

Design and Access Statement

1 Hurdwick Place, Camden, London, NW1 2JE



Project Reference

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P01

18/10/2019

Carmen Sala

Sundeep Bhavra

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Revi- sion	Description	Date Issued	Originator
P01	First Issue	18/10/2019	Carmen Sala
P02	Amendments	06/12/2019	Carmen Sala

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Introduction

Proposal

This application explores the possibilities of 2x residential units on the Ground Floor.

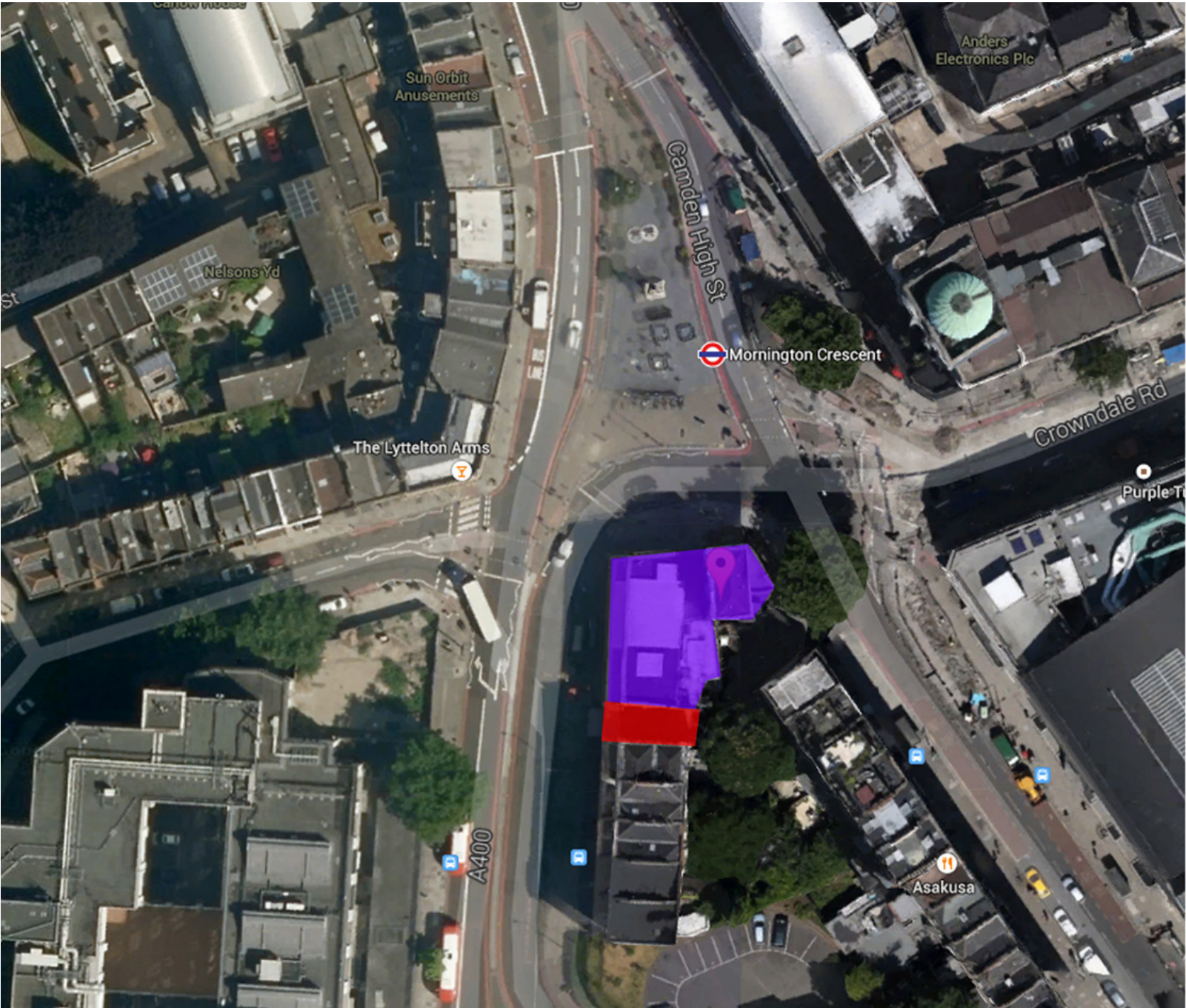
Existing Conditions

The site is situated on Hampstead Road and is neighbouring the Mornington Crescent underground station, which has access to the northern line. The site also has access to many of the neighbouring assets of retail, cafes, bars, e.t.c

The site is a part of a continuous terrace.

