

Design and Access Statement

Flats 2 and 3, 9 Carlingford Road, NW3 1RY

Introduction

This statement supports a planning application submitted on behalf of the applicant for the combination of Flats 2 and 3 Carlingford Road, NW3 1RY.

The purpose of the statement is to justify the application proposal and to demonstrate that it is in line with Camden's current planning policy.

Location and site



Fig. 1: Map showing the location of 9 Carlingford road, NW3 1RY

The two subject flats are located within 9 Carlingford Road a three storey mid-terrace building which dates to the 1800s, located on the southern side of Carlingford Road, within a predominantly residential area. The building is currently divided into three flats. Flat 1 is the only flat in the building which does not relate to this application and occupies the ground and basement of the building. Flat 1 has a separate entrance to the two subject flats located in the basement of the building.

Existing units

Both flats currently share an entrance hallway accessed from the raised ground floor. Flat 2 is located on the 1st floor and consists of a 1 bedroom, 1 bathroom with an open plan living room and kitchen and is 44.5m².

Flat 3 is also accessed from the 1st floor is a maisonette covering the 1st, 2nd and 3rd consisting of an entrance staircase on from the 1st floor, 2 bedrooms and 1 bathroom on the 2nd floor and an open plan kitchen and lounge with a terrace on the 3rd floor.

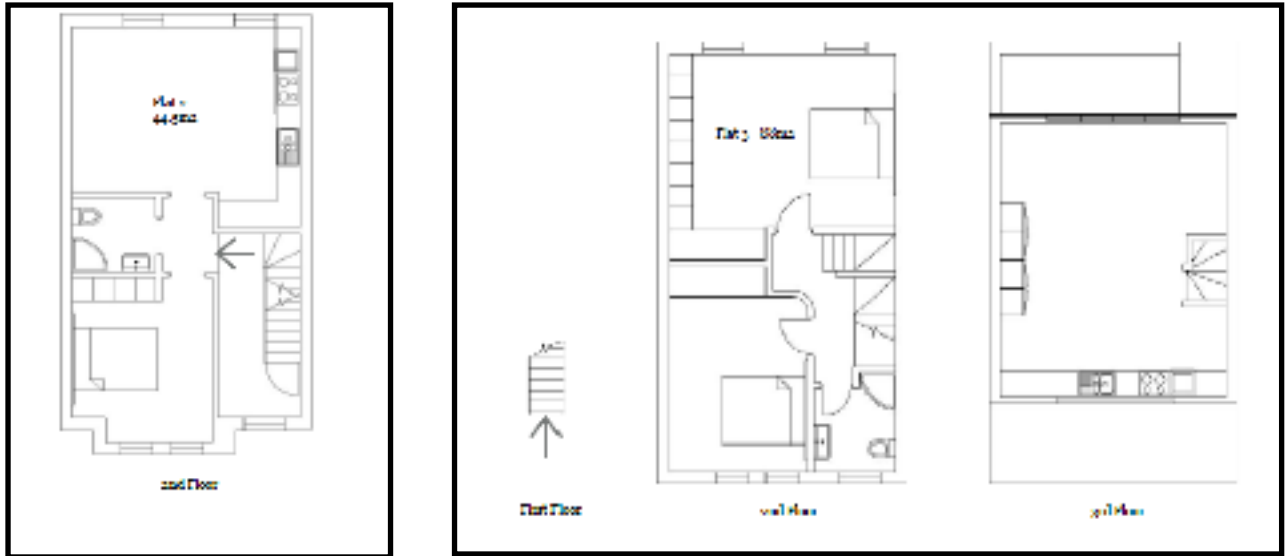


Fig. 2 and 3: Flat 2 and Flat 3 existing

Proposed alteration

The proposal is to unite the maisonette and the 1st floor flat to form a four-bedroom triplex unit. The flat will have it's own private street entrance accessed from the ground floor. It will increase the square footage to 150m², increasing the total living area by 17.5m². This is a significant increase in the quality of the space.



Fig. 4 : Proposed flat

Policy

The proposal falls within the following paragraph 3.75 of Policy H3 with in the Camden Local Plan 2017:

“Net loss of one home is acceptable when two dwellings are being combined into a single dwelling. Such developments can help families to deal with overcrowding, to grow without moving home, or to care for an elderly relative. Within a block of flats or apartments, such a change may not constitute development. However, the Council will resist the

incremental loss of homes through subsequent applications to combine further homes within the same building or site.”

The existing first floor flat has a small living room/ dining room area and one bathroom. It is had no outdoor space and is not suitable for a family. The 2nd and 3rd floor maisonette currently is a two bedroom with only one bathroom, it is only suitable for a single child family. They will be combined to make a 3/4 bedroom with an open plan kitchen and dining room and a 4th bedroom/lounge area. This will be a very comfortable home for a 2-3 children family.

Design

There will be no external alterations. All internal alternations will be true to the current layout. The combination of the flats will allow for the utilisation of the ground floor and 1st floor hallways which are currently being used for a communal space.

Access

The current access to both flats is from the street entrance on the raised ground floor on the street side of 9 Carlingford road. This will not be changed. This will not affect the access to Flat 1, 9 Carlingford Road whose entrance will remain in the basement

Conclusion

This is an application which is line with Camden’s Policy H3. It will significantly improve the quality of the housing in the building and will also make use of communal space.