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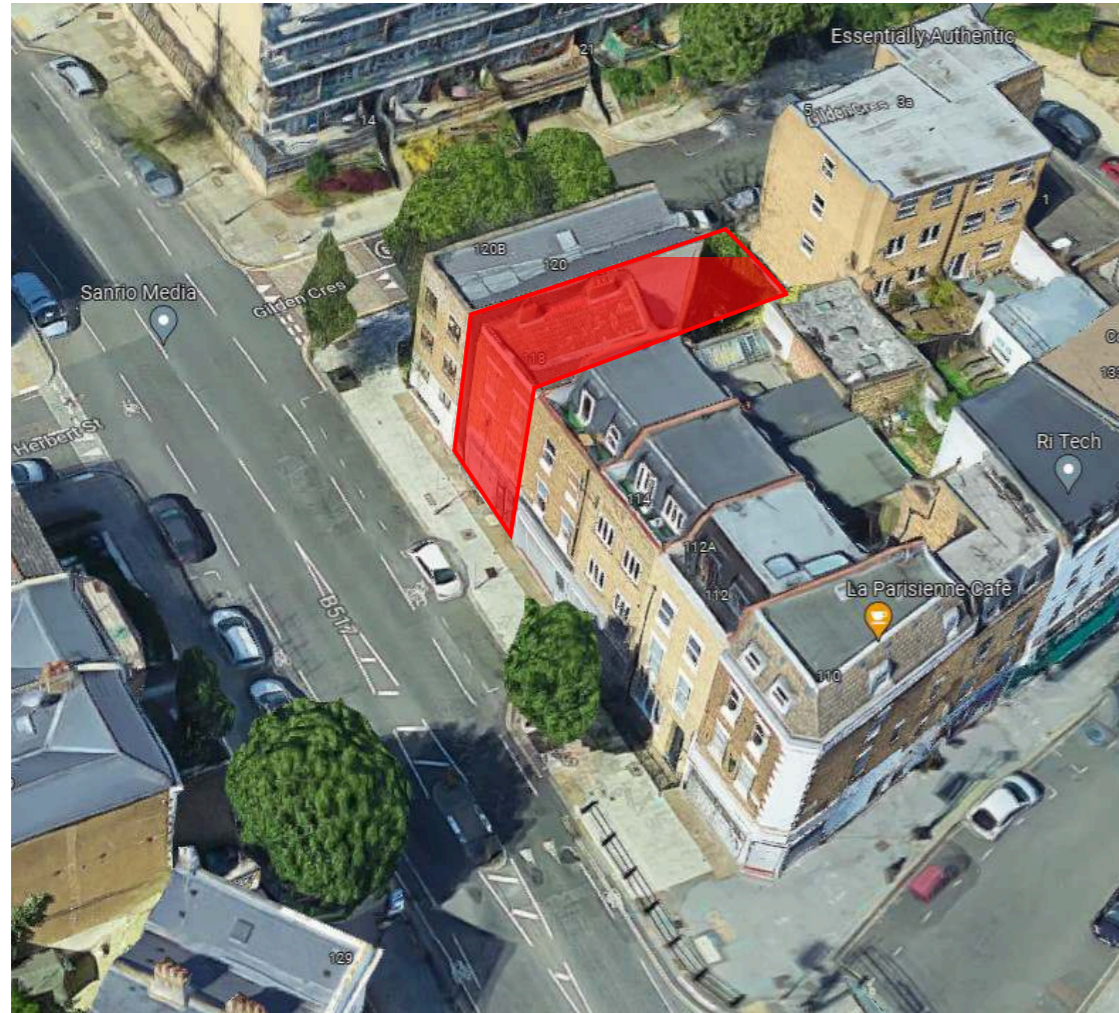
FULL PLANNING APPLICATION - NOVEMBER 2023

DESIGN STATEMENT

Section 1	1
Introduction	1
Proposed Development	2
Use	2
Planning History	2
Design Principals	3
Structure	7
Environmental	8
General	9
Section 2	10
Site Context	10
Section 3	13
Addendum Building History	13
Section 4	15
Photographs	15

TABLE OF CONTENTS

DESIGN STATEMENT - NOVEMBER 2023



118 Malden Road, London NW5 4BY

1. Introduction:

This design statement is submitted in support of a full planning application made on behalf of Axis Malden Road Limited for the reconstruction of the existing part 3 storey, part 1 storey building to form a new part 4 storey, part 2 storey building consisting of 4 self-contained flats (3 x 2-bedroom and 1 x 1-bedroom), including the creation of new basement floor space at 118 Malden Road, London NW5 4BY.

