

DWELLING MIX JUSTIFICATION

Further to the submission of Planning Application ref 2016/7099/P on 23 December 2016, we would like to provide additional justification for the dwelling mix in the proposed scheme.

As outlined in the Design and Access Statement, this application proposes to convert one single residential unit on the first and second floor of the main building and first and second floor of rebuilt closet wing extension into three self-contained flats.

During the course of the design development, various layout options were explored, and specifically the attempt was made to create two-bedroom flats, in order meet Camden's priority requirement for two-bedroom flats.

Below, the design rationale has been summarised and in each case, justification will be given why it was not possible to create two-bedroom flats, and why instead the scheme proposes three one-bedroom flats.

A. JUSTIFICATION FOR CREATION OF ONE-BED FLAT ON FIRST FLOOR [FLAT B] & IN RECONSTRUCTED CLOSET WING EXTENSION [FLAT A]

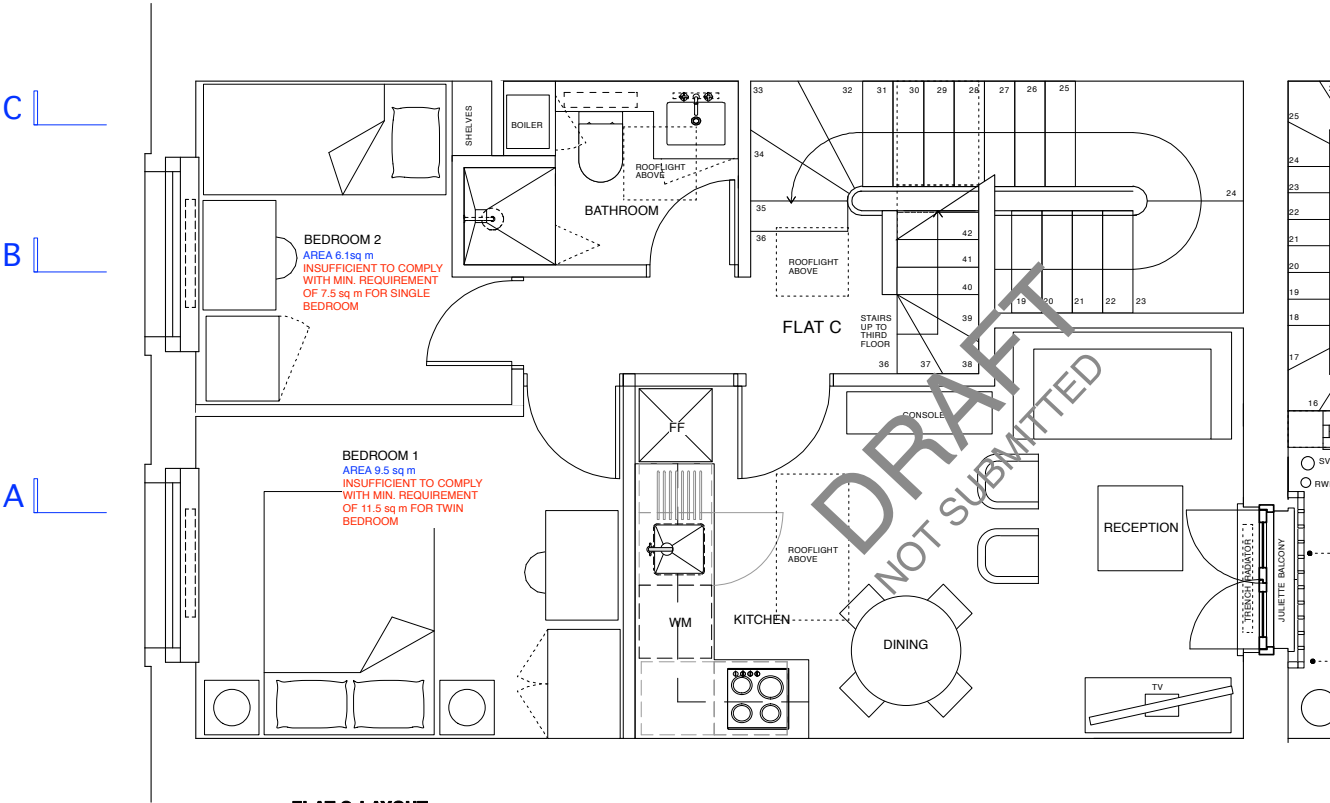
The floor plan in the main building is not large enough to accommodate one two-bedroom flat on one single level. The position of the stair makes it impossible to have a flat on more than one level except for at the top of the building.

Therefore in order to achieve a two-bedroom flat layout at first floor level, the option was explored to have one flat run at first floor level, from the front of the main building, right through to the rear of the closet wing of the same level. This option did not prove to be viable option because the corridor space required to run from the front of the flat to the rear of the flat resulted in a] disproportionate amount of corridor compared to accommodation area and b] insufficient widths for bedrooms at the rear. Furthermore, creating an opening to join the rear closet wing to the main building would have been a major structural undertaking, and this would have proven to be prohibitively expensive for the Client.

Therefore it was decided to create one one-bedroom flat in the main building, and create one one-bedroom maisonette in the reconstructed closet wing extension, at half landing levels.

B. JUSTIFICATION FOR CREATION OF ONE-BED FLAT ON SECOND FLOOR LEVEL

The working plan below [not submitted as it was abandoned] shows that it was attempted to create one two bedroom flat at Second floor level, but that the bedroom sizes would not be sufficiently large to comply with the technical requirements of the Nationally Described Space Standards.



FLAT C LAYOUT AS A 2-BEDROOM UNIT:

THIS LAYOUT WAS ABANDONED BECAUSE IT WAS NOT POSSIBLE TO ACHIEVE A 2-BEDROOM FLAT MEETING BEDROOM AREA AND FLAT AREA REQUIREMENTS DESCRIBED IN 'TECHNICAL HOUSING STANDARDS - NATIONALLY DESCRIBED SPACE STANDARD'

SPACE	PLAN AREA	TECHNICAL REQ'T
BEDROOM 1	9.5 sq m	< 11.5 sq m for DOUBLE BEDROOM
BEDROOM 2	6.1 sq m	< 7.5 sq m for SINGLE BEDROOM
FLAT C	54.3 sq m	< 61 sq m for single storey 2 BEDROOM FLAT

Therefore, as a result, it was decided to proceed with a one-bedroom flat on the second floor, as submitted in this application.

C. JUSTIFICATION FOR CREATION OF ONE-BED FLAT ON SECOND FLOOR LEVEL

Although every effort was made to create two bedroom flats, and various options were explored, studied and thoroughly considered, it was not possible to come up with a configuration that would be both viable in terms of Nationally Described Space Standards requirements, structural constraints, and spatial constraints.

Therefore we believe that the option to create three one-bedroom flats as submitted in this application is justified and should be considered for consent.

END

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