

114-116 Malden Road

Design & Access Statement

| Contents

1.0 Project Summary.....	03
2.0 Introduction.....	04
3.0 Current Use.....	04
4.0 Amount.....	05
5.0 Site Photographs.....	06
6.0 Site & Local Planning History.....	08
7.0 Pre-Application Advice.....	09
8.0 Planning Policy Considerations.....	09
9.0 Layout.....	10
10.0 Scale.....	11
11.0 Landscaping.....	12
12.0 Appearance.....	12
13.0 Access.....	13
14.0 Flood Risk.....	13
15.0 Street Scene.....	14
16.0 Conclusion.....	15

1.0 | Project Summary

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Prepared for | Camden London Borough Council

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Date | November 2022 [V1]

Prior Approval Application | 114-116 Malden Road, London, NW5 4BY

Conversion of existing Use Class E areas to residential C3, consisting of 5 units in total. 3 No. 1 bed units and 2 No. 2 bed units.

Executive Summary

This statement has been prepared by Uskuri Theobald Architects Ltd, on behalf of Mr Simpson. The proposed development is at the site known as 114-116 Malden Road, London, NW5 4BY.

This statement is to be submitted in support of the conversion of Use Class E spaces into five residential Use Class C3 units.

The purpose of this statement is to draw together the key issues in consideration of the proposal.

2.0 | Introduction

- 2.1 The site is 114-116 Malden Road, London, NW5 4BY. The existing property consists of a basement level and a further four storeys above ground. The property was formally a cycle shop [Class E] and currently has two residential C3 units located at the first floor of the property.
- 2.2 This statement will consider the impact of the proposed works and their immediate environment.
- 2.3 This Design and Access Statement should be read alongside the submitted drawings below:
 17021.00.001 Site Location and Block Plans
 (Scale 1:500 & 1:1250 @ A1)
 17021.00.050 Existing Plans and Elevations
 (Scale 1:100 @ A1)
 17021.00.050 Proposed Plans and Elevations
 (Scale 1:100 @ A1)

3.0 | Current Use

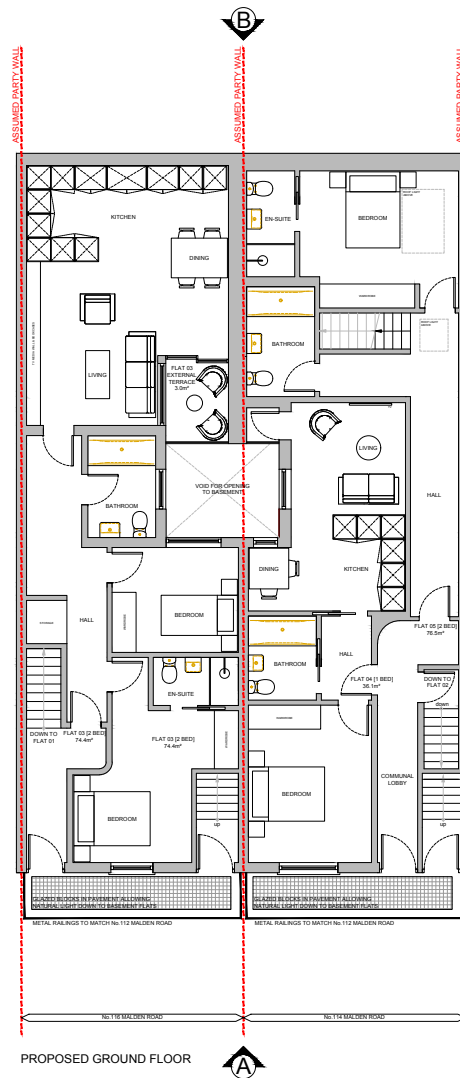
- 3.1 The existing property on the site is currently mixed use. There are two number C3 residential units found of the first floor of the property. The remainder of the property falls under the current Use Class E as the building was formally a cycle shop. The proposal is to obtain permission to convert the remaining Use Class E areas to C3 residential.