This application is being made following the submission of a pre-planning application (Ref: 2022/5022/PRE), the granting of planning approval for the conversion of the property into three self-contained flats (Ref: 2017/0357/P) and the submission of a further planning application (Ref: 2022/0127/P) in April 2022 for the renewal of the earlier consent. A full summary of relevant planning history is provided below.

The existing property at 118 Malden Road consists of a three-storey plus basement building, planned over basement, ground, first and second floor levels, dating from the middle of the 19th century. The upper floors of the property were previously used as a GP's surgery with the basement level providing residential accommodation. The property ceased to function as a GP's practice in 2016, when the surgery relocated nearby. Since that time, the property has remained vacant and in a state of disrepair. Recently, the upper floors of the property have been let as office space.

Full details in respect of the site context, building history and justification for the proposed change of use to residential (Class C3) were provided with the previous planning applications. This information has been included at Section 2 of this document

This application seeks to improve upon the previously approved schemes by providing a better quality of accommodation. The proposals have also been designed to resolve structural defects at the property. Further details in respect of these are provided below. This statement seeks to explain and illustrate the proposals, provide detail in respect of the site context and to assess the proposed scheme in relation to those previously granted planning approval.

The proposed works involve the creation of new basement floor space. In accordance with Camden Council's requirements, a full Basement Impact Assessment, structural design and construction method statement have been submitted with this application.

2. Proposed Development:

The enclosed application relates to the following works:

Reconstruction of existing part 3 storey, part 1 storey building to form a new part 4 storey, part 2 storey building consisting of 4 self-contained flats (3 x 2-bedroom and 1 x 1-bedroom), including the creation of new basement floor space.

3. Use:Proposed scheme:

Unit 1: 1-Bedroom (2-Person) Flat. GIA: 71.3sqm

Unit 2: 2-Bedroom (3-Person) Flat. GIA: 68.1sqm

Unit 3: 2-Bedroom (3-Person) Flat. GIA: 63.2sqm

Unit 4: 2-Bedroom (4-Person) Flat. GIA: 78.2sqm

Total GIA: 280.8sqm

Approved Scheme Ref: 2017/0357/P:

Unit 1: 2-Bedroom (4-Person) Flat. GIA: 111.3sqm

Unit 2: 1-Bedroom (2-Person) Flat. GIA: 60.1sqm

Unit 3: 2-Bedroom (4-Person) Flat. GIA: 61 sqm

Total GIA: 232.4sqm

4. Planning history:

04/06/1984 (Ref: 8400994)

Planning Consent granted for installation of new shop front

29/07/1992 (Ref: 9200748)

Planning Consent granted for extending the rear part of the ground floor

04/05/1999 (Ref: PE9700983)

Planning Consent granted to St. Pancras Housing Association for the building of a new block of 3 one-bedroom flats on 3 floors at 120 Malden Road

14/08/2012 (Ref: 2012/3607/P)

Planning application submitted for extending the first floor at the rear incorporating a lift. Application - Withdrawn

24/01/2013 (Ref: 2013/0350/P)

Planning consent granted for mansard roof extension to nos. 114 to 116 Malden Road

26/01/2017 (Ref: 2017/0357/P)

Planning consent granted for the erection of a single storey first floor rear extension, mansard roof extension with terrace, the conversion of the Doctors Surgery (Class D1) into residential flats (Class C3), consisting of 1 x 2Bed maisonette at lower-ground and ground floor level, 1 x 1Bed first floor flat and 1 x 2Bed maisonette at second and third floor level and replacement of the existing shopfront.

01/04/2022 (Ref: 2022/0127/P)

Planning Application submitted for the erection of a first floor rear extension and mansard roof extension with terrace, replacement of pavement grille with enlarged glass blocks over the front lightwell and replacement of the existing shopfront all in associated in a change of use from a doctors surgery (Class E) to three self-contained flats.

