling into three individual one and two bed flats. The below table demonstrates the square meterage of each flat in accordance to guidelines set by Plan London.

Note: All measurements provided in SqM

Flat No.	Internal Floor Area	Outbuilding	Outdoor Amenity	Total Flat Demise	Living area	Bedroom (Total)	Built-in Storage
A	66.27	15.2	52.8	134.27	30.4	23	3.2
B	43.25	-	8.68	51.93	18.9	16.4	2.4
C	79.32	-	9.91	89.23	35.9	24.9	5.4

Please Note: As per previous application 2014/4550/P, permission was granted on the basis of each flat's provision of amenable outdoor space regardless. Each flat has maintained direct access to a private external terrace or Garden space as listed above.

2. Side return extension to lower ground floor

The applicant wishes to extend outward from the existing line of the house to the boundary line generating new internal space out of a redundant corner. The proposal retains the existing length of extension, maintaining a useable garden space and a non-imposing extension of the existing ground floor area generating a much more reasonably sized kitchen/living area devoting more SqM to comfortable bedrooms within the ground floor. The extension and subsequent raising and rebuilding of the boundary wall @ 2450mm will be complete in stock brick to match the existing condition of the property. The garden will be accessed through the installation of full width slimline glazed sliding doors at the rear (ref. TRS044_PP06).

3. Green roof and terrace covering Side return extension

A large proportion of the side return will be covered by non accessible bio-green roof. The remainder of the roof will form a devoted terrace area, accessible via the first floor - ref. TRS044_PP_01-08. The green roof aims to retain some of the green space which is lost through the side return extension. It is also important to provide the flat located on the first floor with external space where possible. The new roof terrace will be accessed through the installation of full width slimline glazed doors at the rear (ref. TRS044_PP06).

4. Extension at rear to first floor

The proposal intends to demolish and rebuild the extension at first floor level - see proposed drawings. The extension and subsequent raising and terrace boundary wall will be complete in stock brick to match the existing condition of the property. The terrace will include a protective rail across the front and a privacy screen on the boundary line between No.28 and No.26.

5. Second Floor roof terrace

The rebuilt first floor extension will provide usable terrace area for the second floor flat - see proposed drawings. Similarly, the terrace will include a protective rail across the front and a privacy screen on the boundary line between No.28 and No.26. The new terrace will be accessed through the addition of a timber/glazed door in place of the existing window opening.

6. Replacement of existing PVCu windows with Timber sash windows throughout

Throughout the property, all existing PVCu windows will be replaced with painted timber sash windows. This will restore the aesthetic of the external building envelope to the style that was intended and reaffirm the proposed development within its surrounding context.

Conclusion:

The proposals are viewed to be considered and holistic in their treatment of the existing property whilst also reflecting and respecting the previous extensions, massing, and characteristics of the neighbouring properties. The design treatment of the proposed extension at ground floor and reconstruction on the first compliments the existing building both aesthetically and through its impact on the internal spaces within the property.

Access:

The applicant does not propose any changes to the access arrangements to the property.

Best Regards,

Alastair Moule

TR STUDIO

office@trstudio.co.uk

www.trstudio.co.uk

+44203 718454

No.2 Northdown Street

Kings Cross

London

N1 9BG