2.1 Site location of 114-116 Malden Road outlined in red

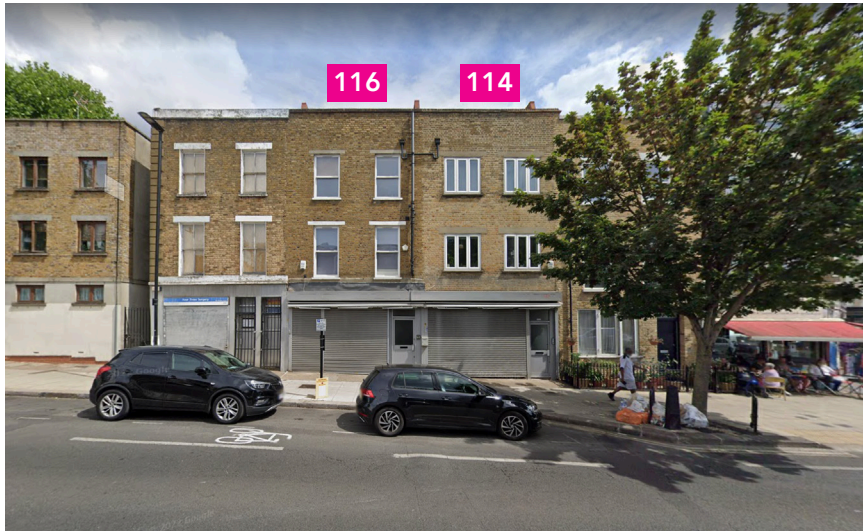
4.0 | Amount

- 4.1 This application is seeking the approval to convert the Class E use of both 114 and 116 Malden Road under Class MA Conversion to residential use.
- 4.2 Under the MA Conversion to residential there is an allowance of 1,500 square metres of conversion allowance.
- 4.3 The proposed total conversion of Class E to residential is 332 square metres [gross internal area].
- 4.4 The gross internal conversion via MA, from Class E to C3 residential for number 114 Malden Road is 162 square metres. This falls well within the 1,500 square metre allowance under prior approval.
- 4.5 The gross internal conversion via MA, from Class E to C3 residential for number 116 Malden Road is 170 square metres. This falls well within the 1,500 square metre allowance under prior approval.



4.1 Proposed Ground Floor Plan

5.0 | Site Photographs



5.1 Existing front view of 114-116 Malden Road



5.2 Looking South-East along Malden Road



5.3 Looking North-East along Malden Road



5.4 Looking South down Malden Road

5.0 | Site Photographs



5.5 Aerial view showing the rear of 114-116 Malden Road



5.6 Aerial view showing the rear of 114-116 Malden Road



5.7 Aerial view showing surrounding context of the site



5.8 Aerial view showing surrounding context of the site

6.0 | Site & Local Planning History

- 6.1 Address: 114-116 Malden Road [Appicaation Site]
Planning Application Ref: **2013/0350/P**
Demolition Erection of a Mansard roof extension and change of use from 1 x 3 bed masionette at 114 Malden Road and 1 x 2 bed masionette at 116 Malden Road (Class C3) in the creation of 2 x one bed and 2 x two bed self contained flats (Class C3) over first, second and third floor levels.
Status: **Approved**
- 6.2 Address: 112 Malden Road
Planning Application Ref: **2016/3329/P**
Demolition Change of use from retail (Class A1) to residential (Class C3) to create 1 No. self-contained 1 bed flat at ground floor and basement level.
Status: **Approved**
- 112 Malden Road has had two further applications approved 2016/6011/P and 2019/5085/P for extensions, rear balconies, alterations to openings and pavement lights, metal railings to residential flats.
- 6.3 Address: 118 Malden Road
Planning Application Ref: **2017/0357/P**
Replacement Erection of a single storey rear extension, mnsard roof extension with terrace, the conversion of the Doctors Surgery (Class D1) into residential flats (Class C3), consisting of 1 x 2 bed maisonette at lower ground and ground floor level, 1 x 1 bed first floor flat, 1 x 2 bed maisonette at second and third floor level and replacement of existing shopfront.
Status: **Approved**

7.0 | Pre-Application Advice

- 7.1 Pre-Application Advice has not been sought after due to the nature of the project and precedent of the same calibre of works in the vicinity.

