

Introduction

This proposal seeks to revise the 2008 consented scheme (by other architects) that converts the property into a garden flat and upper maisonette.

This consent is still live as it was last re-newed in 2015 (ref. 2015/1976/P).

The wish to revise the previous consent as it does NOT meet current amenity standards.

The tables below compares the previous consent with this proposal noting the relevant standards from the DCLG National Space Standards and the London Plan.

Ceiling Heights


	DCLG Standard	London Plan *	Existing	Consent	Proposed
GROUND	2.3m	2.5m	2.37m	2.36m	2.6m
FIRST	2.3m	2.5m	2.13m	2.6m***	2.6m
SECOND	2.3m	2.5m	0.44m - 1.88m	1.94 - 2.14m***	2.3m - 2.8m
				***Minimum 2.5m is NOT achieved for 75% of the gross internal area	
Consented ceiling heights do NOT meet current amenity standards (with one exception)					
This proposal meets the amenity standards					

* London Plan standards highlighted are those set out by the '2016 London Housing SPG standard'. Standard 31 states a **minimum height of 2.5 metres** for at least 75% of the gross internal area is strongly advised.

Areas

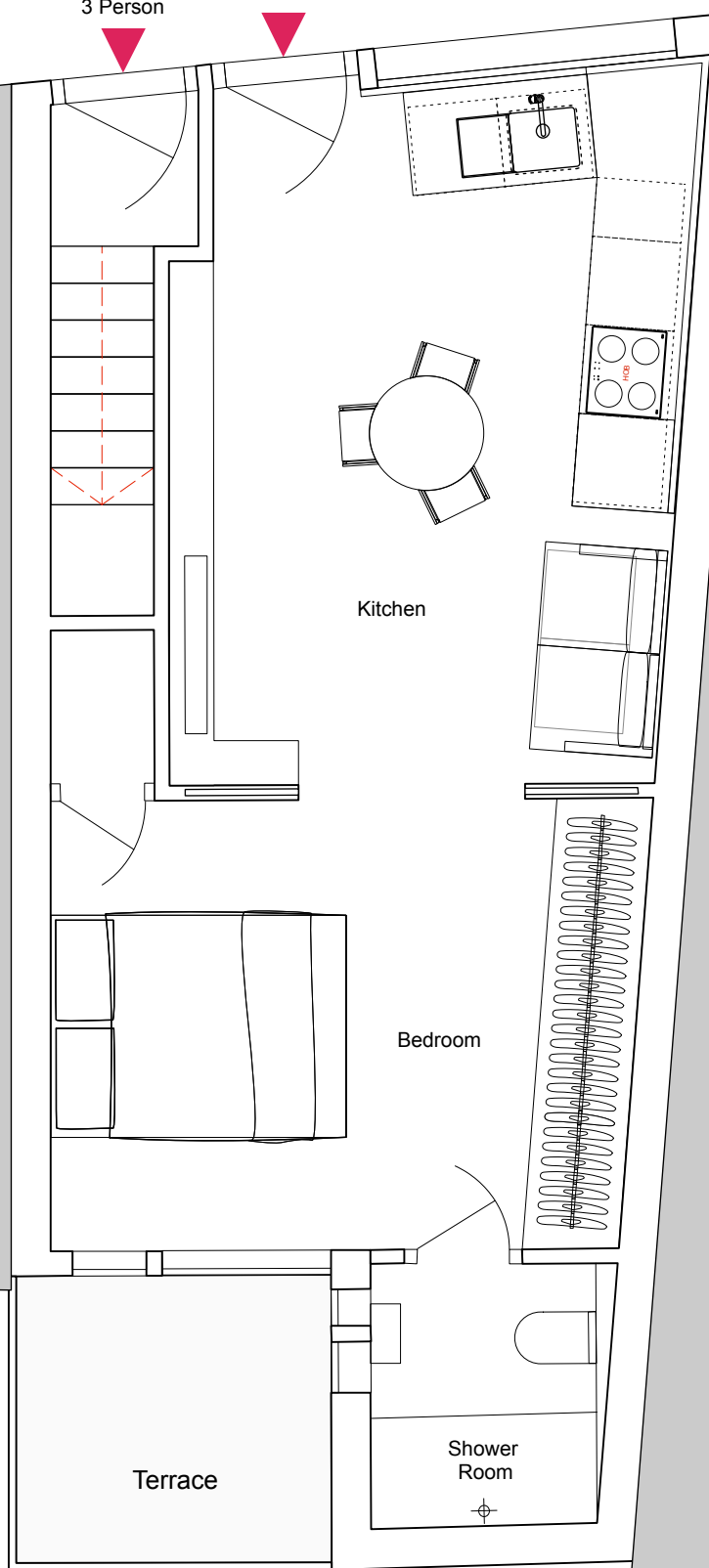
	DCLG Standard**	London Plan**	Existing	Consent	Proposed
GARDEN FLAT	37 sq m	-	N/A	28.5 sq m	33 sq m
UPPER MAISONETTE	70 sq m	-	N/A	63.5 sq m	71.5 sq m
Consented areas do NOT meet current amenity standards					
The proposed garden flat significantly improves upon the consented garden flat's area; The proposed upper maisonette meet the amenity standard.					

