

243 KENTISH TOWN ROAD/NW5 2JT DESIGN & ACCESS DOCUMENT

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Proposal to extend existing residential units to the rear at first and second floor as well as a roof top addition. Creating 1 x 1 bed and 1 x 2 bed. units.

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1.0 INTRODUCTION

1.1 Statement

This Design & Access Document has been prepared by ME Architects on behalf of the Applicant of the building and site at 243 Kentish Town Road, London, NW5 2JT

This document is to be read in conjunction with all architectural drawings submitted to the London Borough of Camden. This statement has been prepared in support of the erection of a two storey rear extension, mansard roof extension, use of rear terraced area at third floor level. These additions will increase the floor area of the existing flats.

1.2 Location



Existing Block Plan
Scale 1:500 @ A3



2.0 SITE & CONTEXT

2.1 Site

Site and Surroundings

The existing unit is arranged over 3 floors, Ground, First and Second. The Ground floor is currently used as commercial space with a small yard to the rear. The first and second floor are currently residential units.

The site is entirely surrounded by similar mixed use units as is consistent along Kentish Town Road. To the rear of the property there some green space surrounding a high rise residential block with further residential units beyond that.

Kentish town Overground and Underground station is situated approximately 300m to the North along Kentish Town Road and Kentish Town West Underground station a similar distance to the West.