The site is well serviced by frequent bus routes and walking distance from Mornington Crescent Underground Station. Carrying out a PTAL report the site shows to have a rating of 6b, meaning it has adequate means of transport.

Previous approved application for 1 residential unit on the Ground Floor under application ref: 2015/1630/P. Upper floors are also C3 use.



Location

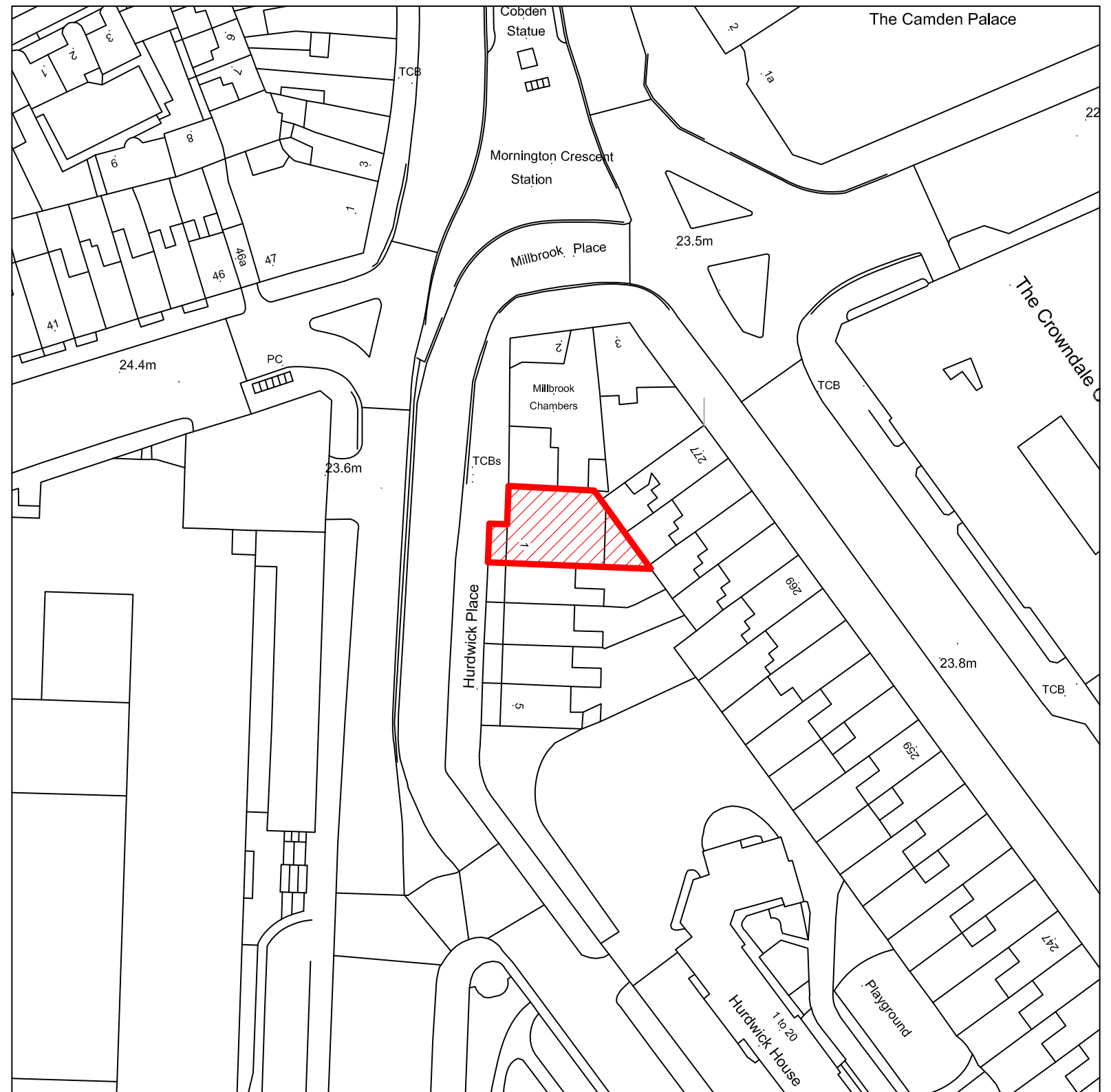


Fig 01: Site Plan

Planning History

Planning History

2016/1334/P

