

Design & Access Statement

**49 LUPTON STREET,
LONDON NW5 2HS**

September 2022

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July 2022

**PROPOSED CONVERSION OF EXISTING 3 STORY HOUSE TO 1 ONE BEDROOM FLAT AND 1x2 BEDROOMS SELF CONTAINED FLAT at
49 Lupton Street, London NW5 2HS**

INTRODUCTION

This design and access statement has been prepared to support the planning permission for the conversion of a house into 2 self-contained flats consisting of: 1 bedroom flat on the first floor and 1x2 bedrooms flat on the second and third floors.

Details include the description of the proposal and relevant policies from Camden Local Plan.

This statement is in full conformity with the requirements now set for Planning Applications.

SITE AND USE

The site is occupied by a 4 story mid-terraced house, which is an old Victorian type building.

BUILDING HISTORY

This building is not listed, and it has not been through changes during many years. This site has had previous planning applications granted in the past to accommodate a 1x 2 bedroom ground floor flat and a 1x 3 bedroom maisonette. However, the applicant is seeking to make a better use of the spaces on the first, second and third floors in order to provide more residential spaces to the community of Camden and the Greater London.

THE BRIEF

The brief is to make minor internal alterations on the first, second and third floors to create a 1-one bedroom, which will have 45.8sqm of internal space and a 1-two bedroom flat, which will have 70.9sqm of internal space. The proposal will involve the erection of new partition walls to create new floor layouts to accommodate two families.

ASSESSMENT

Physical

- 1) The site is occupied by a 4 story semi-terraced residential house.
- 2) The area surrounding the application site is residential and consists of mid-terraced houses.
- 3) There are no trees on the site that will be affected by this proposal.
- 5) The site has a total space of approximately 116.7sqm

Social

- 1) Generally, the area provides an exceptionally good local shopping of all varieties serving a substantial housing area.
- 2) The public transport systems are excellent in underground, buses, taxis, walking and cycling.
- 3) The area has a need of residential accommodations, which this proposal is seeking to accommodate this need.

Economic

- 1) The property has not been refurbished for many years, which it is currently showing the need to be updated in order to meet the standards of a modern home.
- 2) It will also optimise the investment of resources in the area and maintain the social services stock.

POLICY

There are several policies that we have considered in producing this proposal.

These are:

- 1) The site is not in a conservation area or any other area where there are policies restrains on developments. There are no listed buildings or BTMs close by.
- 2) There are relevant policies in Camden Local Plan,
 - a) **Policy CC1** seeks to look at climate change mitigation
 - b) **Policy CC2:** seeks to encourage adaptation to climate change
 - c) **Policy T2** seeks to limit the availability of parking and car free area
 - d) **Policy T1** seeks to prioritise walking, cycling and public transport
 - e) **Policy D1** seeks to ensure a good design
 - f) **Policy A1:** seeks to manage the impact of development in the area

EVALUATION

- 1) It is quite clear from the above assessment of the local area that the proposal will be in full confirmative with the policies.
- 2) The policies stated above gives essential guidance to what is appropriate on this land and in what form it should be taken.
- 3) The policies that we have been considered in producing this proposal are:
 - a) **Policy CC1:** it states that the council will require that all development to minimise the effects of climate change and encourage higher feasible environmental standards; d) the proposal will encourage sensitive energy efficiency by installing lower energy consumption light bulbs, improve the windows in order to maintain energy within the units. The proposal will also ensure that it contributes to minimise the need for further water infrastructure in area.
 - b) **Policy CC2:** it states that the council will require the proposal to be resilient to climate change; d) the proposal will not impact on urban and dwelling overheating as it will be within an existing building.

- c) **Policy T2:** it states that the council will limit the availability of parking and require car-free within the area. The proposal will ensure that the future occupants are aware that the units will not have car parking spaces allocated to them and it will encourage the use of public transport.
- d) **Policy T1:** h) it states that the council will ensure that the development provides an accessible, secure cycle parking facilities. The proposal will provide a cycle parking facilities at the front of the building for its occupants.
- e) **Policy D1:** it states that the council will ensure good design in terms of the local context and character. The proposal will provide modern living spaces for both units as well as keeping the character of the building.
- f) **Policy A1:** it states that the council will seek to protect the quality of life of the neighbours and occupiers. The proposal has been designed to accommodate all the needs of the occupiers in terms of visual privacy, outlook, sunlight, daylight and overshadowing

THE PROPOSAL

Use

The site is located within the City Centre where there is a mix and variety of uses of residential and commercial buildings.

Identified on the drawings are the allocations of each use to each room of the floor plans.

Building work

The amount of development planned for the site is confined to the space within the existing spaces.

The total floor space amounts to some 116.7sqm.

The amount of works for this proposal can be created without causing adverse impact on the neighbouring properties, the surrounding road network or character of the area. The proposal will make use of spaces that could be otherwise empty.

Layout

A full set of floor plans and elevations have been submitted with this application. The floor plans clearly identify the areas of the property and how they will be utilised.

The proposal has been laid out to provide safe access and to make full use of the space.

Scale

The scale of the proposal will not affect the current height of the building or it's surroundings.

Landscape

The landscape will not be affected.

Appearance

The external walls will not be affected.