16/11/2022 (Ref: 2022/5022/PRE)

Pre-planning Application submitted for the reconstruction of the existing building to form 4 self-contained flats (Class C3), involving the extension of the main building to the side, demolition of the existing single-storey rear extension and erection of a new rear extension at basement, ground and first floor levels, creation of a new mansard roof extension with terrace and replacement of the existing shopfront. The proposals were broadly found to be acceptable.

5. Pre Planning Application Ref: 2022/5022/PRE:

A pre-planning application was submitted to the London Borough of Camden on 16/11/2022 for the reconstruction of the existing building to form 4 self-contained flats in the same configuration as that proposed under the current application. The proposals were found to be broadly acceptable.

The enclosed scheme is the same as that submitted at pre-application stage save for that the proposed extension of the building over the side passageway has been omitted. The proposed configuration of accommodation remains the same as do the layouts, the treatment of the front and rear elevations and the extension at roof level. Under the enclosed proposals, the space afforded by the passageway to the side of the building will be used as valuable amenity and utility space.

6. Design Principals:

External Envelope:

- 6.1. Policy 3.3 of the London Plan sets out the housing requirements for the London area and the need for new developments to, in an inclusive and respectful way, make the most efficient use of land by optimising site capacity.
- 6.2. The proposed scheme will create additional housing by replacing the existing single storey rear extension with a new extension planned over basement, ground and first floor levels and by creating an additional storey on top of the main building in the form a traditional roof extension. The proposed alterations will be stylistically sympathetic and will not impact neighbouring amenity. In keeping with the aims of Policy 3.3, the proposals will optimise site capacity in an inclusive and respectful way and will not have an adverse impact upon the surrounding area.
- 6.3. As shown in the enclosed images, the existing street scene to the front of the property is of poor quality. The buildings within the terrace are in a dilapidated state and have been altered, resulting in incongruous fenestration styles and detailing. The front elevation of No.118 Malden Road has been substantially rebuilt in the past, resulting in differences in the brickwork tone and a small step against the boundary with No.116. The front elevations of the buildings at Nos.112 & 114 have also been substantially rebuilt and the property at No.120 is new. The properties at Nos.114 & 120 contain window detailing that does not match the other buildings in the terrace. The overall effect is poor.
- 6.4. The properties in the terrace consist of residential upper parts, with a mixture of residential and commercial ground floors. This is reflected in a variety of elevational treatments. The properties at Nos. 112 and 120 Malden Road are residential in nature with casement windows at ground floor level, whilst Nos. 114 and 116 have roller shutters. The existing shop front at No.118 is in a poor state of repair and is out of keeping.
- 6.5. The proposed front elevation, which is to be rebuilt, will be constructed in traditional materials and using reclaimed London Stock brick. The design of the window and door detailing is typical of the buildings on Malden Road and in keeping with the neighbouring property at No.116. The building height will remain the same and the window sizes will be similar to those at No.116. It is considered that the proposed treatment of the front elevation will make a positive contribution to the street scene.



No.118



No.120



No.114

Photographs showing front elevations within the terrace which have been poorly rebuilt or newly constructed with incongruous fenestration styles, contributing to a poor quality street scene. The ground floor levels of the properties within terrace are a mixture of commercial and residential.

- 6.6. The extension proposed to the rear of the property is substantially smaller than that approved under planning ref: 2017/0357/P. Under the previous approval, the extension extended to the rear boundary of the site, wrapping around a lightwell positioned centrally. The proposed design reduces the depth of the extension so that the lightwell is located to the rear. There are a number of benefits to this approach:
- i. The proposed extension is significantly smaller than previously approved, reducing its impact upon the neighbouring property at No.120 Malden Road. The height of the proposed extension remains the same.



Proposed Front Elevation

The front elevation of the property is to be rebuilt using traditional materials, such as reclaimed London Stock Brick, to match the other buildings within the terrace. The design of the window and door detailing is typical of the buildings on Malden Road and in keeping with those neighbouring the property. The height of the building is to remain the same. The proposed roof extension is in the same configuration as that previously approved under planning consent ref: 2017/0357/P. No changes are proposed to the height or depth of the extension, which remains similar to those of the neighbouring properties at Nos. 114 and 116.



Example of typical window style found on Malden Road.