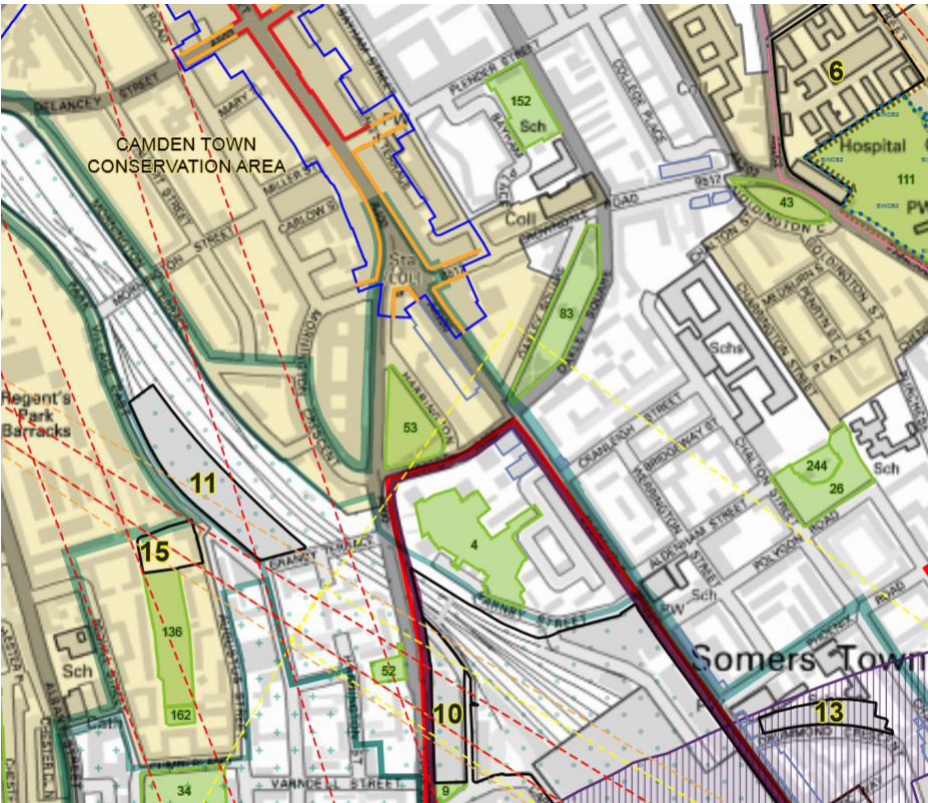
The conversion of the existing 3Bed self-contained flat into 2 x 1Bed self-contained units at basement level, associated with planning permission 2015/1630/P granted on 18/09/2015 for: Erection of an infill side extension at second and third floor level and a rear part single part double storey rear extension between first and second floor level to provide 2 x studio flats, 1x 3bed self-contained flat and 1 x 2bedroom residential flats.