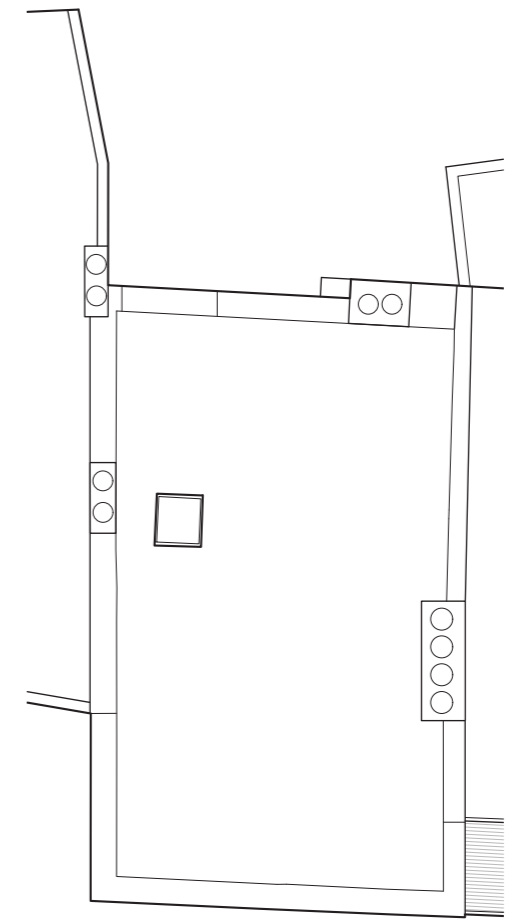
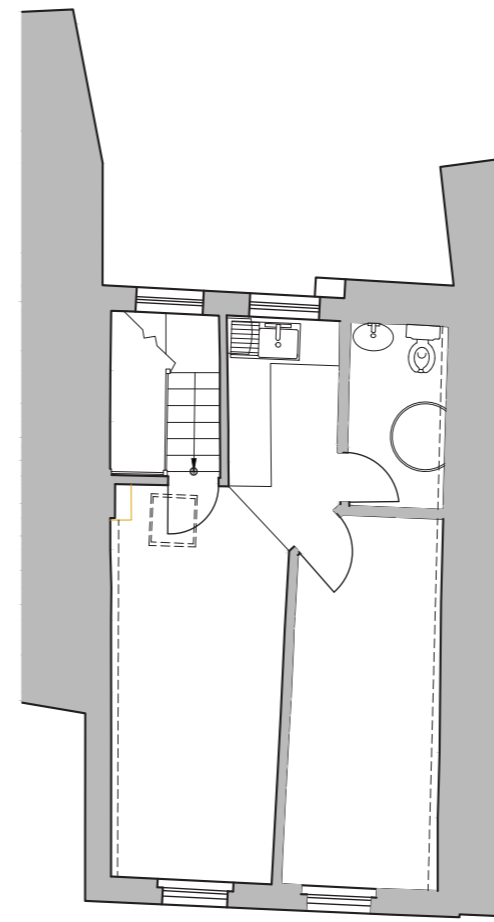
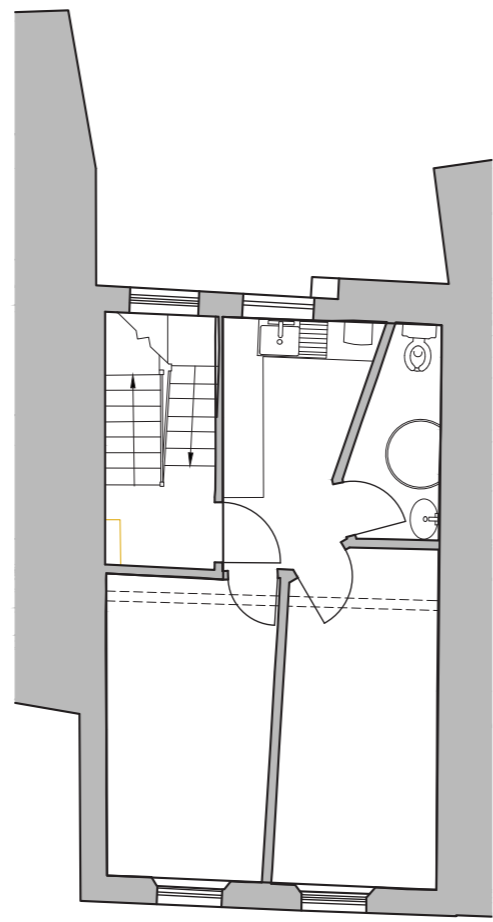
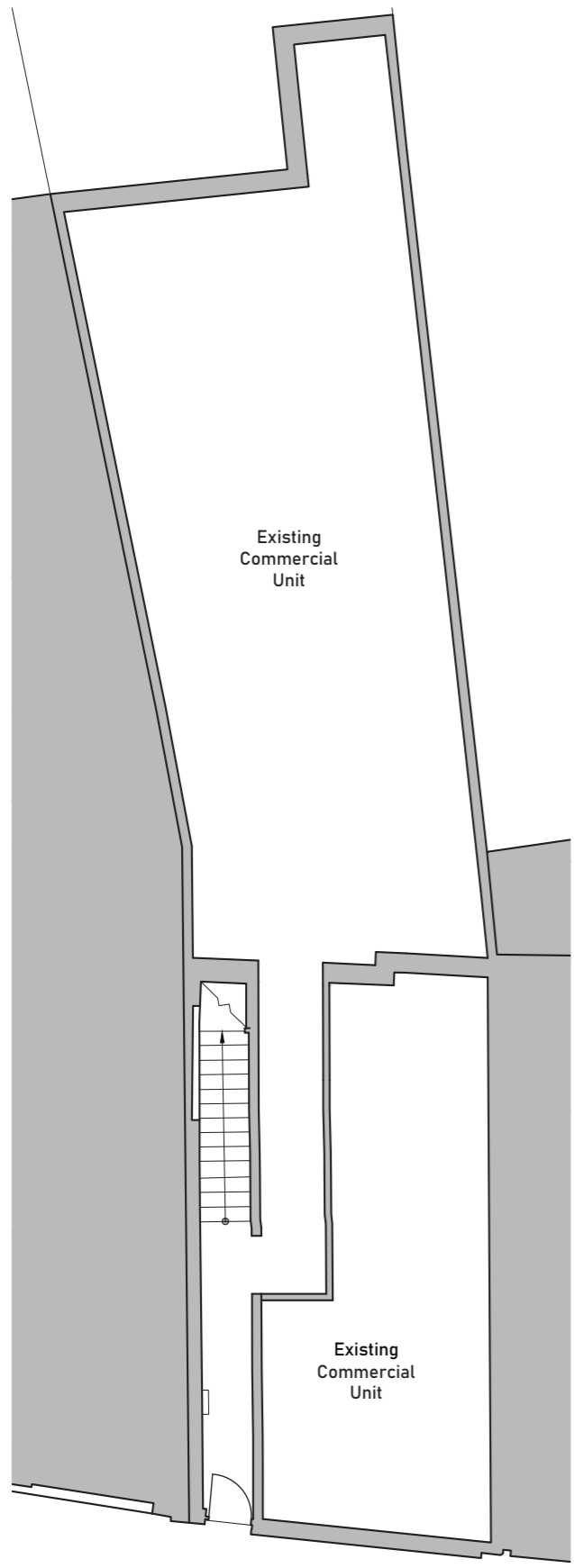
Surrounding Area and Site Opportunities

Kentish Town is a diverse area with a good mix of commercial and residential units. The majority of the commercial units are situated along the major roads such as Kentish Town Road and Prince of Wales Road with the residential areas infilling the pace between.

There are several leading chain store shops and a number of smaller shops, restaurants and cafes. Other local amenities include a number of green areas, and Kentish Town Sports Centre.