- ii. The central lightwell previously approved is small and its location heavily shaded. The approved lightwell services an outdoor amenity space, bedrooms and a living area belonging to different dwellings, creating a poor-quality arrangement which could result in disturbance, loss of privacy, light pollution and inadequate ventilation.
 - iii. The proposed lightwell to the rear is significantly larger than that previously approved, resulting in a higher standard of accommodation with better separation between dwellings, improved access to natural light and larger outdoor amenity spaces accessed directly from living areas.
- 6.7. The design of the proposed extension is high quality and incorporates materials such as London Stock brickwork, frameless glazing and Schuoco door systems.
 - 6.8. The rear elevation of the building will retain its existing V-shaped parapet, in keeping with the other properties within the terrace.
 - 6.9. The proposed roof extension is in the same configuration as that approved previously. No changes are proposed to the height or depth of the extension, which remains similar to those of the neighbouring properties at Nos. 114 and 116 Malden Road.

Internal Layouts:

- 6.10. The proposed scheme will provide four generously sized flats (1 x 1-bedroom & 3 x 2-bedroom). It is considered that the proposed layouts significantly improve upon those previously granted planning approval under reference: 2017/0357/P.
- 6.11. All of the proposed flats have a floor area comfortably in excess of the space standards set out in Table 3.1 of the London Plan (2021), together with sufficient built-in storage space. This is an improvement on the previously approved scheme ref: 2017/0357/P, which does not meet this requirement in all cases.
- 6.12. All of the proposed flats are well laid out, with generous living areas and bedrooms. All of the units have good-sized bathrooms with space for necessary furniture, including baths, whilst retaining sufficient circulation space. This is an improvement on the previously approved scheme ref 2017/0357/P: which provides only a shower room within the first floor flat and a very small bathroom on the second floor.
- 6.13. All of the proposed principal bedrooms have a width greater than 2.75m and a floor area of more than 11.5sqm and single bedrooms have a width greater than 2.15m and a floor area of more than 7.5sqm, in excess of the standards set out in the London Plan (2021).



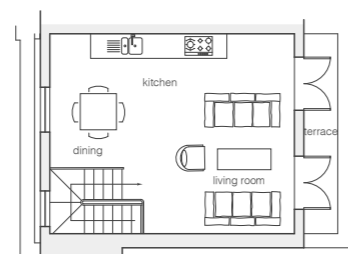
Central Lightwell Approved Under Planning Consent Ref: 2017/0357/P

The central lightwell previously approved under planning consent ref: 2017/0357/P is small and its location heavily shaded. The approved lightwell services an outdoor amenity space, bedrooms and a living area belonging to different dwellings, creating a poor-quality arrangement which could result in disturbance, loss of privacy, light pollution and inadequate ventilation.

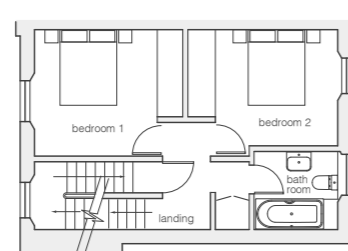


Proposed Lightwell

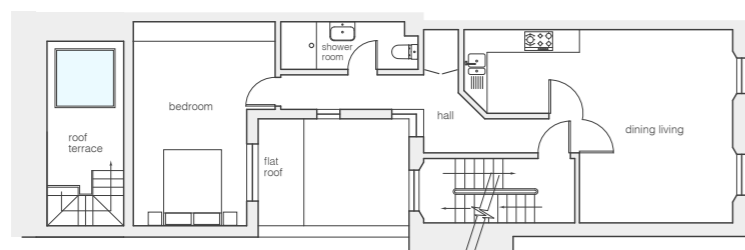
The proposed lightwell has been relocated to the rear of the property and is substantially larger than that previously approved. This will provide a higher standard of accommodation with better separation between dwellings, improved access to natural light and larger outdoor amenity spaces accessed directly from living areas. The design of the proposed extension is high quality and incorporates materials such as London Stock brickwork, frameless glazing and Schuco door systems.