Granted Permission

2015/1630/P

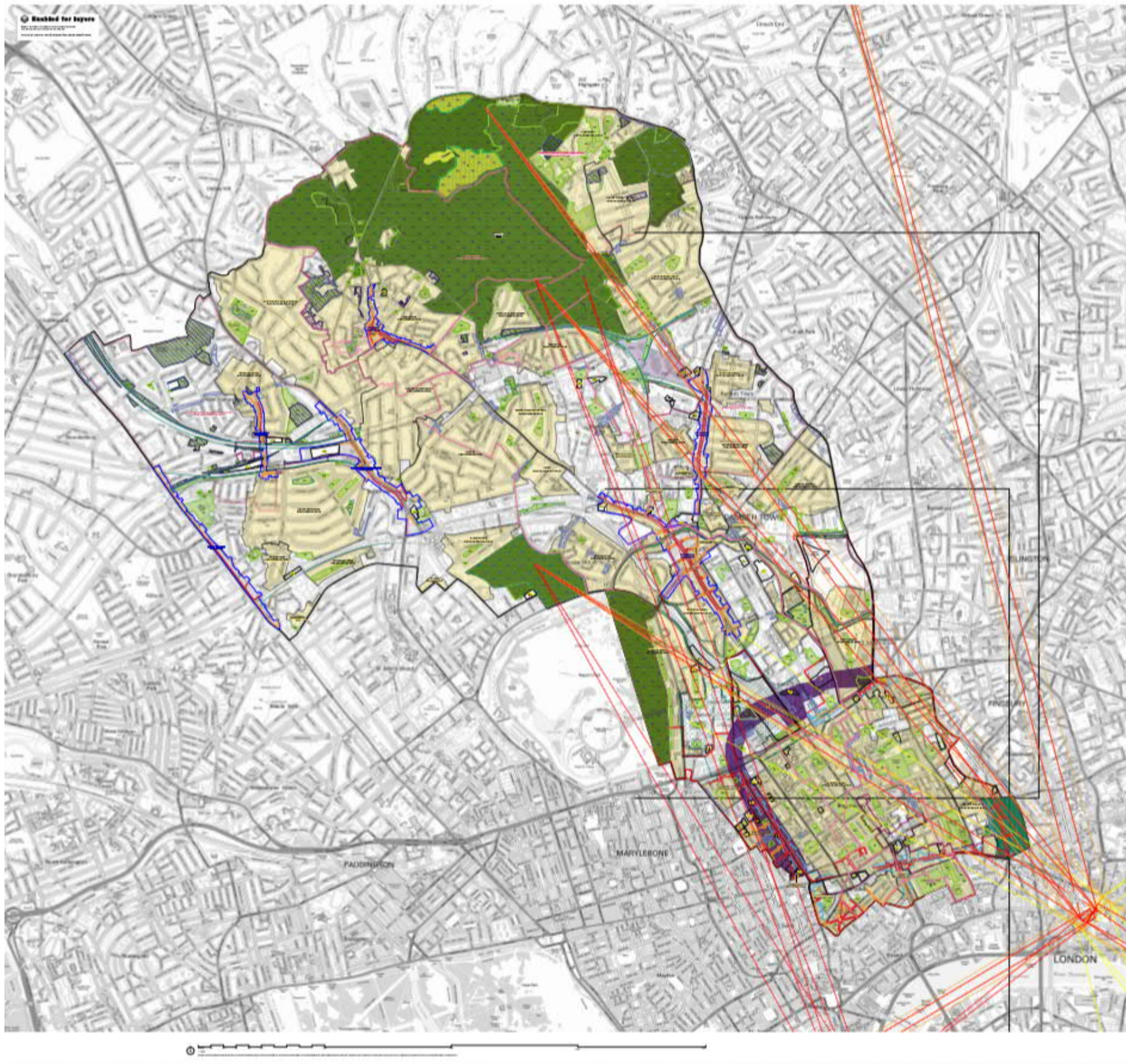
Erection of an infill side extension at second and third floor level and a rear part single part double storey rear extension between first and second floor level to provide 2 x studio flats, 1x 3bed self-contained flat and 1 x 2bedroom residential flats.

