

IAN. D. CUTHBERT M.C.I.A.T, A.C.I.O.B
6, Burgess Field, Chelmsford, Essex: CM2 6UE
Telephone: 01245-450802
iancuthbert@blueyonder.co.uk

14A, PATSHULL ROAD, KENTISH TOWN, LONDON, NW5 2LB

**PROPOSED REBUILDING OF THE REAR CONSERVATORY
AND REAR SINGLE STOREY SECTION**

**DESIGN AND ACCESS STATEMENT TO
ACCOMPANY THE PLANNING APPLICATION.**

January 2019

Job No: 482

Revised: 30.March.2019: Sedum finish to flat roof

1: Requirements.

The property is a house that has planning approval (ref: 2015/5967/P) for conversion into two flats, which work is about to start. This application is for the rebuilding of the existing conservatory on the same footprint, to provide an improved bedroom to the lower flat and remove the currently unused and dilapidated conservatory. The upper flat (14B) as approved has 3 bedrooms, in this proposal the lower flat (14A) would remain as 2 bedrooms but with improved layout for the ground floor bedroom. As the separation of the house into two flats has already been approved, this application is made for the owner of the lower flat, No: 14A Patshull Road. A notice no:1 will be sent to the owner of the upper flat.

2: The site.

The site is an end terraced house, use class C3, in habitable use since its construction in the 1860's, now with approval for conversion into two flats. The site is part of the Bartholomew estate and is also within the conservation area. It has approval for conversion into two flats, the lower flat is 14A and the upper flat is 14B Patshull Road.

3: The amount and scale of the development proposed.

The proposed development is the rebuilding of the ground floor rear existing conservatory and adjoining rear single storey section (containing the existing rear bathroom) on the same footprint. The height will increase from 2.500m to 2.850m, and the new flat roof will be at the same level as the existing rear extension of the adjoining house, No. 12 Patshull Road.

4: Layout of the proposal.

The layout of the two flats remains as approved for the flats conversion, except that the proposals would allow an improved layout for the ground floor bedroom of the lower flat, with better doors and windows and with the additional space shown as a "snug" area on the plan.

5: Landscaping of the site.

The rear garden behind the rebuilt conservatory will be replanted as grass and the patio area in front of the rebuilt conservatory will be re-paved with permeable paving.

6: Appearance of the building and site.

The previous flats conversion (as the previous application D.A.S:)
The existing building is a 3-storey end terraced house, built in the 1860's, with a room in the attic under the mansard roof. The building is built from London yellow stock brickwork with mostly the original double hung sash windows and has original features such as brackets under the eaves and the lintel over the front door, and moulded mullions to the first floor window. The rear extension is of later construction and is built of the same brick but with simpler detailing.

The new proposals:

The extension will be built in a matching London Stock brickwork with painted timber vertical sliding sash windows. The roof will have a Sedum finish, concealed on the front and side by a brick parapet with an artificial stone coping.

7: Local transport

The house is 100m from Kentish Town Road with frequent buses, some routes being 24 hours, routes nos: 134, 214, 393, C2 and N20. The house is also 450 m from Kentish Town station, on the Northern line Underground and Thameslink line, and 500m from Kentish Town West station on the North London Overground line.

8: Vehicular and pedestrian access.

There is pedestrian entry from Patshull Road to the front entrance that will serve both flats, and a side passage to the rear. There is no car parking on the site. There is a Section 106 agreement made as part of the previous flats conversion approval, which allows a street car parking permit for the lower flat only.

9: Disabled access.

The ground floor flat has level access from the street via the side passage to the side door. All new doors in the rebuilt conservatory section will have level thresholds.

10: Flood risk assessment.

The site is in a low flood risk zone. A copy of the Environment Agency flood risk map for the area is attached.

11: Photographs.

4 Photographs of the site taken 21st November 2014, included in this D.A.S.. The location of the photographs is marked on drawing no: 482: 58.