8.0 | Prior Approval Determination

- 8.1 Below is the validation checklist for change of use from Use Class E to Dwellinghouses Use Class C3 in which this proposal complies.

- Application Form (Submitted via the Planning Portal)
- Appropriate Fee (Paid via The Planning Portal)
- Site Location and Block plans (Submitted with this application)
- Floor plans with dimensions and proposed use of each room (Submitted with this application)
- Existing and proposed elevations (Submitted with this application)
- Flood risk assessment (Enclosed within this document)
- A fire statement (Not required)
- External wall construction report (Not required)
- Agricultural Tenancies (Not applicable)

- 8.2 Each dwelling house has a gross internal floor area of at least 37 square meters and complies with the "nationally described space standard." Please see below for full details on compliance:

Flat 01: 1 Bedroom 2 persons and is a 1 storey dwelling.
Gross internal floor area: 55.8m² (including storage)

Flat 02: 1 Bedroom 2 persons and is a 1 storey dwelling.
Gross internal floor area: 51.5m² (including storage)

Flat 03: 2 Bedroom 3 persons and is a 1 storey dwelling.
Gross internal floor area: 74.5m² (including storage)

Flat 04: 1 Bedroom 1 persons and is a 1 storey dwelling.
Gross internal floor area: 37.5m²* as includes a shower room.

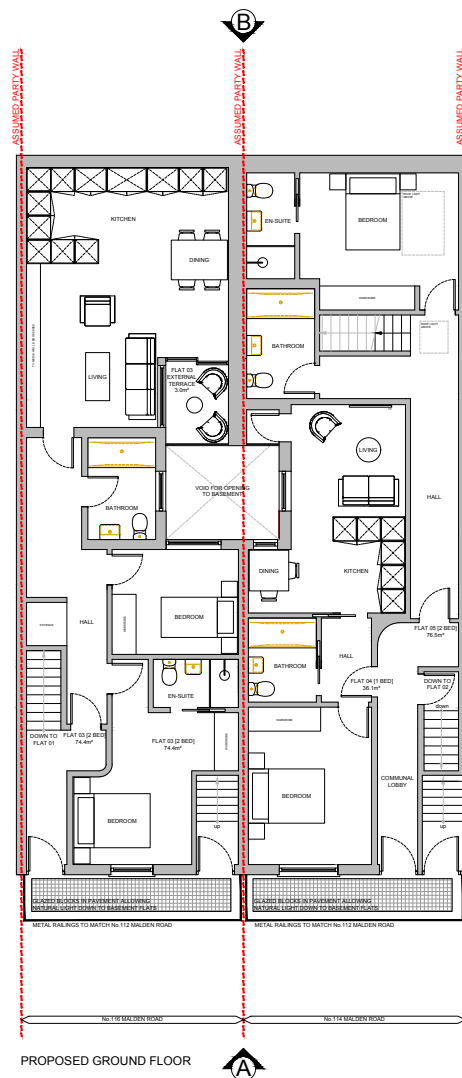
Flat 05: 2 Bedroom 3 persons and is a 2 storey dwelling.
Gross internal floor area: 76.5m²

Table 1. Minimum gross internal floor areas and storage (m²)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
1b	2p	50	58		1.5
2b	3p	61	70		2.0
2b	4p	70	79		2.0

Table above is an extract from the "Nationally described space standard" document.