Granted Permission



Policy Map

Policy Map



Amount - Schedule of Accommodation

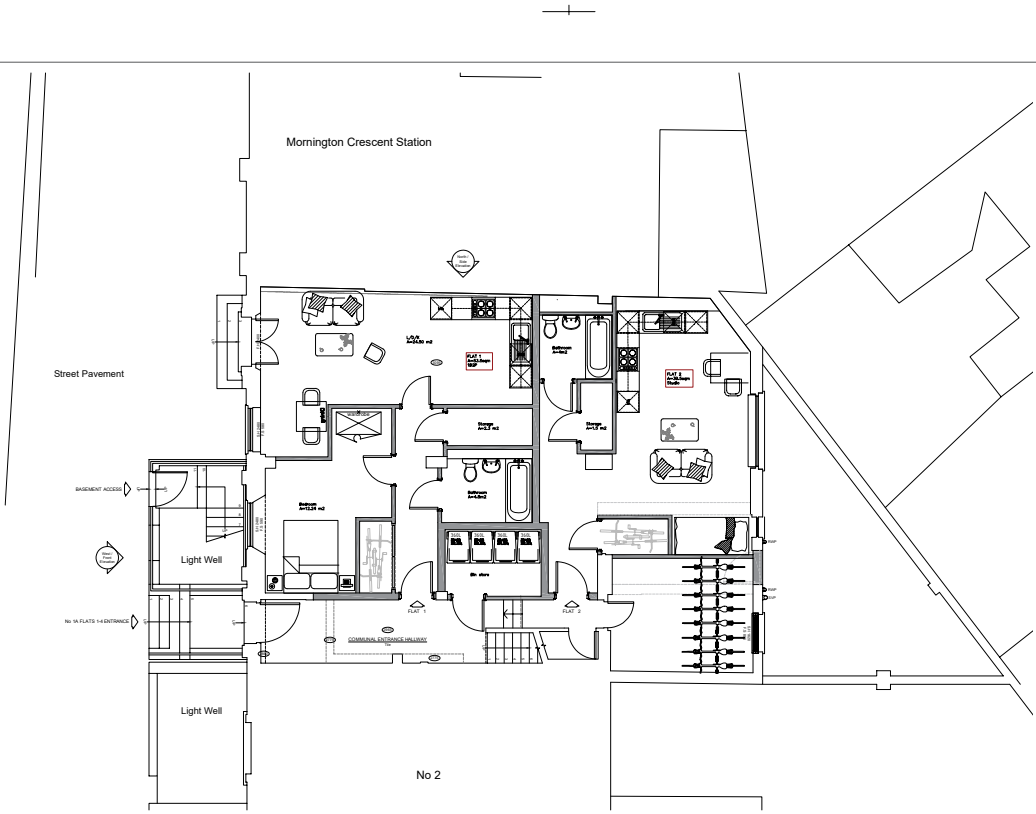
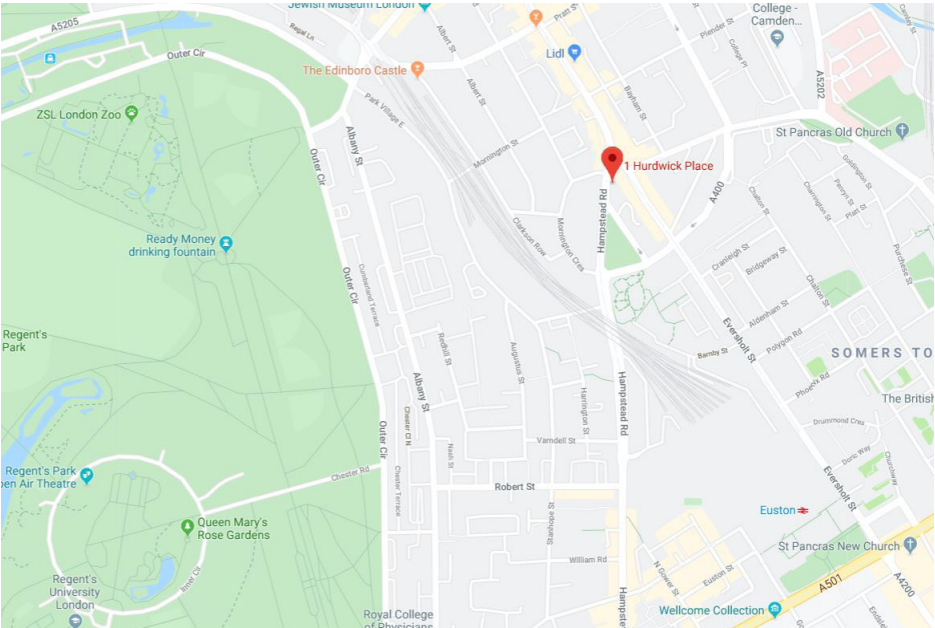
The approved Ground Floor unit under ref number: 2015/1630/P is for a 2B4P unit of a total of 89 sqm.