2.2 Existing Plans



2.3 Existing Elevations



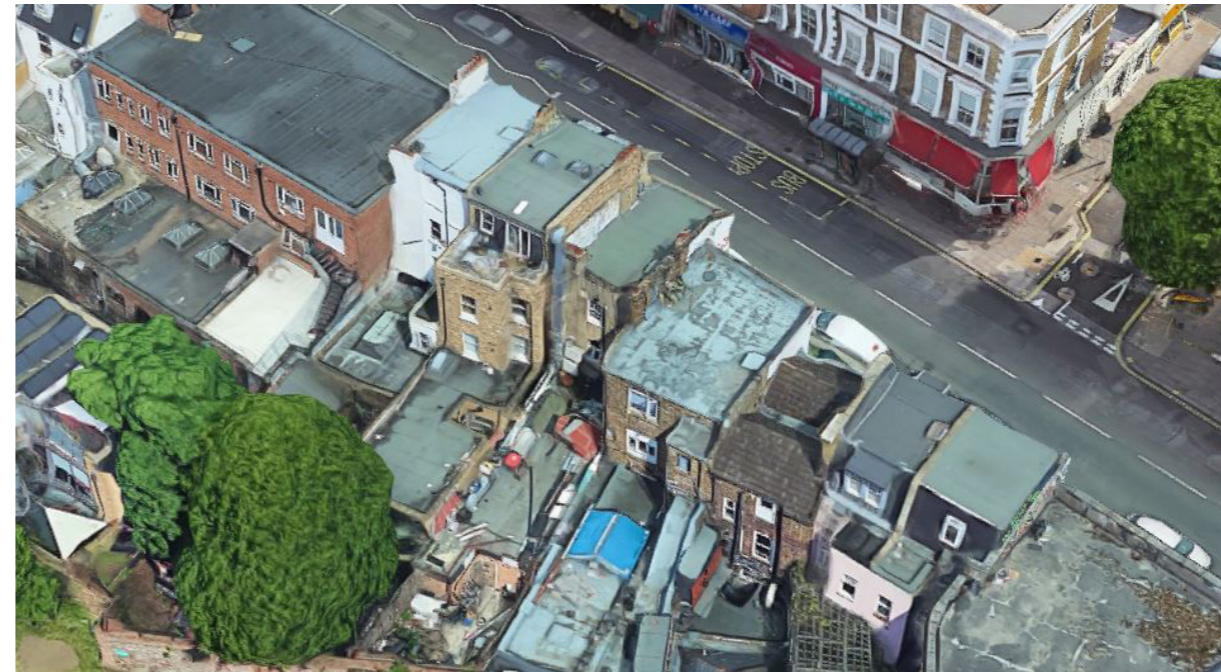
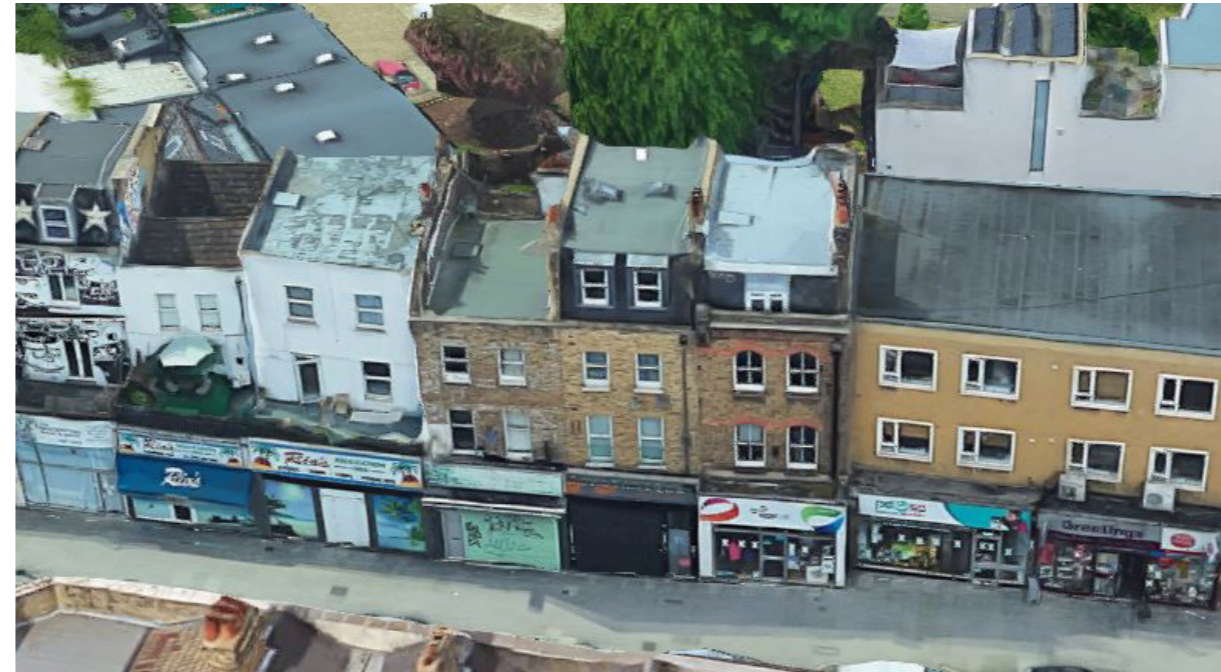
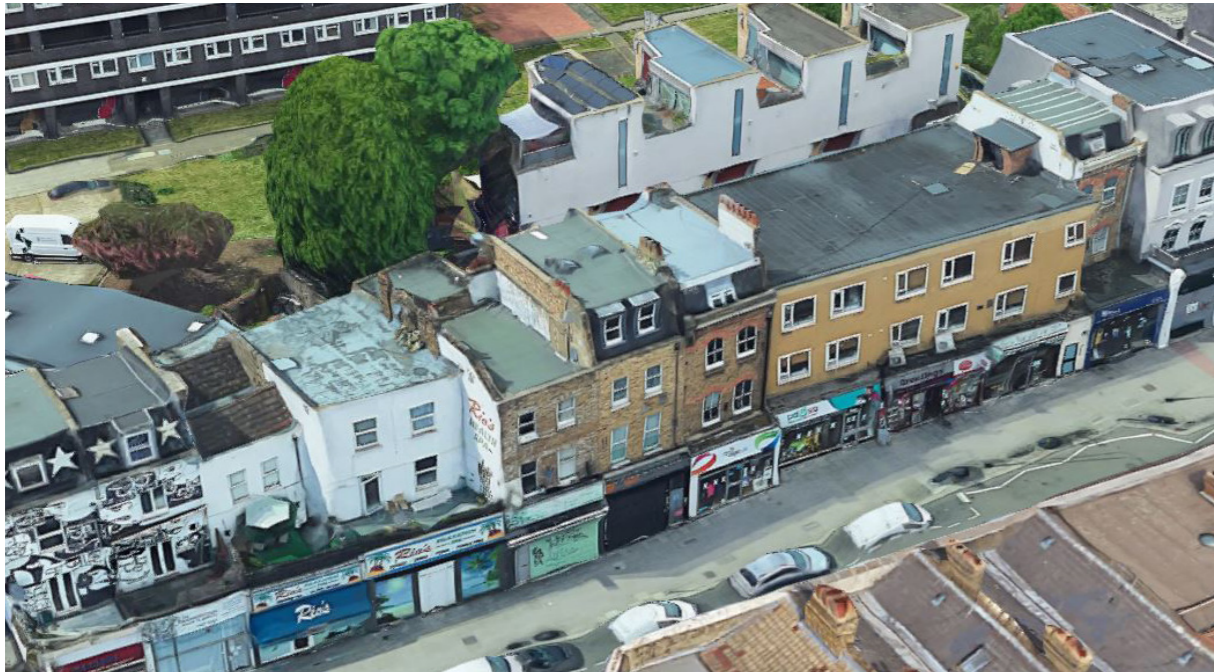
Existing Front Elevation
Scale 1:100 @ A3



