

DESIGN AND ACCESS STATEMENT

In support of a Planning Application in respect of

Internal alterations including alteration to service penetrations in rear elevation at third floor level, all in connection with the adaption of 3rd Floor Flat from 1 bed to 2 bed flat

at

**3RD FLOOR FLAT,
19 COLLEGE CRESCENT,
LONDON, NW3 5LL**

October 2022

Issue 1

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01. Associated Documents

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

Existing Floor Plan, 3 rd Floor flat	8388/ 05
Proposed Floor Plan, 3 rd Floor flat	8388 / 15
Site location Plan	8388 / SLP
Photo-sheet 1	8388 / PS01

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02. Location

The property is located in Belsize Park in the London Borough of Camden and is located in the Belsize Conservation Area. The residence is located in a busy road frontage with mostly residential properties that date from the mid-19th century. The area is characterised by four storey residential terraces built in classical detailing and predominant materials such as stucco and London stock brick with hipped slate roofs. The property is well served by most amenities including the underground, bus routes, parks and neighbourhood shopping, all of which are within convenient walking distance.



Photo A: East View



Photo B: North View



Photo C: South View



Photo D: West View

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02. Location (Contd)

Site Location Plan



Figure 1
Site Location Plan with application site circled in red (not to scale)

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03. Use

The property is presently divided into four flats, one on each level of the building. The proposals relate to the accommodation provided on third floor only. The 3rd floor flat is currently a one bedroom, one bathroom flat.

Access to the 3rd floor flat is on the main entrance up the stairs in the communal area. The proposals are for the alteration of the one bedroom, one bathroom flat to provide a self-contained two bedroom one bathroom flat with no increased internal area.

Alterations to the service penetrations on the rear elevation are also proposed to accommodate the changes in the internal layout of the flat.

04. Planning History

There is no planning history for this property.