The London Housing Design Guide states that for a single storey dwelling of 3B5P is 86 sqm2. Our approved residential unit is 89 sqm which it could be converted in 3-bedroom unit as per London standards.

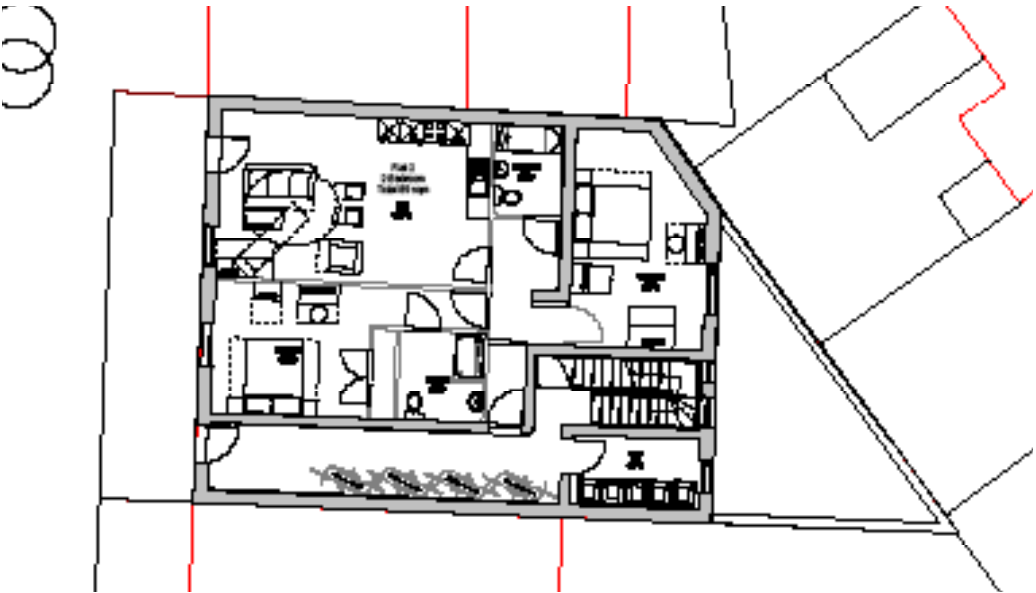
After researching the area, the studio flats and 1Bedroom flats comprises the 65% of the rents next to Mornington Crescent station. Please refer to letter from property Management Company included as part of the application.

A 3-bedroom flat will be not financially viable for renting and the purpose of this planning application is to divide the approved unit in two self-contained units (1x1B2P & 1xStudio) that will be more financially viable for this area.

Regarding Amenity Space, the site is located very close to Harrington Square Gardens (140 yd) and, close to The Regent’s Park (0.8 mile).