Existing Rear Elevation
Scale 1:100 @ A3

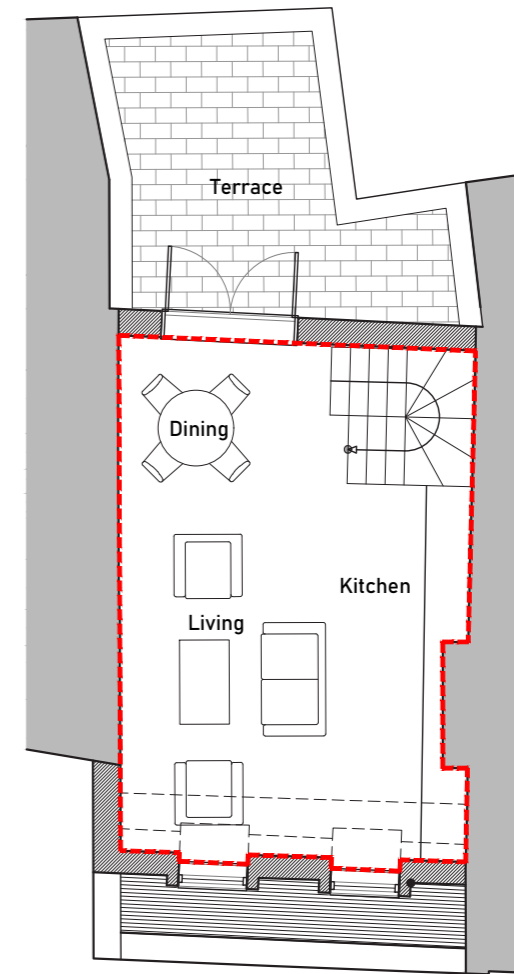
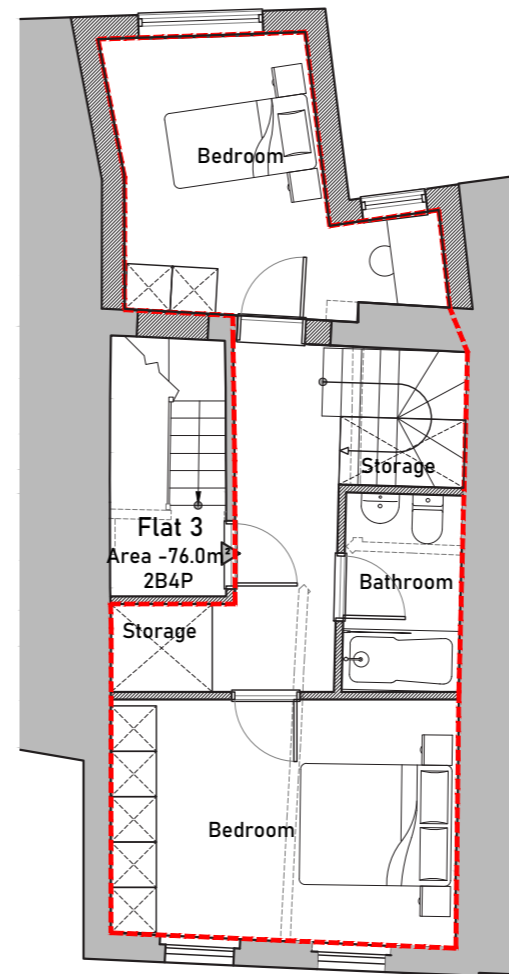