05. Proposal

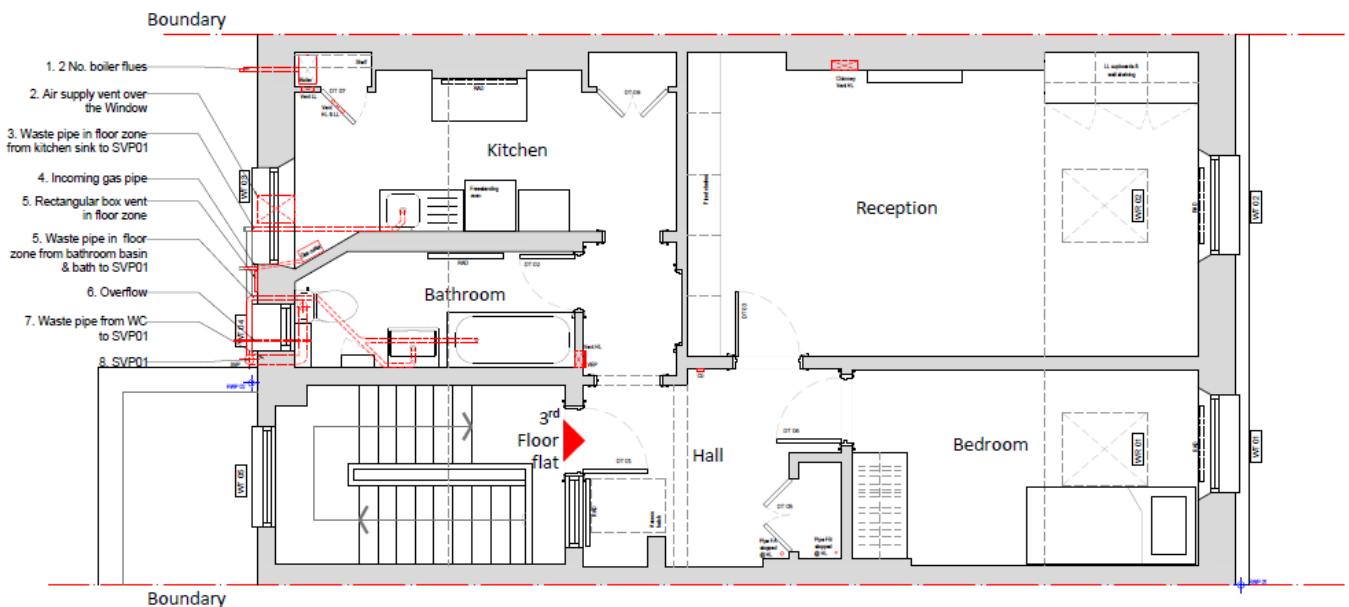


Figure.2 Extract from drawing 8388/ 05 Existing Plan

05. Proposal (Contd)

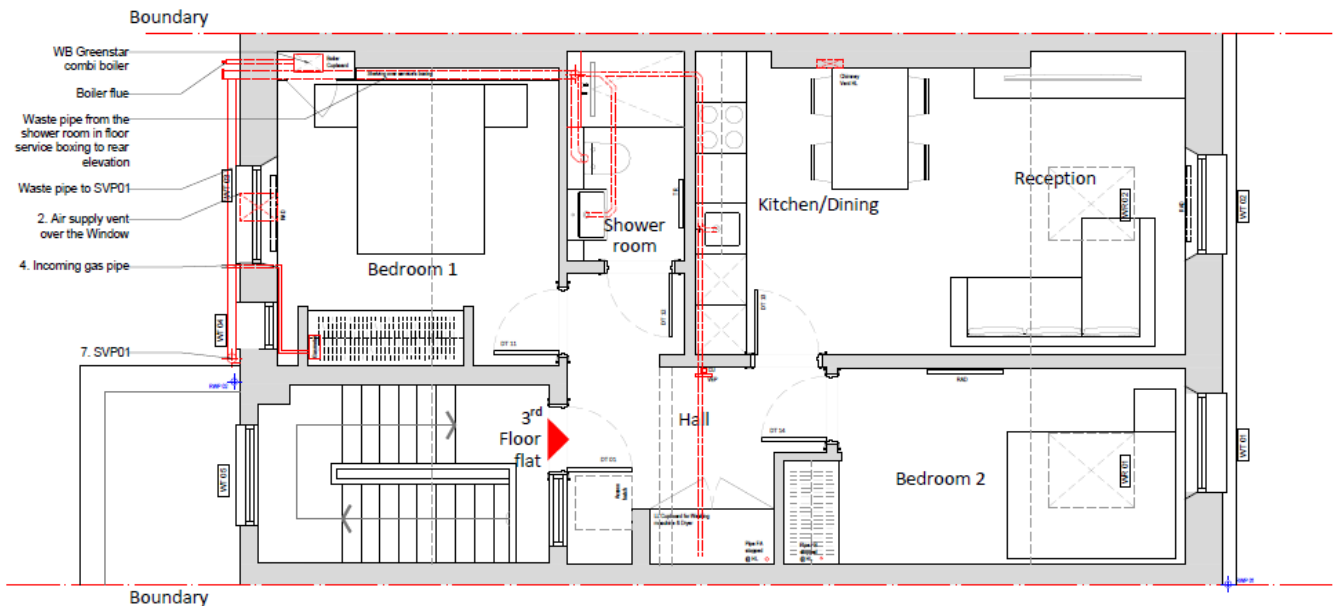


Figure.3. Extract from drawing 8388/ 15 Proposed Plan

The proposals include the adaption of the existing layout to a self-contained two bed, one bathroom flat by improving the living standards of the existing flat. To accommodate this proposal, the alteration consist of the relocation of existing bathroom, kitchen area and altered service penetrations in rear elevation.

There are no alterations proposed on the front elevation of the building, and therefore will have no visual impact on the street elevation.

06. Layout

The existing access arrangements to the property will be retained.

The kitchen is being located in the existing reception room as an open plan proposal, with the existing kitchen area and bathroom to the rear elevation serving as an additional double bedroom with allocated wardrobe space.

06. Layout (Contd)

The new shower room will be located on the left-hand side of the entrance hall and adjacent to the new additional bedroom, with its services running in a floor boxing to the south boundary wall in the proposed bedroom and to the rear elevation to be connected to the existing SVP.

Further changes in the layout to improve the amenities within the flat include alterations to the entrance hall by proposing a service cupboard; and the increased area of existing single bedroom by proposing a built-in wardrobe.

Ventilation and natural daylight to the rooms will be provided by the existing retained window positions.

07. Scale

As the site for the proposed development is in a conservation area, there are no visible alterations proposed to the front of the property. The alterations to the rear elevation consist only of the service penetrations, by collecting all waste pipes into one single ø90mm pipe that runs across the rear elevation from the new proposed penetration point to the existing SVP. This improves the rear elevation aesthetically. The design has no detrimental impact of daylight and sunlight loss to surrounding properties.

08. Impact

The visual impact of the very minor proposed alterations are minimal, with no changes to windows, or external finishes.

The proposed alterations to the rear elevation will not be visible from the road and will have minimal effect on the impact of the building in relation to other neighbouring buildings.

09. Access

The existing access arrangements will be retained.

10. Sustainability

Due to the minimal nature of the proposed alterations, there are minimal considerations regarding sustainability. The completed development will comply with current Building Regulations and will be constructed using responsibly sourced materials wherever feasible.