9.0 | Layout



9.1 Proposed Ground Floor Plan

- 9.1 Please refer to plans 17021.00.100 submitted for full details on the proposed layout of the five new residential units. .
- 9.2 The two basement units are both one bedroom flats. They consist of a double bedroom, separate shower or bathrooms, open plan kitchen, dining and living areas which lead out onto an external terrace area.
- 9.3 At ground floor of number 114 Malden Road there is a one bedroom flat located to the front of the property. This flat consists of one double bedroom, separate bathroom, open plan kitchen, dining and living area. Located to the rear of number 114 Malden Road is the ground floor of two storey two bedroom flat. At ground floor there is a double bedroom with an en-suite shower room and separate bathroom. The first floor of this flat has a second double bedroom, open plan kitchen, dining and living area and access to an external terrace.
- 9.4 The ground floor of number 116 Malden Road consists of a two bedroom flat. There is one double bedroom with an en-suite shower room, a large single room with access to a separate bathroom. The rear of number 116 allows for a large open plan kitchen, dining and living area with access to an external terrace.
- 9.5 To the front of number 114 and 116 at first floor level, we have two already existing C3 residential units. These will remain as existing.

10.0 | Scale



10.1 Existing Street Scene



10.2 Proposed Street Scene

- 10.1 Figure 10.1 is the existing scale of 114-116 Malden Road. The height of the property from street level is 12.2m
- 10.2 Figure 10.2 is the proposed elevation which remains at 12.2m in height, taken from the street level.
- 10.3 Figure There is no proposed changed to the scale of the existing property. The proposed conversion from Class E to C3 Residential Dwellinghouse will be created within the existing footprint of both 114 and 116 Malden Road.

11.0 | Landscaping

- 11.1 The There will be railings proposed to the front elevation to match those of number 112's approved application. We will seek for this addition via a Full Planning Application.
- 11.2 The proposed Flat 05 will have a terrace to the rear of the property similar to that of existing C3 residential dwellings at first floor. This area will be formed of hard standing. We will seek for this addition via a Full Planning Application.

12.0 | Appearance

- 12.1 The materials found on the existing dwelling are a yellow London stock brick, white upvc windows, stone detailing, aluminium doors/shutters and black guttering and downpipes.
- 12.2 The proposed materials selected will match that of the existing. The change to the shop front fenestrations will be infilled with yellow London stock brick, with new windows and stone detailing to match the existing. We will seek for this addition via a Full Planning Application.
- 12.3 The new materials used have been carefully selected to ensure they compliment the street scene harmoniously.



12.1 Proposed Front Elevation

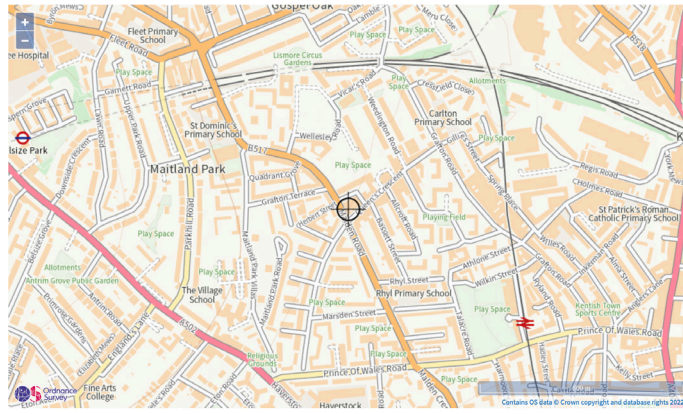
13.0 | Access & Fire Statement

- 13.1 The Class E areas are accessed from the main pathway along Malden Road. Number 114 and 116 have one main access each.
- 13.2 As existing there are two C3 residential units which are located on the first floor of both 114 and 116. The access to these residential units are from the main pathway along Malden Road.
- 13.3 The two existing access points to the Class E areas will form the access points to the proposed and additional five residential C3 units.
- 13.4 There is no proposed change to the pedestrian access with the proposed works. As existing there is no vehicular access to the property. This will not change with the proposed works.
- 13.5 A Fire Statement is not required as the property is less than 7 storeys and is less than 18m in height. The existing property including the basement is 5 storeys and 14.8m in height.