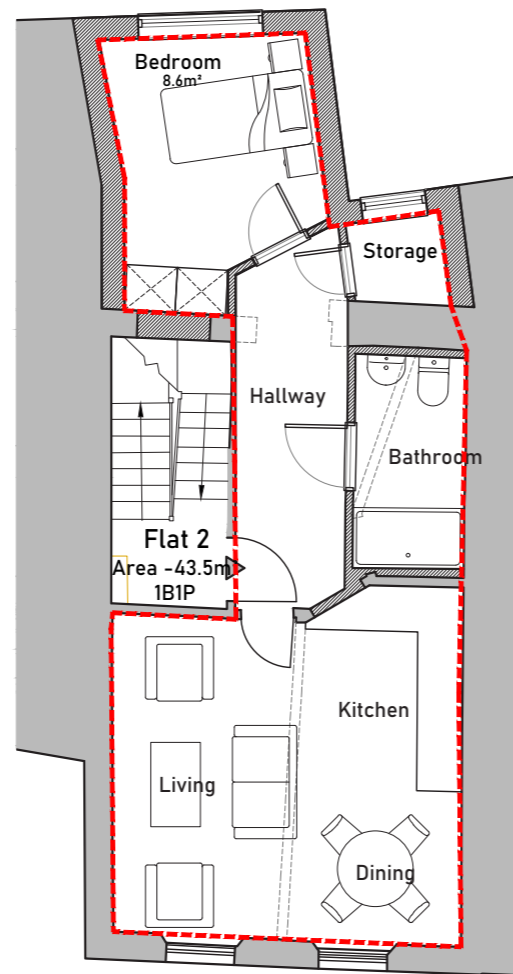
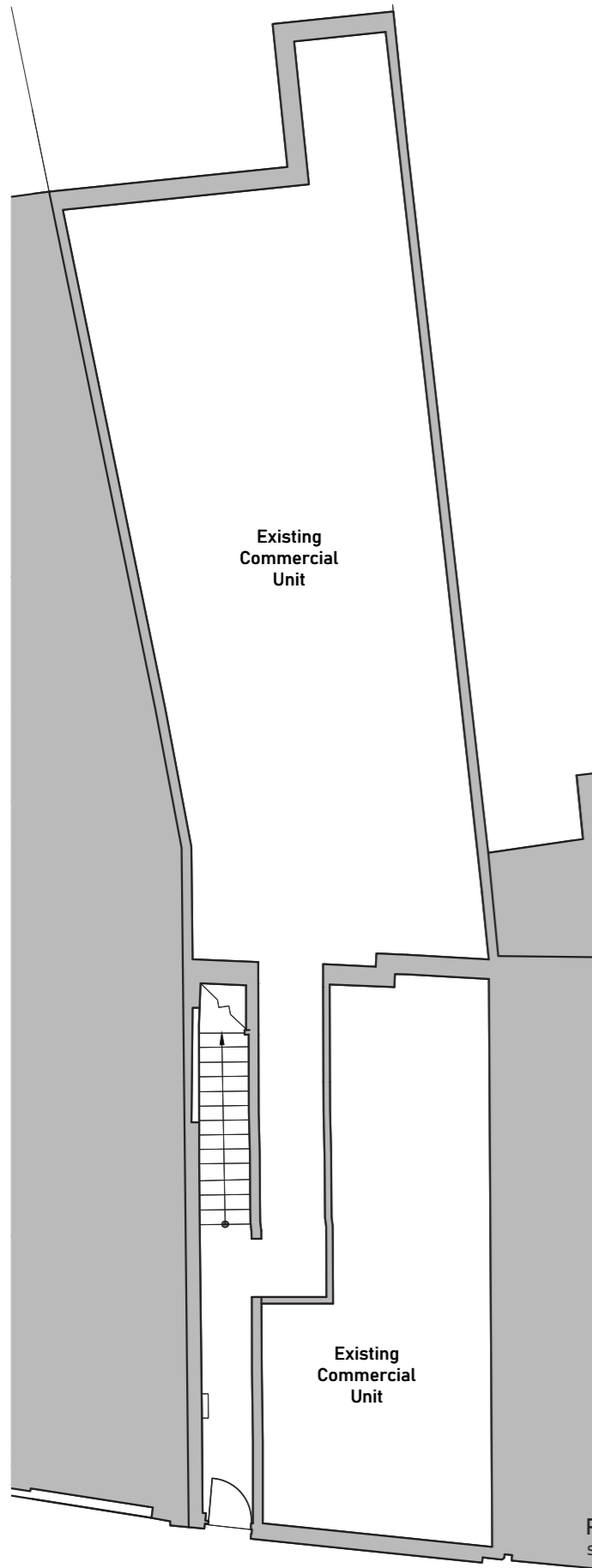


