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DESIGN & ACCESS STATEMENT

Lawful development certificate for existing use as one self-contained flat falling within C3 use class which has been in continuous use for in excess of 4 years.

Ref No: NW19PX

Prepared for:
Mr Naim Mustafa

Flat 2a, 106-110 Camden Place,
Kentish Town Road
London
NW1 9PX

Report Date: 02/10/2017

Prepared by: UA Planning Department

Introduction

This statement accompanies a Lawful development certificate application for an existing one-bed studio flat which falls within C3 use class, and has been in continuous use for in excess of 4 years. This application should be read in conjunction with the drawings to indicate the setting and function of the site and evidence to prove the use of the flat in question has been in continuous use in excess of 4 years.

The evidence relating to this use dates back in excess of four years from present day. The documents are written statements from relevant bodies supported by chronological evidence in respect of a use as a single residential unit which is separate from the main dwelling house.

The property in question has been rented out as a residential dwelling since 2008. The property has had consistent use throughout this period, the evidence found in the supporting document proves this and should be read in conjunction with this Design and Access Statement.

Locality

-The site is located on Kentish Town Road.

-Kentish Town Road is a very busy high street with heavy vehicle and pedestrian traffic. It is 5 minutes walking distance from Camden Road train station and is within minutes of grocery shops and takeaways. Kentish Town road is one of the main roads between Kentish Town and Camden Town Centre's, with direct access into central London. This location is a good commuting location into the city, which provides greater employment opportunities.

-The area is surrounded by a number of schools including nurseries and primary schools within walking distance.

-Surrounding amenities include several communal parks, gardens and outdoor active facilities including a skate park and community outdoor activities center.

-The PTAL rating of this site is 6b.

Setting

-The typologies along Kentish Town Road are of mixed use mainly of commercial and flats. The upper floors to Kentish town road are late Victorian in style, built from yellow stock brick with white featured lintels and window surrounds. They are symmetrically aligned windows, whilst the ground floor is of mixed commercial and residential use, with large glass storefronts.

- The other surrounding properties are of mixed use mainly in red or yellow brick with painted frontages.

-This property does not fall into a conservation area and is not a listed building.

Use

- 106-110 Kentish Town Road has been a 1-bed Studio flat residence since 2008. (use class C3).
- The applicant has provided clear and precise evidence verifying the information that the function of the site is of single residence. The applicant wished to regularise this development.

Amount

- The GIA of the property will remain the same and the proposal does not involve any major physical changes in the property.

The total area of the Flat 2A is 50.54 m².

- The studio flat has an attractive and spacious layout to meet the needs of the occupiers.

Layout

- The existing layout and circulation on all floors will remain the same.
- The flat is independently accessible as all the flats lead off the corridor and the layout of the property does not cause their occupants or neighbours undue disturbance. The proximity of the self-contained units does not cause their occupants or neighbours undue disturbance.
- The bedroom has an area of clear glazing in order to provide bright, naturally lit interior spaces and use the light from the window in the living space. The flat achieves maximum levels of daylight and sunlight without compromising levels of privacy of adjoining properties. This helps to achieve the healthy flow of air throughout the room.
- Artificial lighting is provided in the bathroom and in the kitchen area.
- The bathroom contains the full standard amenities which are laid out in such an arrangement that users of the bathroom have reasonable access to all the facilities including fixed a sink with drainer, a water closet and a bath or shower.
- The kitchen contains the full standard amenities which are laid out in such an arrangement that users of the kitchen have comfortable access to all the facilities including a fixed sink with drainer, a cooker point, a working surface and storage cupboards.
- The provision, position and orientation of the existing self-contained flat is sympathetic in both design and in proportion with the existing properties and both public and private open spaces in the vicinity.

Scale

- As there are no intended additions or material alterations, the scale of the property will not be affected.

Landscaping

- There is no additional landscaping as part of this application as the hard and soft landscaping surrounding the property is well established and will not be altered.

Appearance

- As there are no intended additions or material alterations, the appearance of the property will not be affected.

Access

- Access to the front of the property is via Kentish Town Road and up five floors using the stairs or lift.
- Access to the building is provided through a shared entrance hallway off the street entrance. Each flat has a lockable post box situated in this lobby area. The entrance is safe, secure, visible, accessible, well lit and convenient.
- The flat is accessible from passageways and internal staircases which are barrier-free and wide enough to allow easy and unrestricted movement within the property. The rooms of the self-contained flat have reasonable and suitable access and egress.
- The occupant of the self-contained studio flat will have adequate access to all common parts of the building.
- The existing vehicular and pedestrian access routes are unaffected by this development and there is no additional strain to the area. The development does not impact on the parking arrangement.

Summary

- In conclusion there is a clear history of the function of the property being used as a self-contained flat for more than 4 years. The applicant has provided sufficient factual information to demonstrate that the use in question has continued at the same level of intensity and for the same purpose for the period of this 4 consecutive year. The evidence the applicant has provided to prove his entitlement to the certificate of lawfulness for existing use include but not limited to:

- Council Tax Receipts
- HM Revenue & Customs Documents
- Tenancy Agreements
- Phone Bills
- Broadband Bills
- Landlord Statement
- Television Licensing Bill
- Bank Statements
- Builders Receipts

- The applicant seeks consent for a Certificate of Lawful Existing Use for 1 self-contained flat; seeking to establish that the residential unit falls within Use Class C3 of the Town & Country Planning (Use Classes) Order 1987 (as Amended). Considering the weight of the evidence supplied by the applicant and the requirements of the law, we, as being the agent of this application, are looking forward to being granted the certificate.