** the London Plan defers to DCLG area standards

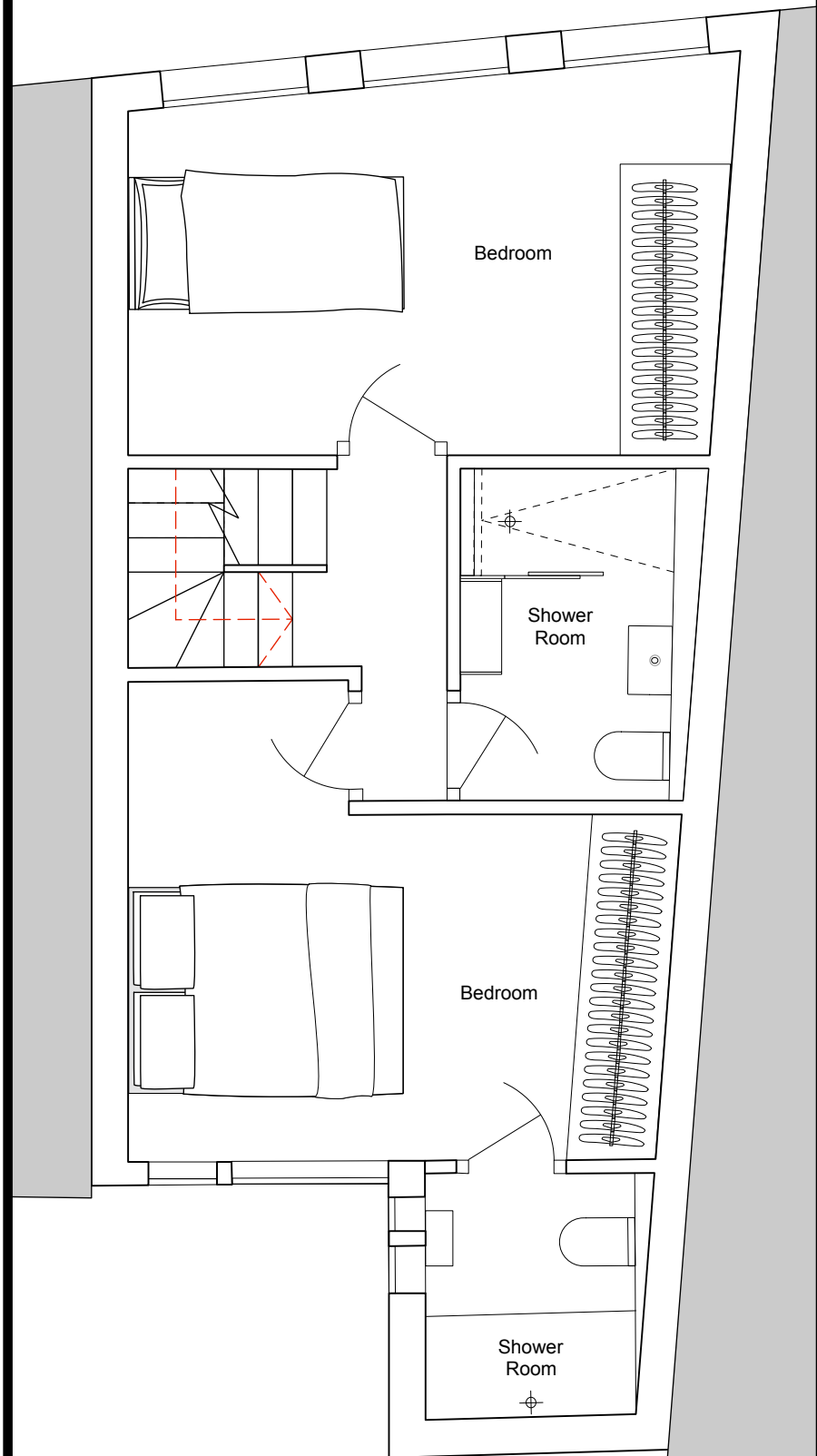
details date by rev _____ _____	<h3>Housing Standards</h3>	 <p>Charlton Brown Architects</p>	Drawing Number: 1703 / AP 00
	7 Loveridge Mews, NW6 2DP	The Belvedere 2 Back Lane Hampstead London NW3 1HL T 020 7794 1234 E office@charltonbrown.com	This drawing is copyright
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Upper Maisonette
2 Bed
3 Person

