

Aubrey Technical Services

Architectural Design Consultants

The Loft 61a Belswains Lane Hemel Hempstead Herts HP3 9PP Tel: 01442 247935 Fax: 01442 796400

PLANNING STATEMENT to SUPPORT PLANNING APPLICATION February 2017

Re: Proposed insertion of roof windows and conversion of attic to form a one bedroom self contained flat at 148-150 Abbey Road London NW6 4SR (Modified Scheme)

148-150 Abbey Road were originally a pair of substantial Edwardian semi-detached house with accommodation over four floors. We believe they were converted into flats in the 1950's and are currently divided into eight studios per 'house', two per floor. The basement flats and one ground floor flat per 'house' are entered from outside the building and one ground floor, first and second floor flats from the main entrance, hallway and communal stairs of each 'house'.



Street view of Nos 148 and 150 with No. 146 on the right hand side

Planning History: Approval was granted on the 13th January 2016 for "Loft conversion and installation of 6 x rooflights to front, side and rear roofslope" under planning reference: 2015/5893/P. The approval provided for two of the second floor studio flats to be extended into the roof space and become one bedroom duplex flats.

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Application Ref PP-05595530 submitted 03/12/2016 for self contained one bedroom attic flat. Withdrawn on 20/01/2017 following advice that the ceiling height was considered inappropriate for a new dwelling.

Proposal: To insert Velux style roof windows (with low/flush upstands) in similar positions to planning approval reference: 2015/5893/P and convert the attic space to provide a separate one bedroom flat with entrance from the second floor landing and private staircases through space formed from the back of flat No. 7/150.

This modified scheme seeks to overcome the reasons for withdrawal of the previous proposal by partially lowering the floor (partial ceilings to Flats 7/150, 8/150 and 15/148) to create more ceiling height in the proposed attic flat. Changes have also been made to the roof windows to provide better zone of vision from within the proposed flat. The proposal provides a compact yet practical and attractive one bedroom flat with a GIA of 41 sq.m plus storage space.

Principle: The use of the attic for habitable living space has been established by planning approval reference: 2015/5893/P and the adjacent matching house, No. 146 which has also been converted to flats and the top Floor Flat extended into the roof space under planning approval reference: 2010/4662/P.

Discussion: The current application differs to the extent approval in that rather than providing two additional bedrooms to increase the size of two existing studio flats it utilises the space to create a self contained one bedroom flat. Both the new flat and the reduced flat 7/150 comply with the floor area requirements for a one person flat as noted in the 2015 guide: "*Technical housing standards – nationally described space standard*"

The floor level has been lowered by 350mm over approximately 75% of the flat. This has resulted in an increase in ceiling height in the proposed flat that now achieves 55% at or above 2.3m and 85% above 2m.

Whilst this is slightly less than the 75% of the floor area at 2.3m ceiling height referred to in the "*Technical housing standards – nationally described space standard*", it is nonetheless a very practical and desirable flat. The flat is formed within the roof space of an existing building with a pitched roof that has already been approved to provide two bedrooms. The accompanying plans and sections show how the proposal provides an excellent living environment including living area, dining area, kitchen, bedroom and shower room with sufficient head room for most occupants to live comfortably. The minimum ceiling height is 1.7m. For illustrative purposes the woman shown in the sections is 1.65m (5'-5") tall.

The roof windows have increased in depth to provide views out of the flat. The two windows on the rear have vertical elements and 'inverted dormers' cut out of the roof and lined with lead. The flat will appear bright and airy due to the expanse of glass.

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Amenity: Our client (the Freeholder) has confirmed that the new flat will have the same rights over the amenity area at the rear in common with the existing flats.

Refuse: The Letting Agent has confirmed there are “3 grey bins for general household rubbish and are collected once per week, left on the inside of the boundary wall and the bin men take them and put them back” There is also a green bin for garden waste that is collected regularly.

Survey: The approved scheme (planning approval reference: 2015/5893/P) was based upon a simple visual survey and original drawings. A subsequent more detailed measured survey revealed that the rafter pitch is 25° and not 22.5° hence the attic space is actually greater than previously shown on approved drawing L1116/02B. The current proposal drawing L1116/12A reflects the latest survey information.

Sustainability:

- Four underground and three overground rail stations within 1 km
- Bus stops in Abbey Road for routes 139 and 189 and nearby Quex Road for 328
- Shops, restaurants and medical facilities in Kilburn High Road within 400m

Building Work: All work is to comply with current Building Regulations and Approved Documents including Part A Structure, Part B Fire Safety, Part E Sound Insulation and Part L Conservation of Fuel and Power (Thermal Insulation).

Ownership: The applicant owns the freehold to Nos 148 and 150 Abbey Road and the leasehold of Flats 7/150, 8/150 and 15/148 Abbey Road. The flats are let on an assured shorthold tenancy.

Conclusion: We believe the scheme provides a much needed residential unit within the London Borough of Camden where there is an acknowledged shortage of small properties. Once constructed, the proposal will have no negative affect on adjacent properties and provide a pleasant bright one bedroom flat in a convenient area.

We believe the application is in harmony with the Conservation Area and is acceptable in design and appearance terms. We look forward to an approval in due course.