Proposed Ground Floor



Approved Ground Floor under ref no. 2015/1630/P

Amount - Schedule of Accommodation

Proposed Ground Floor

Flat 1 - 1B/2P:
L/D/K: 24.50 sqm
Bedroom: 12.24 sqm
Bathroom: 4.8 sqm
Storage: 2.3 sqm

TOTAL: 53.5 sq m

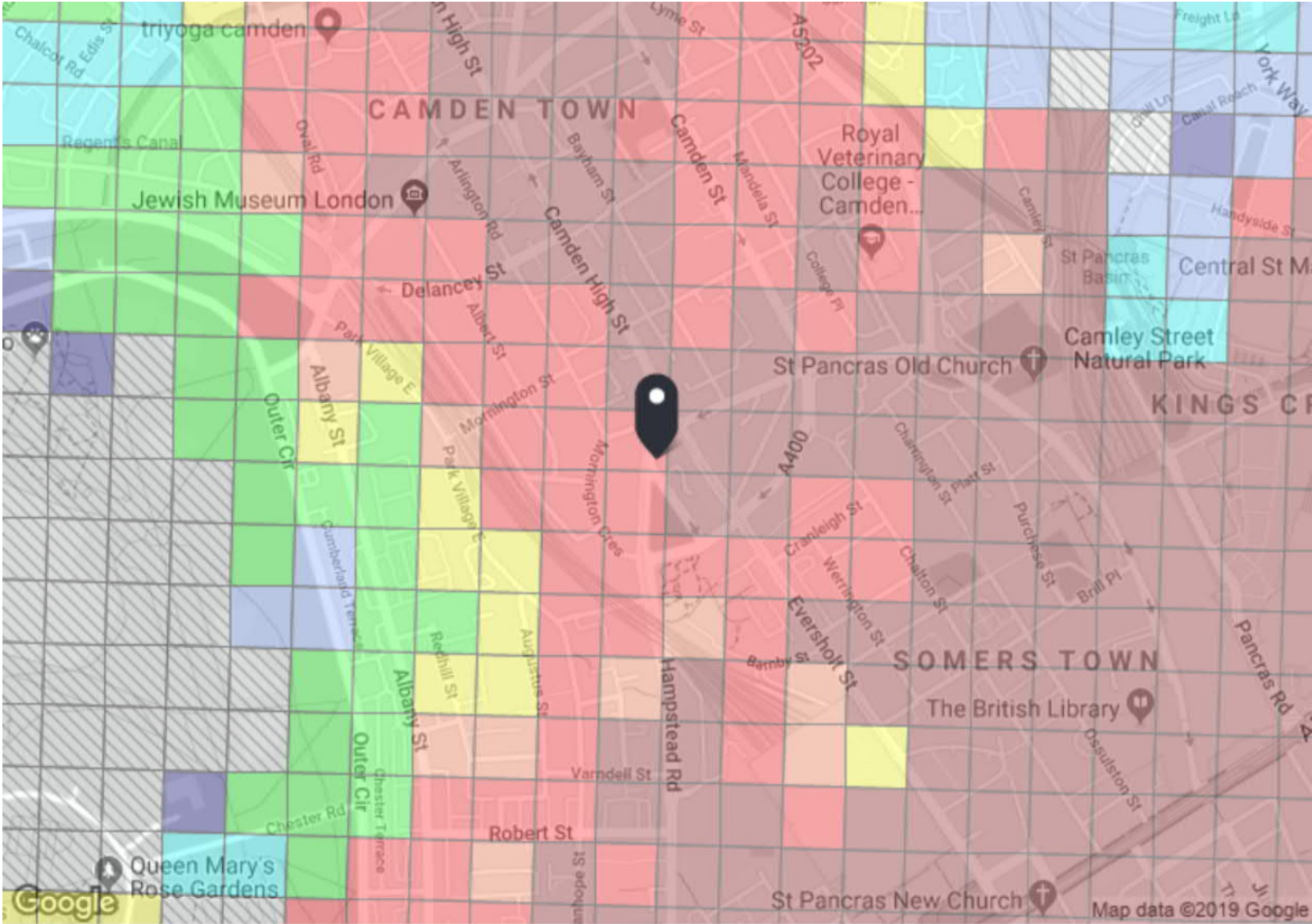
Flat 2 - Studio:
Bathroom: 4 sqm
Storage: 1.5 sqm
Living area: 31.2 sqm

TOTAL: 39.5 sqm

Approved Ground Floor under ref no. 2015/1630/P

Flat 3 - 2B/4P:
L/D/K: 31 sqm
Bedroom 1: 17 sqm
Bedroom 2: 18 sqm
Bathroom: 4 sqm
En-suite: 2.5 sqm

