



IMAGE
Architecture

DESIGN AND ACCESS STATEMENT

October 2021

Site Address: **44A Camden High Street, London NW1 0JH**

Project: **Conversion of HMO into 3 No. Studio flats**



VIEW FROM CAMDEN HIGH STREET

This Planning, Design and Access Statement has been prepared by IMAGE Architecture Limited and is submitted in support of a full planning application on behalf of the client.

1.0 Context:

No.44 Camden High Street is a four-storey building, with commercial premises on the ground floor. Flat A is accessed through a separate ground floor entrance and is arranged on floors 1, 2 and 3.

It is currently classified as a House in Multiple Occupation (HMO), incorporating a kitchen, bathroom, toilet and four bedrooms.

The property forms part of a terrace of similarly designed properties constructed in traditional style and materials.

The applicant originally changed the use of Flat A to HMO, which has been operating since August 2020 but has not been fully occupied due to the kitchen being located on the first floor, two floors below Bedrooms 4.

The shared bathroom and separate WC are on the top floor, two floors above the first floor bedroom, which makes it inconvenient for the tenant of this room to use the bathroom, particularly at night.

HMO use has not been viable and the flat requires total modernisation. The last tenants moved out end of March 2021 and the flat has been empty since then.

2.0 Amount:

2.1 The gross internal floor area of the existing ground floor level corridor is approximately 12.9 Sq.m

2.2 The gross internal floor area of the first floor is approximately 34.7 Sq.m

2.3 The gross internal floor area of the second floor is approximately 34.7 Sq.m

2.4 The gross internal floor area of the third floor is approximately 34.0 Sq.m

3.0 Layout:

3.1 Ground floor:

This is mainly commercial use by Real Taste, with an adjacent separate shared communal entrance corridor to the flats above Nos. 42 & 44 Camden High Street.

The ground floor corridor leads to the main entrance door and stairs up to No 44 Flat A HMO on the floors above.

At the end of the ground floor corridor there is another door and stairs to the side, leading up to the studio flats above Yamas at No. 42.

There is also a toilet at the far end of the corridor which is mainly used by Real Taste.

3.2 First floor: Bedroom 1 and shared kitchen

3.3 Second Floor: Bedrooms 2 & 3

3.4 Third Floor: Bedrooms 4, shared bathroom and separate shared toilet

4.0 Proposal:

The applicant is proposing to change the use from HMO to individual self-contained studio flats on each floor, a total of 3 units.

This provides suitable common area circulation and reasonably sized studio flats of approximately 33.0 to 33.8 Sq.m GIA on each floor.

Although the areas are below the minimum recommended standard of 37.0 Sq.m under the Nationally Described Space Standards, it is considered that the proposed layout offers reasonable and practical living space with the enhanced benefit of ensuite private kitchen, shower and toilet facilities.

5.0 Scale & Appearance:

There are no external changes proposed to the building. The proposal will not impact on the scale and appearance of the existing building.

6.0 Climate Change Mitigation:

The proposed alternative use will be as sustainable as possible and respond to the issue of climate change by using low energy lighting and modern technology to conserve power when the building is closed.

7.0 Access:

This is a private property and no accessibility issues are affected. The existing access to the building remains unchanged.

The site is in a sustainable location that benefits from regular public bus services and is within a short walking distance of Camden Town and Mornington Crescent Underground stations.

Conclusion

It is considered that the proposed change of use would not result in any harm to neighbours' living conditions and will have little or no impact on the character of the existing building.

The proposal represents an opportunity to improve the quality of the living accommodation and to upgrade the building to a high standard of finish. Accordingly, it is submitted for full planning approval.



REAR VIEW-FLAT ROOF SERVICE AREA