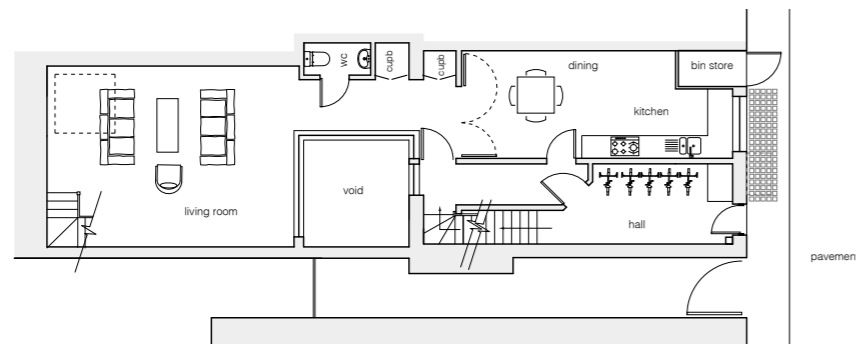
THIRD FLOOR PLAN



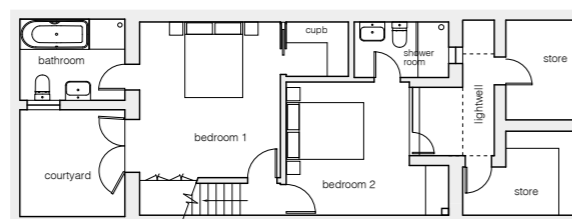
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

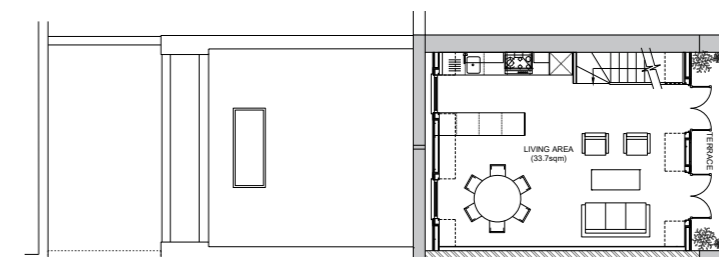
- All of the proposed flats have a floor area in excess of the space standards set out in Table 3.1 of the London Plan (2021), which is an improvement on the approved scheme ref: 2017/0357/P.

- All of the proposed flats have generous living areas and bedrooms, in excess of the standards set out in the London Plan (2021), and good-sized bathrooms with space for necessary furniture, including baths, whilst retaining sufficient circulation space. This is an improvement upon the approved scheme ref: 2017/0357/P: which provides only a shower room within the first floor flat and a very small bathroom on the second floor.

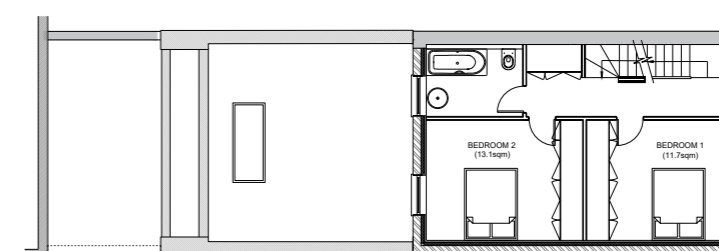
- All of the proposed flats are perfectly stacked, with bedrooms above bedrooms and living rooms above living rooms in all cases. This is an improvement upon the approved scheme ref: 2017/0357/P, which has bedrooms above the living areas of other dwellings.

- All of the proposed units are dual aspect and have good access to natural light. This is an improvement upon the approved scheme ref: 2017/0357/P, which provides a living room and bedrooms on the basement, ground and first floors of the building with windows onto an internal courtyard measuring 2.7m by 2.8m.

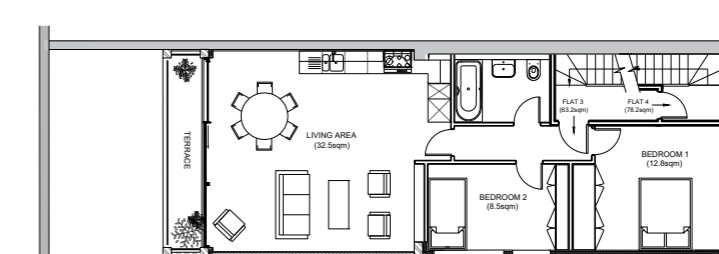
- The proposed scheme provides outdoor amenity spaces accessed via living areas. This is an improvement upon the previously approved scheme ref: 2017/0357/P.