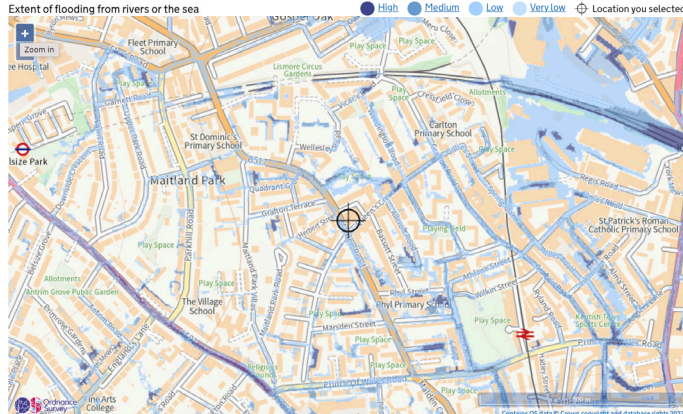
14.0 | Flood Risk

- 14.1 According to the environment-agency.gov.uk, the site is located in an area 'at very low risk of flooding'. A flood risk assessment is not required.
- 14.2 According to Figure 14.1 demonstrates the extent of flooding from rivers or the sea to be a very low risk to the proposed site.
- 14.3 According to Figure 14.2 demonstrates the extent of flooding from surface water to be a very low risk to the proposed site.
- 14.4 According to Figure 14.3 the maximum extent of flooding from reservoirs has no impact on the proposed site.

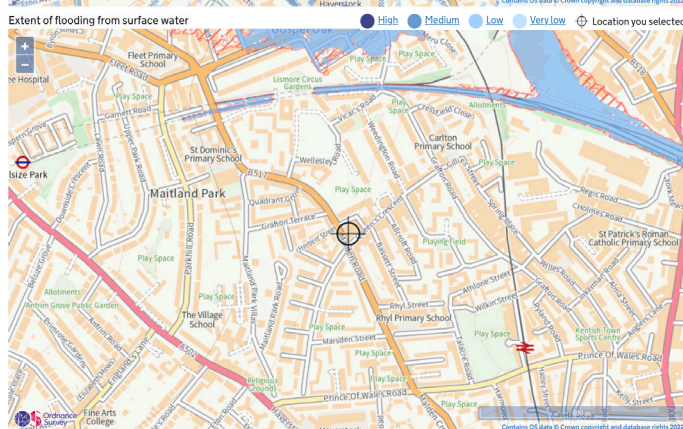
14.1 Flooding from rivers or the sea



14.2 Flooding from surface water



14.3 Flooding from Reservoirs



15.0 | Street Scene



15.1 Existing Street Scene



15.2 Proposed Street Scene

- 15.1 Figure 15.1 demonstrates the existing street scene from number 110 to 118 Malden Road.
- 15.2 The Figure 15.2 demonstrates the proposed street scene from number 110 to 118 Malden Road.
- 15.3 The proposed street scene demonstrates there is no additional massing with the proposed Class E to C3 conversion along the street scene. The main changes are to the fenestrations within the front elevation change the shop front to traditional windows to match the rest of the front elevation.
- 15.4 There The proposed street scene is for demonstration purposes only and a Full Planning Application will be submitted to obtain permission for the change in fenestrations and railings.

16.0 | Conclusions

- 16.1 We trust that this Design & Access Statement and accompanying drawings have demonstrated that the principle of the converting 114-116 Malden Road from Class E to residential is acceptable.
- 16.2 The proposed conversion of 332 square metres across both units falls well within the 1,500 square metre allowance for each property.
- 16.3 The flood risk assessment demonstrates there is little to no impact of flooding and the proposed works will not increase the risk of flooding.
- 16.4 Due to the existing property being less than 7 storeys and under 18m in height there is no requirement for a Fire Statement.
- 16.5 A report confirming the external wall construction complies is not required due to the Class MA conversion.
- 16.6 There are no Agricultural Tenancies.
- 16.7 The Local Planning Authority should support the application, deeming the proposal acceptable in terms of policy, and recommend for approval.