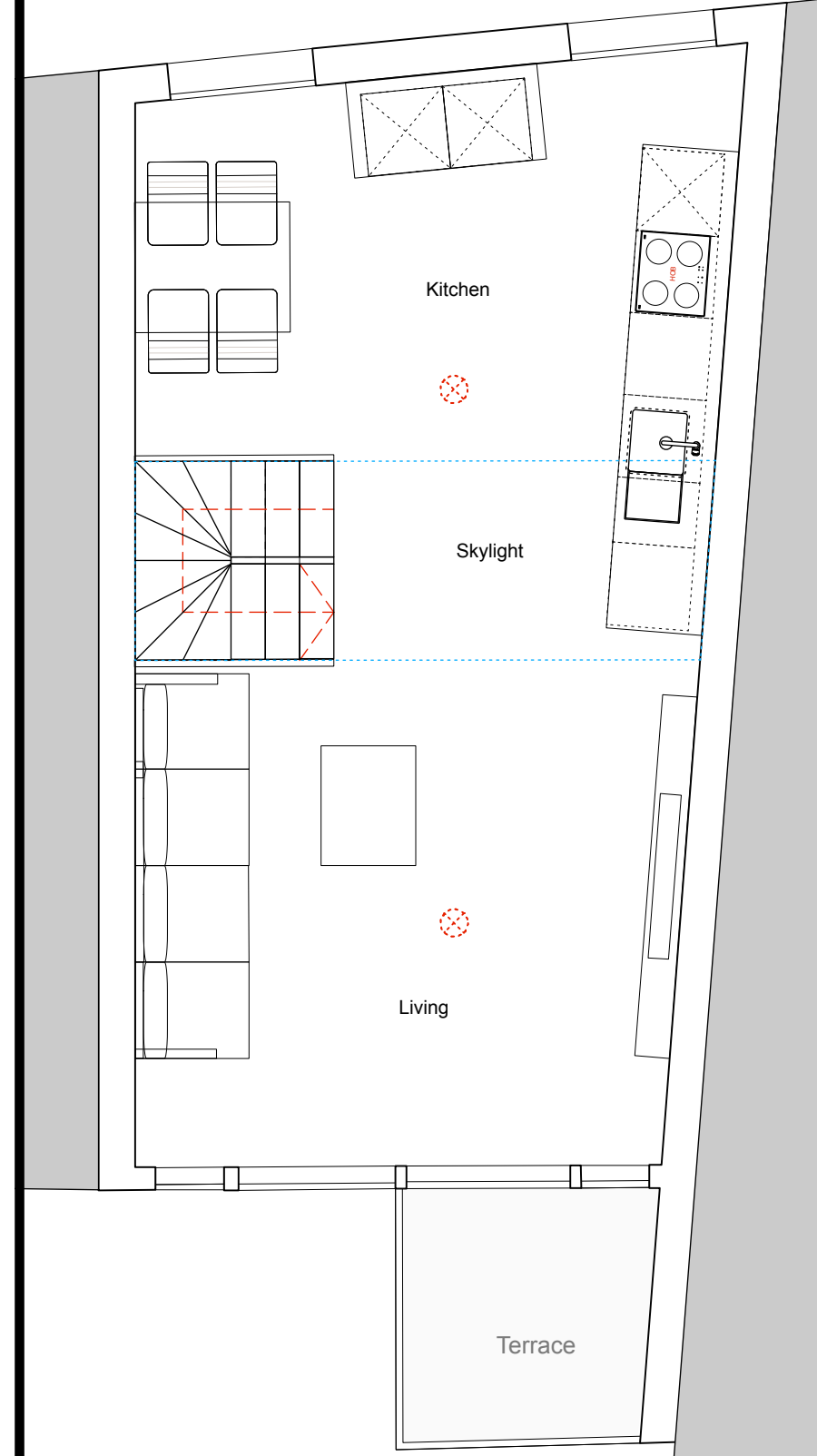
Garden Flat
1 Bed
2 Person



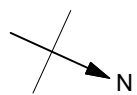
Ground Floor



First Floor



Second Floor