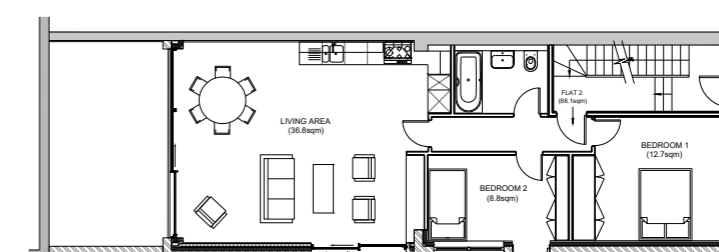
THIRD FLOOR



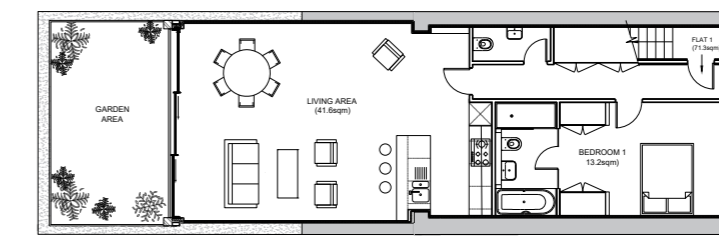
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT

Proposed Floor Plans

Approved Floor Plans Ref: 2017/0357/P

- 6.14. All of the proposed living areas have a floor space in excess of 30sqm, providing a very high quality of accommodation in this regard.
- 6.15. The proposed dwelling units have been designed so that they are perfectly stacked, with bedrooms above bedrooms and living rooms above living rooms in all cases. This is an improvement upon the previously approved scheme ref: 2017/0357/P, which has bedrooms above the living areas of other dwellings, which will likely result in disturbance.
- 6.16. All of the proposed units are dual aspect in accordance with the standards set out in the London Plan (2021) and have good access to natural light. This is an improvement upon the previously approved scheme ref: 2017/0357/P, which provides a living room and bedrooms on the basement, ground and first floors of the building with windows opening onto an internal courtyard measuring 2.7m by 2.8m. A daylight and sunlight assessment has been undertaken for the scheme and accompanies this application. The report demonstrates that the proposed design achieves a very high level of compliance with the BRE recommendations and that the development is consistent with the NPPF.

7. Structure:

- 7.1. The proposed scheme involves the creation of basement floor space and the reconstruction of the existing building. The amount of new basement space being created is relatively small and comprises 17.8sqm of habitable floorspace and a further 17.2sqm of amenity space. A full Basement Impact Assessment, structural design and construction method statement dealing with the proposed works have been included with this application.
- 7.2. The Basement Impact Assessment has not indicated any concerns with regard to the effects of the proposed basement on the site or surrounding area. It concludes that the impacts identified can be mitigated by appropriate design and standard construction practice. The Ground Movement Analysis that has been completed has concluded that the predicted damage to the neighbouring properties from the construction of the proposed basement extension would be 'Negligible' to 'Very Slight'. On this basis, the damage that has been predicted to occur as a result of the proposed works falls within the limits stated as acceptable to the London Borough of Camden.
- 7.3. The existing property has been subject to historic subsidence resulting in damage to the front elevation, which has been partially rebuilt, and to the existing rear extension (see enclosed photographs and associated information). Evidence of historic movement is still visible at the property. Following two insurance claims, it was determined that the

subsidence had been caused by trees located adjacent to the neighbouring property at 120 Malden Road. Due to the nature of these claims, it is not currently possible for the building owner to obtain insurance for the property on standard terms. This problem will also affect future owners and may potentially blight the property. The proposed reconstruction of the existing property will allow new foundations to be installed at sufficient depth to secure the building against future problems.

