

Planning Statement for 109 Greencroft Gardens, Flat 4, NW6 3PE

Conversion of existing dwelling into 2 flats

May 2017

Existing flat :

Total gross internal area = 108.1 m²

3 bedrooms

Proposed space :

Flat 1 , ground floor : 1 Bedroom Gross internal area 37m²

Living room / dining / kitchen 17.4 m² m²

Bedroom 1 11.3 m²

Flat 2 2 Bedrooms Gross internal area 79.3 m²

Living room / dining / kitchen 25.9 m²

Bedroom 1 20.5 m²

Bedroom 2 12.7m²

Amenities spaces

Terrace area for flat 2 floor 8.5m²

Urban context analysis, Area and Road Description :

The proposed site is located within West Hampstead area. The surrounding area is residential , with a mix of dwelling houses, purpose built and converted flats.

The proximity to both local bus and underground transport (West Hampstead, South Hampstead tations within 10minutes walking distance) provides great potential to residents, site benefits from proximity to the main road.

The site property is four storey 4 flats house.

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Proposal

The development proposals comprise of conversion of existing flat to accommodate 2 self-contained flats : One 1 bedroom 1 person flat, second 2 bedrooms 3 persons flat to be located on second floor and previously converted loft.

All internal and external spaces have been designed to meet and exceed minimum space standards for new dwellings.

All conditions for environmental performance requirements, energy efficiency, building fabric, insulation, Lighting, Water efficiency will meet current standards of the Building Regulations.

Best regards

Monika Dawlud