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MA /

Proposed Plans
1:50 @ A3

7 Loveridge Mews, NW6 2DP



Charlton
Brown
Architects

Drawing Number: 1703 / AP 01

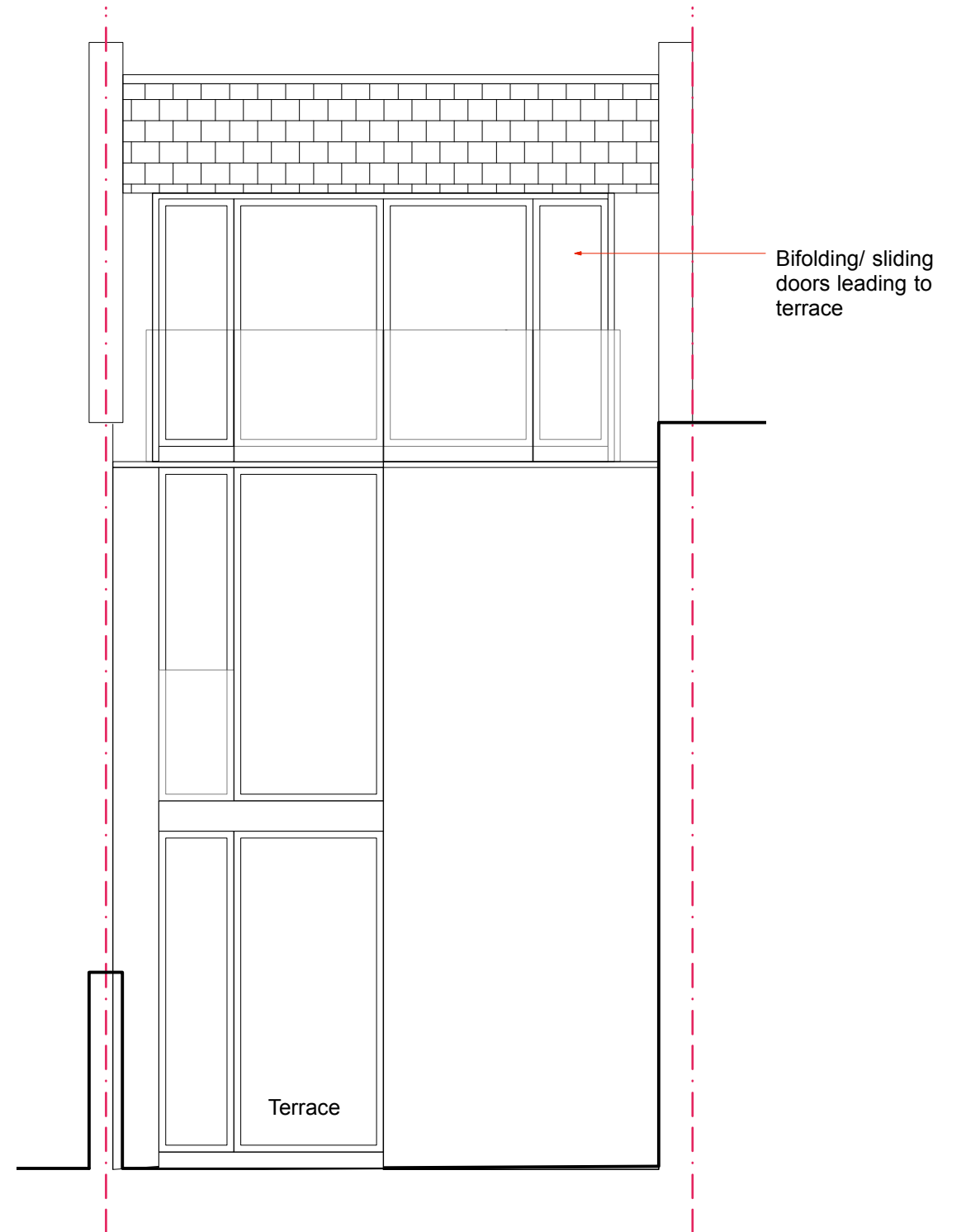
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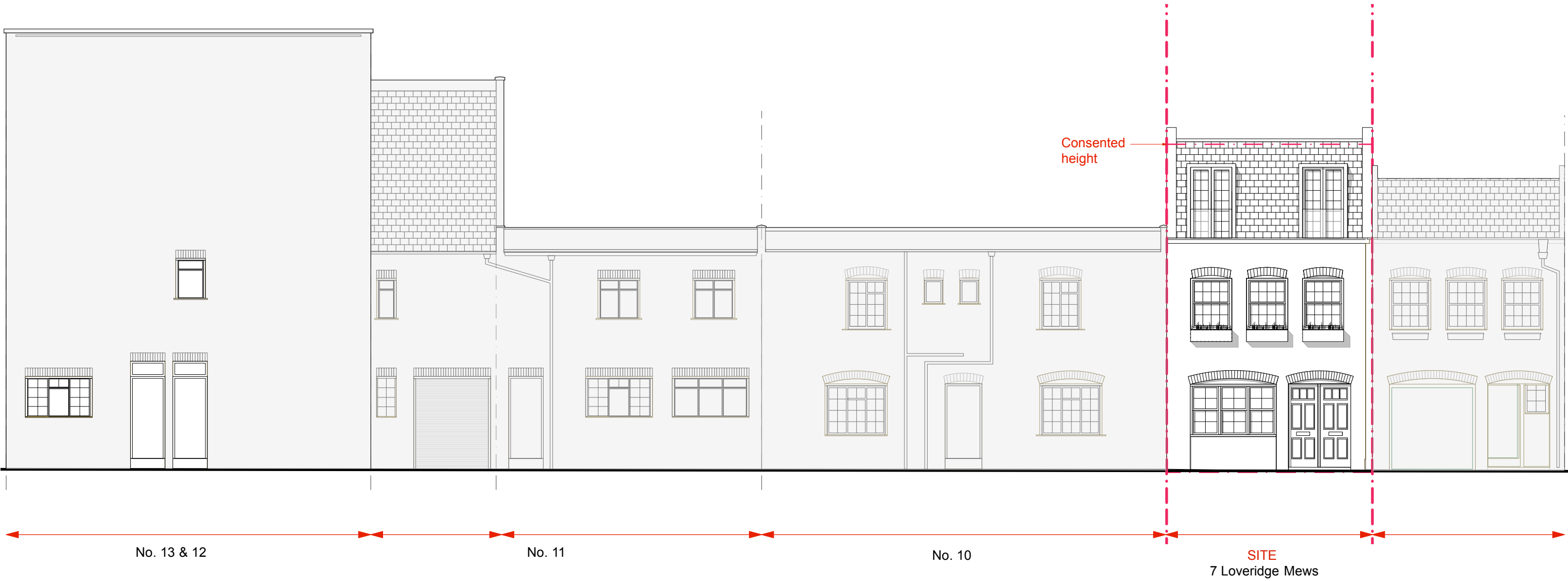


