

DESIGN & ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION

For the conversion of a family house to two self-contained flats.

at

31 CHRISTCHURCH HILL, LONDON NW3 1LA



Prepared by:

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1.00 APPLICATION SITE AND SURROUNDING AREA

- 1.01 The application site is located on the south-western side of Christchurch Hill which is a predominantly residential area
- 1.02 The application site is a five storey mid terrace dwelling house which is located within the Hampstead Conservation Area.
- 1.03 The property is not listed.
- 1.04 The current use is of a family dwelling house.



SITE PLAN

2.0 RELEVANT PLANNING HISTORY.

2.01 2011/5004/P Proposal: Enlargement of dormer windows to front and rear roof slopes and installation of additional rooflight to rear roof slope of existing flat. (Class C3). Full planning permission granted.

3.00 DESIGN CONSIDERATIONS

3.01 The proposal does not involve any alterations to the exterior of the property either to the front elevations, the rear or the roof.

3.02 The main entrance door will be retained and access to each individual unit will be from the internal common circulation area.

3.03 The proposed accommodation totals 223.2 square metres with Flat A offering 141.5 square metres and Flat B 81.7 square metres including the exclusive circulation areas.

4.00 FLOOD RISK ASSESSMENT

4.01 The site is located in an area with a low risk of flooding (Flood Zone 1)

4.00 ACCESS

4.01 Access to both flats will be via the existing front entrance door located at ground floor level. Flat A will then be accessed from the ground floor corridor and flat B from the landing at first floor level.

5.00 PUBLIC TRANSPORT.

5.01 The application site is within easy reach of public transport with both rail and bus services within a few minutes' walk. Transport for London, Public Transport Accessibility Level (PTAL) is 3. (Moderate)

6.00 BIKE STORAGE

6.01 The application site will be provided with a secure bespoke timber bike storage shed for 4 adult bikes to the front garden.

6.02 The height of the shed will be a maximum of 1200 mm and the base dimensions will be 2050 mm x 1050 mm. Style of shed as shown below.



STYLE OF SECURE BIKE SHED TO FRONT