TOTAL: 89 sq m



PTAL output for Base Year

6a

Easting: 529181, Northing: 183307

Map key - PTAL

- 0 (Worst)
- 1b
- 3
- 5
- 6b (Best)

Map layers

PTAL (cell size: 100m)

1a

2

4

6a

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PTAL

WebCAT PTAL Report

Site Details

Grid Cell: 95086

Easting: 529145
Northing: 183352

Report Date: 18/10/2019
Scenario: Base Year

Calculation Parameters

Day of Week: M-F
Time Period: AM Peak
Walk Speed: 4.8 kph
Bus Node Max Walk Access Time (mins): 8
Bus Reliability Factor: 2.0
LU Station Max Walk Access Time (mins): 12
LU Reliability Factor: 0.75
National Rail Station Max Walk Access Time (mins): 12
National Rail Reliability Factor: 0.75

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)
TAT (mins)		EDF	Weight	AI		
Bus	CAMDEN TOWN STATION			31		
481.12	10	6.01	5	11.01	2.72	
0.5	1.36					
Bus	MORNINGTON CRESCENT STN			24		
171.81	10	2.15	5	7.15	4.2	
0.5	2.1					
Bus	MORNINGTON CRESCENT STN			134		
171.81	12	2.15	4.5	6.65	4.51	
0.5	2.26					
Bus	MORNINGTON CRESCENT STN			29		
171.81	15	2.15	4	6.15	4.88	1
4.88						
Bus	MORNINGTON CRESCENT STN			88		
171.81	9	2.15	5.33	7.48	4.01	
0.5	2.01					
Bus	MORNINGTON CRESCENT STN			27		
171.81	8	2.15	5.75	7.9	3.8	
0.5	1.9					
Bus	CAMDEN HIGH S PLENDER ST			214		
293.02	8	3.66	5.75	9.41	3.19	
0.5	1.59					
Bus	E'SHOLT S CROWDALE CENT			168		
281.01	9	3.51	5.33	8.85	3.39	
0.5	1.7					

Bus	E'SHOLT S CROWDALE CENT				253
281.01	12	3.51	4.5	8.01	3.74
0.5	1.87				
Bus	CAMDEN ST CROWDALE RD				46
539.84	6	6.75	7	13.75	2.18
0.5	1.09				
Bus	PRATT STREET C2		387.08	8	
4.84	5.75	10.59	2.83	0.5	1.42
Bus	PRATT STREET 274		387.08	7.5	
4.84	6	10.84	2.77	0.5	1.38
LUL	Camden Town	'Edgware-Morden		'	
635.77	9	7.95	4.08	12.03	2.49
0.5	1.25				
LUL	Camden Town	'Morden-HighBarnet		'	
635.77	14.67	7.95	2.79	10.74	2.79
0.5	1.4				
LUL	Camden Town	'Morden-MillHille		'	
635.77	4	7.95	8.25	16.2	1.85
0.5	0.93				
LUL	Camden Town	'HighBarnet-Morden		'	
635.77	0.33	7.95	91.66	99.61	0.3
0.5	0.15				
LUL	Mornington Crescent		'Morden-Edg-		
ware	'211.1	4.67	2.64	7.17	9.81
3.06	0.5	1.53			
LUL	Mornington Crescent		'Kenning-		
ton-Edgware	'	211.1	14.67	2.64	2.79
5.43	5.52	1	5.52		
LUL	Mornington Crescent		'HighBar-		
net-Kenningt	'	211.1	5.33	2.64	6.38
9.02	3.33	0.5	1.66		
LUL	Mornington Crescent		'MillHill-Mor-		
den	'	211.1	1.67	2.64	21.35
1.4	0.5	0.7			
LUL	Mornington Crescent		'Mill-		
Hille-Kenningt	'	211.1	1.67	2.64	18.71
21.35	1.4	0.5	0.7		

Total Grid Cell AI: 37.39
PTAL: 6a

