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DESIGN AND ACCESS STATEMENT

In support of a Planning Application for:

Combination of Ground Floor and First Floor front flats to
make one four bedroomed flat.

**FLATS A and C, 19 ALVANLEY GARDENS,
LONDON, NW6 1JD**

JANUARY 2021

Issue 1

1. Associated Documents

This Design and Access Statement should be read in conjunction with the following documents:

Existing Ground Floor Plan Flat A	8209/ 101
Existing First Floor Plan Flat C	8209/ 102
Proposed Ground Floor Plan Flat A	8209/ 201
Proposed First Floor Plan Flat C	8209/ 202
Site location Plan	8209 / SLP

2. General Description

The site lies within the London Borough of Camden. The property presently comprises three self-contained flats within a detached house. The site is not in a conservation area and the building is not listed. The location is not within the environment agency flood risk zones. It lies at the top end of Alvanley Gardens close to the junction with Finchley Road. The Cumberland Lawn Tennis Club is opposite. Parking in the street is restricted by CA-P zones. Off-street parking is provided for three cars.



3. Existing house

The existing detached house comprises Flat A, which is a self-contained two bedroomed flat located on the Ground Floor and comprising 187 sq m of net internal space. Access to this flat is from the main front door of the property

Flat B is a self-contained one-bedroomed flat located to the rear of the First Floor and takes access off a shared communal access to the right hand side of the property (when viewed from the street).

Similarly, Flat C is a self-contained one bedroomed flat which is located at the front First Floor of the property and comprises 61 sq m of net internal space. It shares the side access with Flat B to the right hand side of the property (when viewed from the street).

Alvanley Gardens is a mainly residential road with large detached houses that have generally not been divided into flats. The proposed larger unit is in keeping with the surrounding neighbourhood.

4. Proposal

Flats A and C are in the same leasehold ownership. Flat B has a separate leasehold ownership. The Freehold is owned by the lessees.

It is proposed to combine flats A and C to make a self-contained four bedroomed duplex apartment comprising 248 sq m with a new internal staircase linking the Ground and First Floors.

There will be no loss of residential space.

The four bedroomed property is required by the existing owner to enable his children to have separate bedrooms. The rear garden presently serving Flat A will also serve the proposed flat.

No external changes are proposed to either the front or flank or rear elevations.

5. Camden Policy

Camden's Local plan (adopted in 2017) contains Policy H3 "Protecting Existing homes".

There is a general will to resist the loss of homes but under clause 3.75, the Policy states "*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*".

This is precisely the reason why the application is being made.

6. Summary

The proposal is in keeping with Camden's Policies and will not impact upon neighbours or upon the vicinity.

The Council is asked to consider the application favourably.