

Introduction

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

Internal alterations to ground floor self contained flat together with rebuilding rear ground floor extension to facilitate conversion of existing one bedroom flat into a two bedroom flat.

at:

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

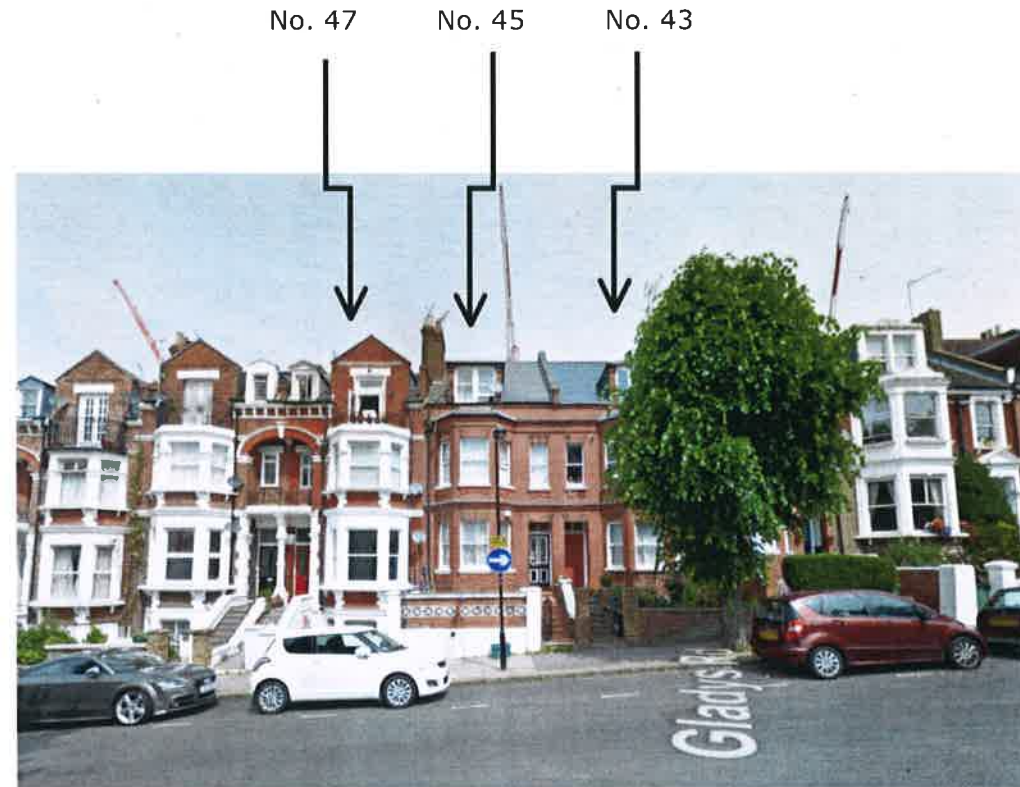


Figure 1 Numbers 47, 45 & 43 Sherriff Road, West Hampstead. (Google Street View)

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 self contained flats.

Planning History

The property is divided into three self contained units, one per floor.

Previously permission was given for:

Change of use of ground & 1st floor from HMO (C4) to create 2 x 1-bed flats (C3). (application ref 2013/6360/P). This work has been implemented in line with the approved planning conditions.

Early in 2017 we submitted an application for a similar proposal and was advised to withdraw the application as we were informed that the property was registered as a HMO.

As noted above approved application 2013/6360/P has been exercised thus converting the ground & first floor into self contained flats, therefore as it stands the ground floor to which this new application relates to is an existing self contained flat.

We are not proposing any changes to the use of the building as a whole other than minor alterations to existing rear ground floor extension, and rearranging internal accommodation within the ground floor flat to convert to a two bedroom flat.

With this we have not referred to Policy H10 within this statement.

Proposal

This application seeks to achieve:

1. Alteration of existing ground floor rear extension to include; new roof, timber French doors and rebuilding of north & west walls on new line circa 300mm beyond the current lines.
2. Internal alterations to convert one bedroom flat into a two bedroom flat



As Existing Photos



Figure 2 The passage beside the rear outrigger currently provides an indirect access to the rear garden space.



Figure 3 The rear elevation as existing; the rear extension provides a poor connection to the external amenity space.



Figure 4 The shallow pitched roof and blank door do little to add to the character of the original property.

As Existing Photos



Figure 5 The existing roof to the rear extension is of a poor quality and detracts from the rear elevation of the original house.



Figure 7 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.

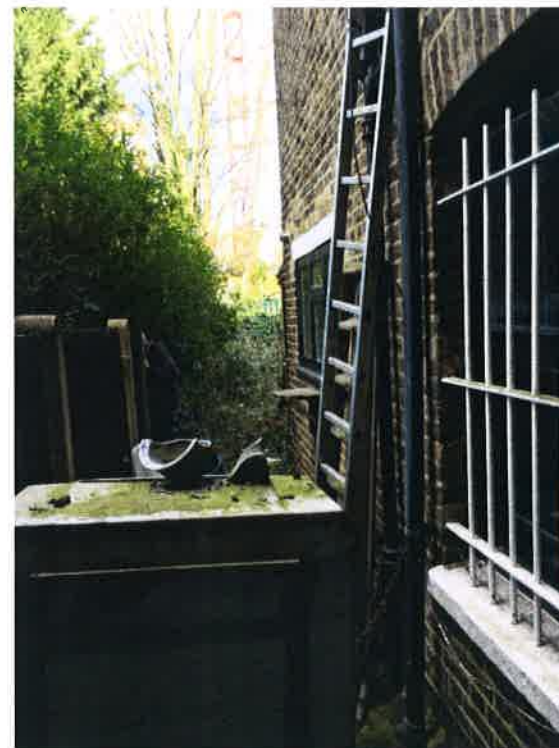


Figure 6 The side passage way is the existing route to access the rear garden.

Concept & Scale

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

The internal alterations will create an additional bedroom within the existing ground floor self contained flat.

Materials

Brickwork used in the alterations to the rear extension will be matched to that of the original house. The proposed roof over the rear extension will be of slate tiles to match that of the original house. Rear facing French doors will be painted timber to match existing.

Access & Amenity Space

The ground floor flat will retain access and sole use of the rear garden amenity space.

There will be no change to refuse and cycle storage as previously approved under 2013/6360/P.

Statement End.