2.4 Existing Massing



3.0 PROPOSAL

3.1 Proposed Floor Plans



3.2 Proposed Elevations



Proposed Front Elevation
Scale 1:100 @ A3



Proposed Rear Elevation
Scale 1:100 @ A3



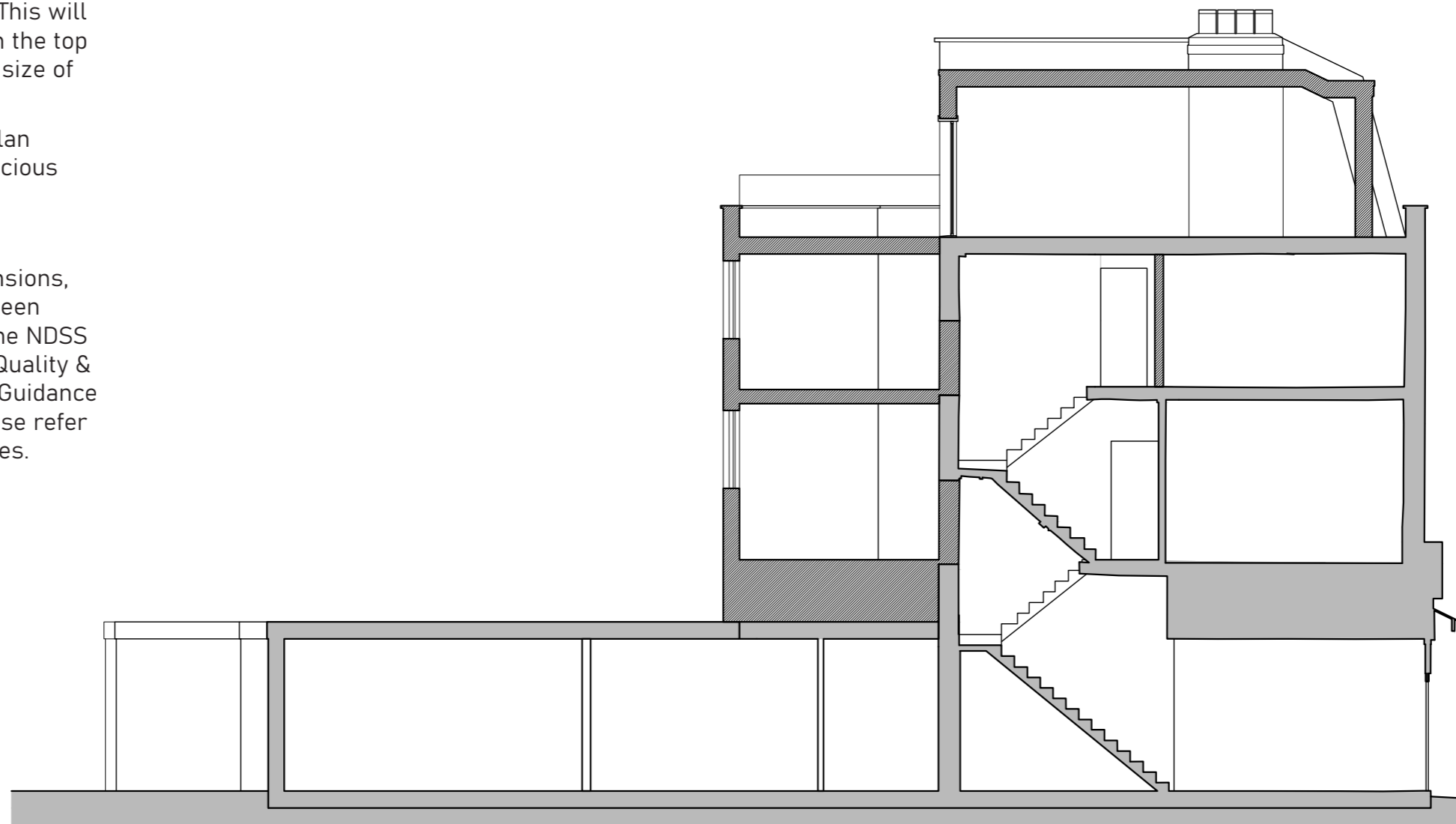
3.3 Massing Amount & Scale

The existing buildings' internal layout has been surveyed and as such we understand the whole ground floor is occupied by 1 commercial unit with 2 separate residential units above. The yard to the rear is under the control of the commercial unit.

