

The Proposal

The proposal outlines the conversion of a single family dwelling (Class C3) to a House of Multiple Occupancy (Class C4). The proposals create well-planned accommodation with quality materials, good storage provision and plenty of natural light. Both flats will be allocated separate recycling/bin storage and cycle storage, which will be provided in the front and rear garden.

The Proposal & Adherence to Local Planning Policies

The Camden Local Plan 2017 also supports self-contained housing, as it is the 'priority land-use of the Local Plan' to meet the burgeoning housing needs of Camden. Also stipulated by Policy H1 – this development will maximise the housing supply, without impinging on the external character and historic fabric of the house.

The proposal adheres to Policy H7, as it seeks a mix of dwelling sizes where the following types of housing are proposed: 'self-contained houses and flats (Use Class C3)' The proposal will provide two self-contained two bedroom flats, contributing to the creation of mixed, inclusive and sustainable homes.

The aim is to create minor changes to the internal layout in the form of few internal partitions and a new internal staircase, thus the external architectural character and structure of the house will remain unchanged – this adheres to Policy A1 of minimizing the impact of development, as outlined in the Camden Local Plan. We will be preserving the local context and characteristics of the area.

The proposal also adheres to Policy D1 – the London Borough of Camden Council supports good design that works well for everyone. Both flats will be self-contained and have their own secure private entrances, access and stairs.

They have good ceiling heights and room sizes, which also comply with the London Plan, with adequate storage space.

Waste & Recycling Storage Arrangements

Camden Local Plan Policy CC5 specifies that all developments must include facilities for collection and storage of waste & recycling. Requirements per dwelling (stated in Camden Planning Guidance: Design) = 1 x 140L General Waste Bin, 1 x 140L Mixed Dry Recycling Bin, 1 x 23L food waste caddy.

Proposed self-contained flats -

Flat A bin enclosure size = 1120mm (d) x 2600mm (w) x 1200mm (h)

Flat B bin enclosure size = 800mm (d) x 1520mm (w) x 1250mm (h)

Private Open Space Arrangements

Both flats will incorporate high quality landscape design, lighting and maximise opportunities for greenery through trees and soft landscaping. Minimum private open space stipulated in Camden Local Plan Policy A2 – a standard requirement of 9sqm per Residential scheme

Proposed Amenity/Private outdoor Space

Flat A = 47.3sqm

Flat B = 9.9sqm

Cycle Storage Arrangements

The Camden Local Plan Policy T1 specifies that the cycle storage spaces are secure, accessible and well-lit, to encourage people to travel by cycling.

Proposed cycle storage –

Flat A – Secure/locked cycle storage unit containing 2 cycle spaces located in rear garden.

Flat B – Secure/lockable cycle storage unit containing 2 cycle spaces located in private outdoor garden area.

The London Plan Housing Standards

Minimum space standards for new dwellings (London Plan Housing Standards) –

2 Bedroom (2 Storey, 4 person) = 79sqm

2 Bedroom (2 Storey, 3 person) = 70sqm

Proposal -

Flat A (Ground/First Floor – Two Bedroom, 2 storey Flat) = 80.6sqm (meets requirements for 2 Bed, 2 Storey, 4 person flat)

Flat B (Second/Third Floor – Two Bedroom, 2 storey Flat) = 70.9sqm (meets requirements for 2 Bed, 2 Storey, 3 person flat)

The proposal meets the Department for Communities and Local Government nationally described space standards Flat A (2 storey, 4 person flat) and Flat B (2 Storey, 3 person flat).

Bedroom sizes

The bedroom sizes also meet the Department for Communities and Local Government nationally described space standards by having:

- 1. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide*
- 2. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²*
- 3. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide*

Refer to drawings for dimensions.

Adequate storage provision

The dwellings provide adequate storage in the form of have built in storage cupboards, built in wardrobes & under the stair storage.

Building Regulations Part M4 (2)

The proposal will comply with the Building Regulations Part M4 (2) with acceptance of items that impede on the character of an existing building and conservation area. Examples of this are window sill heights and providing of step free access to the front doors of the house due to the existing access from Ospringe Road that is sloped east to west across the face of the building. The interior design of each flat will ensure that all sockets, switches and outlets are located within the access zones (450mm to 1200mm).

Each flat could be adapted at a later date if required to make it accessible to less able persons by installing lifts between the floors in Flat 1 Living area to bedroom, Flat 2 between ground floor and second floor and second floor and third by removing stairs.

Flat A – Is located across the ground and first floor. It will be accessed from street level (Ospringe Road) via the existing building front door and we are proposing no change for access.

Flat B – Will be accessed from an existing side gate cut into the boundary wall along Ospringe Road. This will meet the regulations providing a landing and a gate that provides the correct width for access.

Each flat will have its own access to the street and vehicular parking on Ospringe Road that is adjacent to the property.