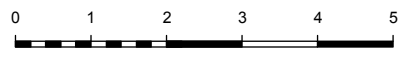

Front Elevation

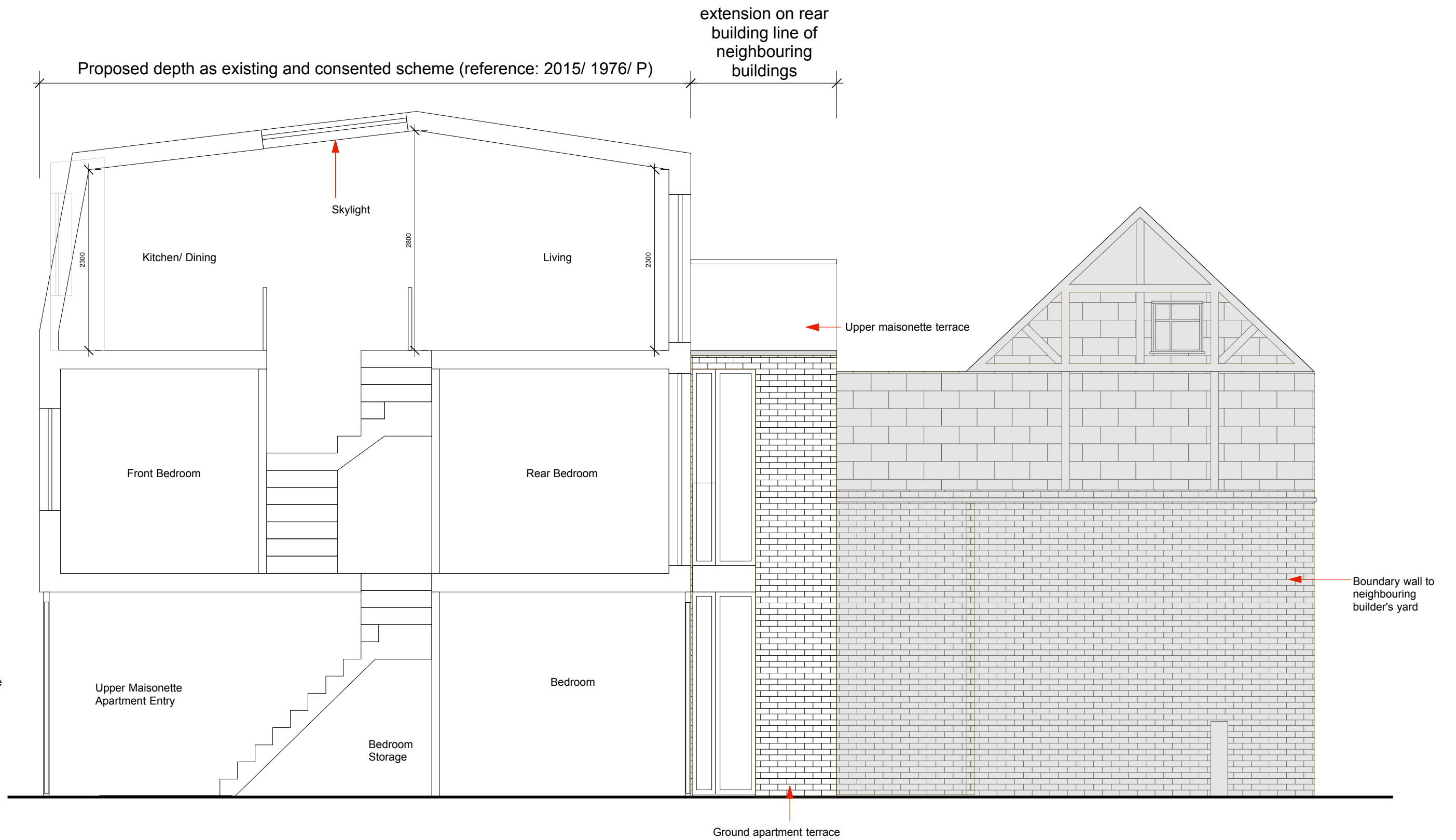