The proposal is to extend the existing residential units in line with the adjacent property at 245 Kentish Town Road. This will provide a larger 2 bed duplex unit on the top two floors as well as increasing the size of the existing first floor unit.

All units consist of spacious open-plan kitchen-living-dining space, and spacious bathrooms

In terms of internal areas and dimensions, the proposed additional units have been designed to meet the standards of the NDSS and adheres to the Housing Design Quality & Standards Supplementary Planning Guidance [C3 Dwelling Space Standards]. Please refer to the appendix for relevant resources.





Proposed Block Plan
Scale 1:500 @ A3

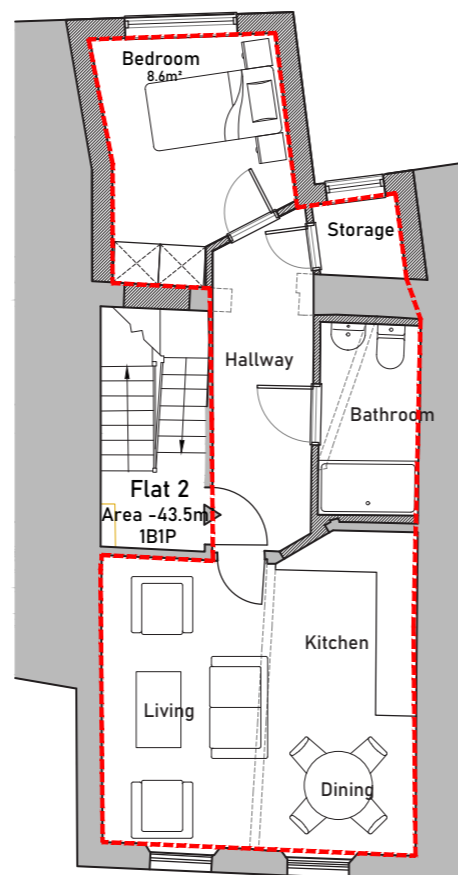


3.4 Layouts

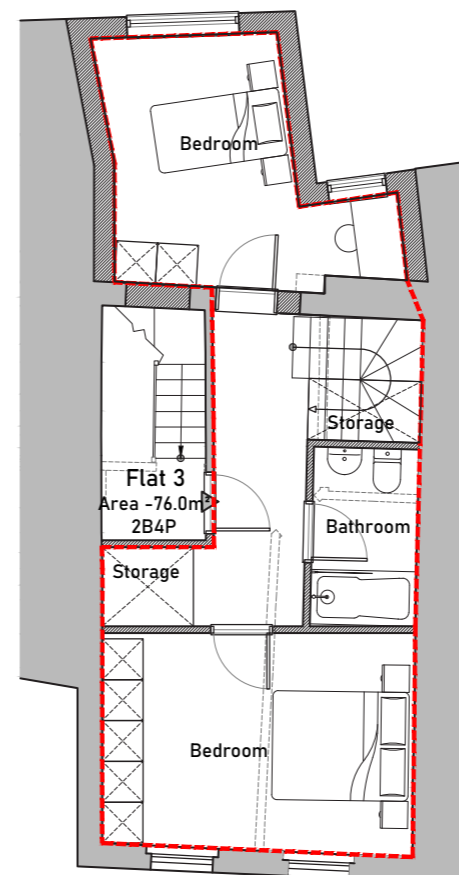
The proposed new layouts are designed to maximise usable space for the residents and create a comfortable open plan Living Kitchen Dining space in each unit.

The proposed units consist of a mix of 1 x 1 bed and 1 x 2 bed which include at least 1 large south facing window, and spacious bathrooms with WC.

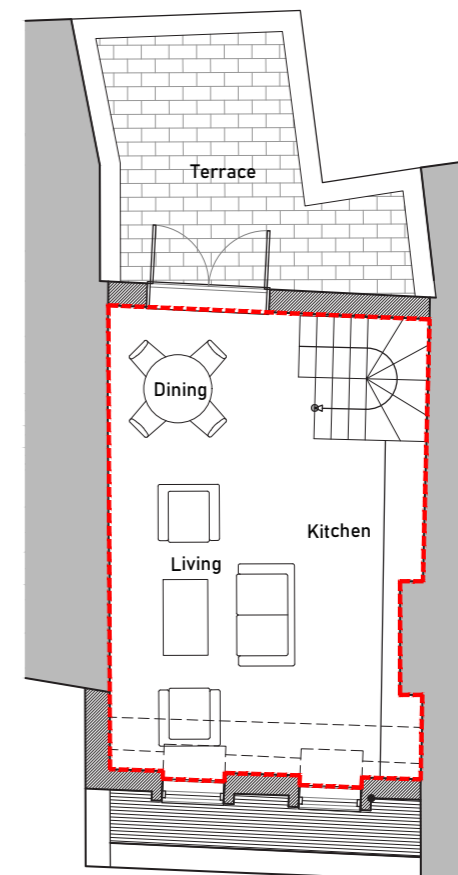
The existing staircase is to be retained as well as the separate residential access from the street.



