

Project: To convert 5-bedroom 3 storey dwelling house to 1x3 bedroom and 1x2 bedroom self-contained flats.

Address: 49 Lupton Street, London NW5 2HS.

This Statement should be read in conjunction with the drawings numbered 71269/1.....
71269/5.

The property subject to this application is a three storey, 5-bedroom mid-terrace house. It is an old Victorian type building preserving some of its characteristic features.

Property has 4.30m deep front garden and about 13.00 m deep rear garden. Building is in poor condition, in need of improvement and renovation.

The whole area of the site is 195.00m² and footprint area of the dwelling house is 90.75m².

Most of the similar houses in the area are converted to flats.

1-Amount: The internal area of the house is 158.76m², of which 63.88m² is on ground floor, 54.80m² is on first floor and 40.08m² on second floor.

As proposed, there will be 1x2b3p flat on ground floor and 1x3b4p maisonette on first and second floors. Since there is no access from upper floors, rear garden will be allocated to the ground floor flat and front garden will be shared.

The existing conservatory type structures on ground floor will be demolished and proper extension will be built in place.

With the new extension the internal area of the ground floor flat will be 65.00m² and its garden area will be=85.67 m².

The internal area of the 1st and 2nd floor maisonette will be 95.26m².

The area of ground floor flat and room sizes are over the limits required by LHDG Standards for 2b3p flat and the area of 1st and 2nd floor flat and room sizes are over the limits required by LHDG Standards for 3b4p flat. Both flats will be small family size accommodation, therefore there will be no loss of family size housing.

2-Layout: Proposed works are to the existing building. There will be some alterations to the internal layout of the building to arrange over stacking of the rooms with the same use and to make the flats self contained.

3-Scale: Apart from the small extension to the rear, height, width and depth of the building are as existing. Rear extension will be the replacement of the existing conservatory with 90cm addition.

4-Landscape: Rear garden will be tied up but the existing grass and flower beds will be preserved. There will be new steps going up from patio to the garden and cycle shed will be added to the location indicated on the plan.

5-Appearance: Appearance of the building is as shown on the elevation drawings. Apart from renovation works and adding extension there will be no change to the front and rear elevations.

Windows will be replaced with same design double glazed timber sash windows and stone works will be painted.

6-Access: The existing entrance to the house will be used for access to both flats. Because of the stepped access to the building and the internal stairs, neither of the flats will be convenient for disabled people.

7- Transport and parking: PTAL level of the site is 6b. There is high level bus and underground service in the area therefore there is no need to provide car parking space for the development. Car parking on road is possible but it is controlled.

At present the house is used as single-family accommodation by the members of the Applicant's family. Some of the up stair rooms are vacant and building is in very poor

condition. By converting the house to flats, the whole space will be brought into use and same time the condition of the building will be improved. The new flats will be family size units therefore there will be no loss of family housing.

We believe that, where it is relevant proposed works are in line of the requirements of LHDG and Camden Planning Policies. Overall,

- Flats will be high quality form of accommodation which meets internal floor space standards in the London Plan
- Rooms above and below will be in the same use, therefore there will be no noise disturbance from one flat to the other.
- Proposed development will not lead to noise and disturbance to the adjoining properties
- Conversion will not bring harm the residential character of the area or result in an excessive number or clustering of small size flats.
- All rooms will have natural light and ventilation openings.
- Refuse storage will be in the bins that will be supplied by LA. And placed into the front garden.
- Sound insulation and fire resistance between the flats will be provided to the Standards required by Building Regulations.
- Development will not increase the demand of car parking spaces in the area.
- The present external appearance and character of the building will be preserved.
- Sustainable Design and Construction that will be followed will improve the energy efficiency of the building and reduce CO2 emission.