13: Drawings:

Drawing no: 482: 01 shows the location plan, drawing no: 482: 58 shows the block plan, drawings nos: 04, 05, 52, 53 and 54 show the existing plans and elevations and drawings nos: 482: 50, 51A, 55, 56A, 57 and 59A show the proposed plans, elevations and site sections. The existing plans show the house before the approved conversion into two flats, ref: 2015/5967/P.



1: Rear of existing conservatory



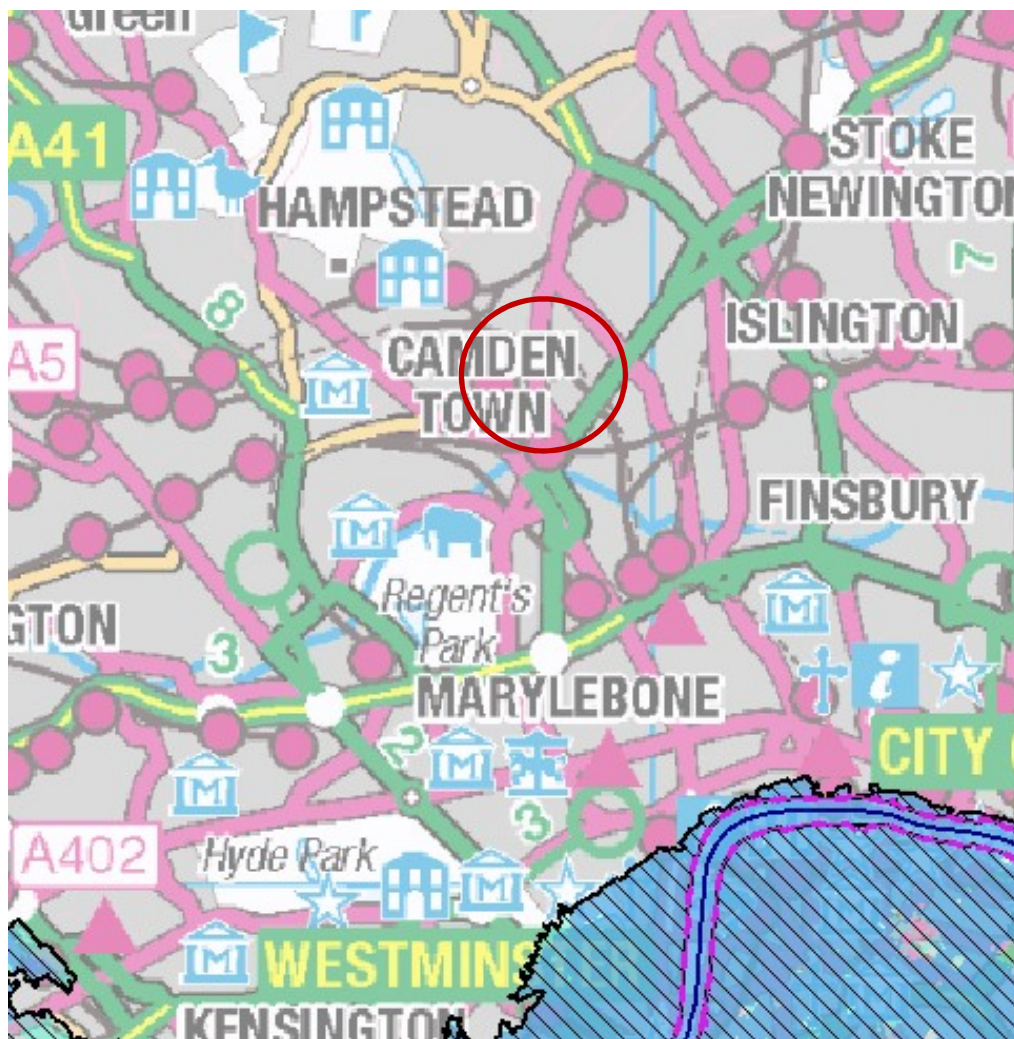
2: Rear of existing single storey section adjoining the conservatory



3: Rear of the existing house above the conservatory



4: Front of the existing conservatory (seen from 2nd floor of the main house)



Environment Agency Flood Risk map