Proposed First Floor Plan
Scale 1:100 @ A3



Proposed Second Floor Plan
Scale 1:100 @ A3



Proposed Roof Plan
Scale 1:100 @ A3

3.5 Appearance

The appearance and form of the buildings should also be a responsive to context. Brick is a prevailing material, however it varies in colour.

Currently the building is predominantly cream brick, with white timber windows. We intend to replicate this with the extension to the rear and create a mansard using grey slate effect tiles and lead clad dormers.

The above has been heavily influenced by the adjacent property as highlighted in the adjacent image. Application property to the left precedent property in the centre.

3.6 Precedent



245 Kentish Town Road,

3.7 Materials

The surrounding area uses a wide variety of materials. There is a spread of brick, render, cladding, painted timber etc. In order not to complicate the building too much we have chosen to stick with its predominant material, which is yellow brick. Our intention is to create a new addition that works with the existing facade but can be clearly read as an addition.

Further to our material investigation, we are proposing eternit grey slate effect tiles and anthracite windows for the new roof extension. For the first and second floor rear extension we have chosen to match the existing brickwork and white painted timber windows.



Eternit Gray Slate Tiles



Anthracite Grey Windows To Roof Addition



London Stock Yellow Brick

3.8 Sustainability

Careful consideration will be given to the quality of all building materials to ensure the property is insulated to a modern standard. All new windows will be double glazed, lighting will be LED and the heating system and controls will be intelligent.

All of the above will combine to reduce the energy usage by the building and provide a comfortable living environment.



Housing Design Quality & Standards : Supplementary Planning Guidance :

Dwelling Space Standards – MODULE C – PRE-CONSULTATION DRAFT

C4 Dwelling Space Standards

No amount of sensitive design can compensate for houses and flats that are too small. The minimum space standards at the heart of this guidance will improve residents’ quality of life and ensure that our homes are able to accommodate changing personal needs and growing families.

Extra space will enable homes to be more than places to eat and sleep, encouraging sociable rooms within homes and giving individual family members private space when they need it.

This section sets out essential minimum standards for the gross internal floor area (GIA) and private outdoor space of general needs housing and provides guidance on the size and layout of rooms and storage areas. These standards aim to make more generous housing that can allow people to live a full life in the city.

C4.1 Private internal space

Key standards

- C4.1.1** All housing developments should meet the minimum floor space standards set out in Table 3.1 of the London Plan below
- C4.1.2** A one bedspace, single bedroom must have a floor area of at least 7.5 sqm and be at least 2.15m wide.
A two bedspace, double (or twin) bedroom must have a floor area of at least 11.5 sqm.
- C4.1.3** Wheelchair user dwellings should meet the design requirements set out in Approved Document M volume 1, M4(3) (see C2 Designing for a Diverse City).
- C4.1.4** Dwelling plans should demonstrate that dwelling types provide flexibility by allowing for an alternative seating arrangement in living rooms and by accommodating double or twin beds in at least one double bedroom.

Floor space standards

In our homes people need sociable rooms in which they can gather with friends and family, and private spaces in which they can enjoy being alone. Play, work and study are as much a part of daily life as cooking, eating and sleeping, while storage and circulation areas support and provide essential buffers between these varied activities.

The area-based space standards for flats and multi-storey dwellings are set out below and apply to self-contained new dwellings of all tenures including build to rent. This covers new build, conversions and change of use.

Number of bedrooms (b)	Number of bed spaces (persons (p))	Minimum gross internal floor areas and storage (sqm)			
		1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)*			1
	2p	50	2b	2b	1.5
2b	3p	61	1b	1b	2
	4p	70	1b	1b	
3b	4p	74	1b	1b	2.5
	5p	86	1b	1b	
	6p	95	1b	1b	
4b	5p	90	1b	1b	3
	6p	99	1b	1b	
	7p	108	1b	1b	
	8p	117	1b	1b	
5b	6p	103	1b	1b	3.5
	7p	112	1b	1b	
	8p	121	1b	1b	
6b	7p	116	123	129	4
	8p	125	132	138	

*Where a studio / one-bedroom one-person one-bedspace (i.e. one single bedroom) dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 sqm to 37 sqm, as shown bracketed.

The GIA of a dwelling is defined as the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. GIA should be measured and denoted in square metres

(sqm). Built-in storage areas are included within the overall GIA and include an allowance of 0.5 sqm for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.

ME

A R C H I T E C T S

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LONDON NW5 2JT
DESIGN & ACCESS DOCUMENT**

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