Rear Elevation

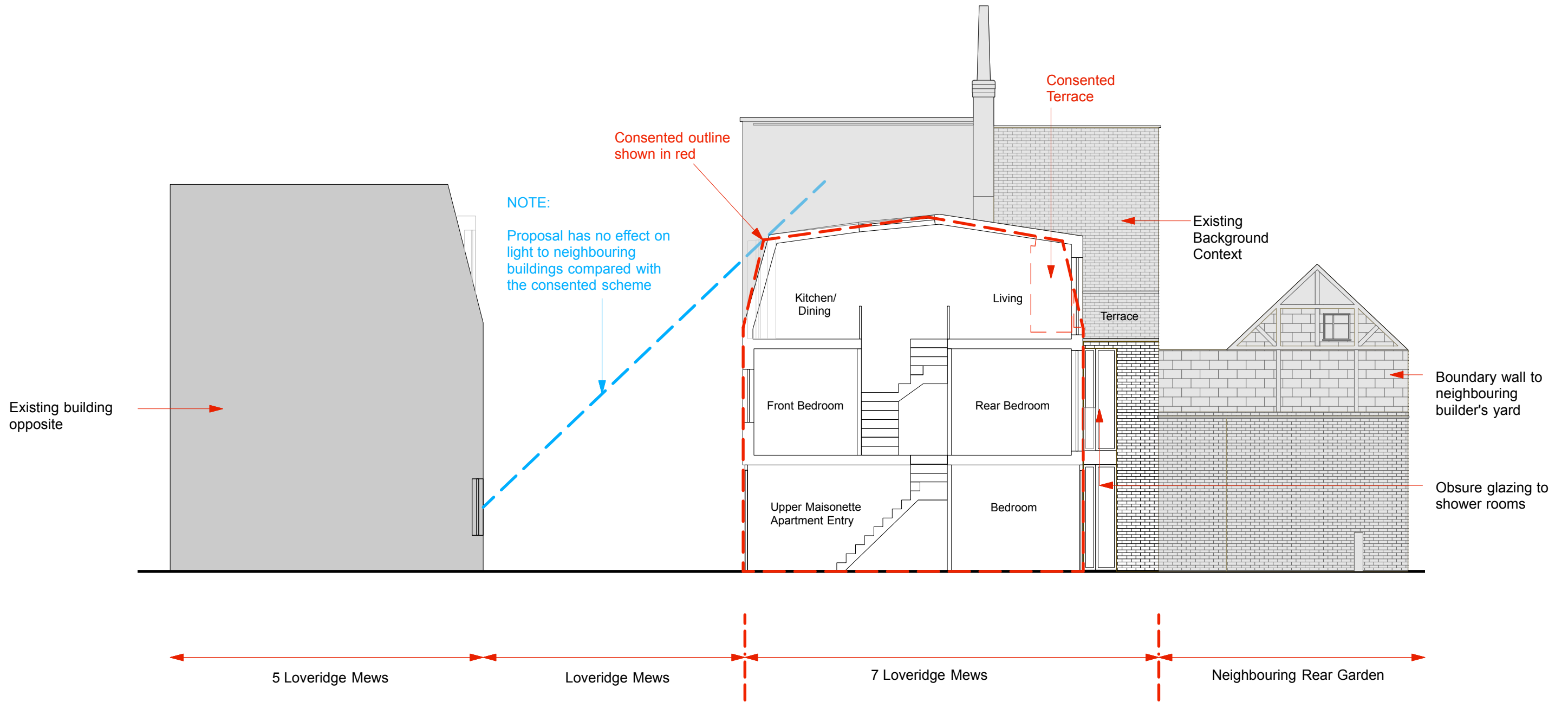
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