

## Introduction

This Design and Access Statement (DAS) is submitted for the following proposal:

**Conversion of ground and first floors from a house in multiple occupation (HMO) (C4) to a self contained 3 bedroom duplex apartment (C3). Alteration of existing rear extension to include; new roof, new side window, patio doors and moving of the western wall. Retention of existing second floor flat (C3).**

at:

**45 Sherriff Road, West Hampstead, London, NW6 2AS.**

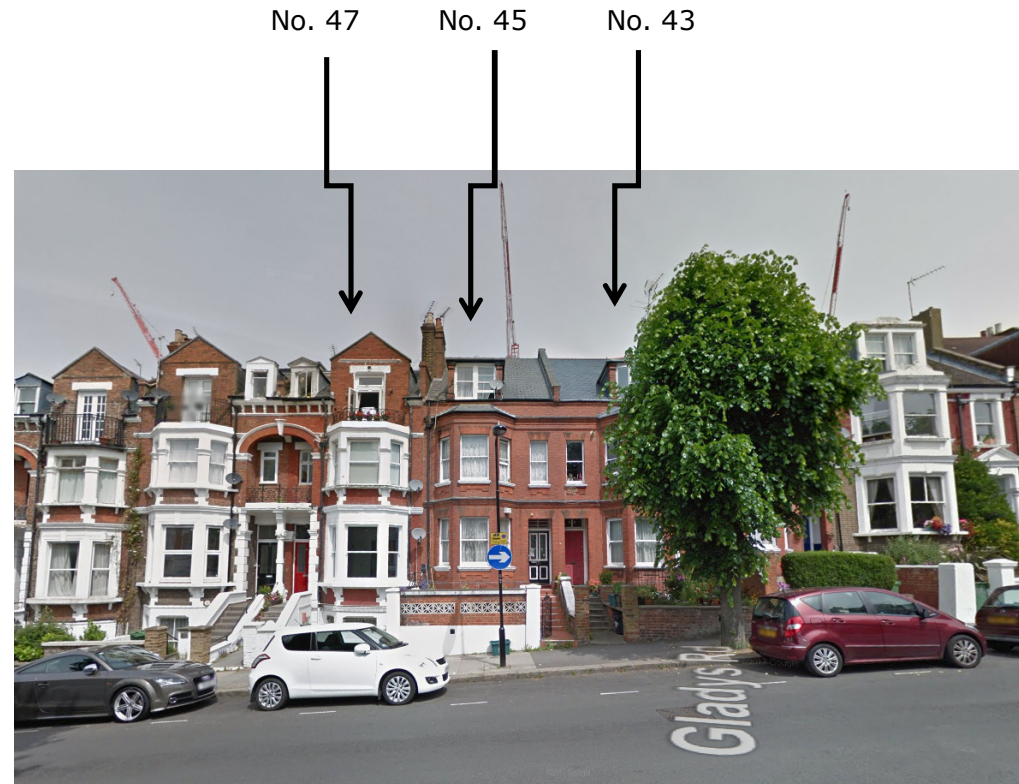


Figure 1 Numbers 47, 45 & 43 Sherriff Road, West Hampstead. (Google Street View)

## Context

This application relates to a mid terrace property (No. 45) on Sherriff Road in West Hampstead, North London.

This is a dense and popular suburban area and therefore over time many of the period homes within the area have been subdivided into flats and houses in multiple occupation (HMOs) to respond to the high demand for housing.

## Planning History

The ground and first floor levels of this property have been used as a HMO for circa forty years and the second floor has been used as a self contained flat for in excess of fifteen years. The property therefore contains two separate residences:

- 1 House in Multiple Occupation at Ground and First Floors.
- 1 Self contained 1 bedroom flat at Second Floor.

Previously permission was given for:

Change of use of ground & 1st floor from HMO (C4) to create 2x 1-bed flats (C3). (2013/6360/P) Despite permission being granted this conversion has not taken place.

This application seeks to achieve:

Conversion of ground and first floors from a house in multiple occupation (HMO) (C4) to a self contained 3 bedroom duplex apartment (C3).

Alteration of existing rear extension to include; new roof, new side window, patio doors and moving of the western wall. Retention of existing second floor flat (C3).



Figure 3 Aerial view from the south showing 45 Sherriff Road and surroundings. (Bing Maps)



Figure 2 Aerial view from the north showing 45 Sherriff Road and surroundings. (Bing Maps)



## As Existing Photos



Figure 4 The passage beside the rear outrigger currently provides an indirect access to the rear garden space.



Figure 5 The rear elevation as existing; the rear extension provides a poor connection to the external amenity space.



Figure 6 The shallow pitched roof and blank door do little to add to the character of the original property.



**As Existing Photos**



Figure 7 The existing roof to the rear extension is of a poor quality and detracts from the rear elevation of the original house.



Figure 9 The west wall of the existing rear extension is set in from the side of the outrigger. It is proposed to move the extension wall outwards to make it continuous with the outrigger wall.



Figure 8 The side passage way is the existing route to access the rear garden.

## Concept & Scale

The alterations to the rear extension will result in relatively small volumetric changes. The new mono-pitch roof will make the extension more in keeping with the character of the original house.

The proposed ground and first floor duplex apartment will create a family sized self-contained residence from what is currently a HMO. This will mean there will be a communal entrance hall shared by both residences. Currently occupiers of the second floor flat have to pass through the HMO in order to access their flat.

## Materials

Brickwork used in the alterations to the rear extension will be matched to that of the original house as best as is possible. The proposed roof over the rear extension will be of slate tiles to match that of the original house. Windows and patio doors will be painted timber to match existing.

## Access & Amenity Space

The second floor flat currently has no access to external amenity space. No change to this situation is proposed.

The proposed duplex apartment will have use of the rear garden as external amenity space. The new doors and windows to the rear elevation will improve the visual, and physical, connection between the rear garden and the proposed duplex apartment.

Statement End.