- 7.4. In considering the proposed scope of works, the following points should be taken into account:

- i. The existing property has suffered from historic movement and requires new foundations to be installed at a greater depth. These works will be disruptive and made harder by having to support existing structure.
- ii. The existing rear extension is in a poor condition and needs to be rebuilt. The new extension has been reconfigured to provide an additional storey together with a lightwell to the rear. The proposed alterations greatly improve the quality of accommodation and the works to reconstruct the rear extension would be required whether the main building envelope is converted or substantially rebuilt.
- iii. A conversion scheme involving the retention of the existing main building envelope would still require the installation of a structural steel frame at all levels to safeguard against disproportionate collapse in accordance with building regulations. These works would require the removal and replacement of all internal floors, walls and the concrete basement slab. These elements would need to be replaced in any event as they do not meet current standards and are not in a suitable configuration. Under a conversion scheme, these works would require the temporary support of the external envelope of the building which is discussed below.
- iv. The fenestration within the rear elevation is arranged in accordance with the main floors and half landings. The rear extension approved under planning permission ref: 2017/0357/P and proposed under the current scheme is a storey higher than the existing, meaning that only one storey of brickwork will remain within the rear elevation at second floor level. This storey of brickwork is compromised by the existing window openings on the half landings. Given the alterations required to the fenestration at this level and to the parapet to facilitate the new roof extension, it is considered disproportionately complicated to seek to try to temporarily support and retain this small amount of brickwork and it would need to be rebuilt regardless of whether the building was being converted or more substantially reconstructed.
- v. New window openings are proposed within the side elevation of the building

together with the removal of the existing external chimney breast. It may be possible to retain some of the existing flank wall. However, the side elevation will still require substantial rebuilding whether the property is converted or being more substantially reconstructed.

- vi. The front elevation of the property has been substantially rebuilt in the past, resulting in differences in the brickwork tone and a small step against the boundary with No.116. The overall quality is poor. Under approved planning permission ref: 2017/0357/P and the current proposals, a number of significant alterations are proposed to the front elevation at ground floor level, including the replacement of the existing shopfront with a bay window and the repositioning of the entrance doorway. Presently, the existing shopfront consists of a large opening approximately half the width of the building supported by a timber bressummer beam. Irrespective of whether the upper levels of the front elevation are rebuilt, the bressummer beam will need to be replaced, requiring the brickwork above to be temporarily supported. Given the poor quality of this brickwork, the fact it is not original to the building and the works required internally detailed above, it is debatable whether it is proportionate to try to retain this structure, rather than to remove and reconstruct it.
 - vii. Under approved planning permission ref: 2017/0357/P and the current proposals, the existing roof is to be removed and replaced with a traditional form of roof extension. These works require the complete replacement of the existing roof structure. The scope of these works will be the same whether the existing building is converted or more substantially rebuilt.
 - viii. Regardless of whether the building is converted or more substantially rebuilt, all electrical cabling, supply pipework and ducting, wastewater pipework and drainage at the property will need to be replaced, including below ground level.
- 7.5. For the reasons given above, very little of the existing building can be retained in the new development, whether adapted and modified under a conversion scheme or more substantially reconstructed. As set out, in reality, only relatively small sections of brickwork could be retained and these would need to be temporarily supported and then modified. Virtually none of the internal structure could be utilised. This is same for the scheme approved under planning permission ref: 2017/0357/P as it is for the current proposals.
- 7.6. Given the poor quality of the existing brickwork which, in the case of the front elevation, has already been rebuilt, it is considered disproportionately complicated to temporarily support and retain this. In all instances, brickwork salvaged from the existing building will be reused and any deficit will be made up using reclaimed brick.

- 7.7. Reconstructing the existing building will be more efficient and result in a better quality product as opposed to seeking to convert the existing fabric, which will effectively mean reconstructing the building in a piecemeal manner.

8. Environmental:

- 8.1. As part of the proposed works, the building will be reconstructed in full compliance with Part L 2022 (Conservation of Fuel and Power) of the Building Regulations.
 - 8.2. A sustainability statement has been produced for the proposed scheme and included with this application. The statement details how the development will incorporate sustainable design and resource efficiency in order to meet policy requirements and Council targets.
 - 8.3. The policies set out in the London Borough of Camden's Local Plan 2016 and The London Plan 2021 require the development to achieve a status of Net Zero Carbon (NZC) whilst also achieving a 10% reduction in carbon emissions over the Part L 2013 baseline solely through efficient design measures, calculated at the Be Lean stage.
 - 8.4. To achieve this compliance, the development has been designed with a holistic low energy design, involving a fabric first approach. The predicted U-values, design air permeability and ventilation targets all achieve and exceed Part L 2022 standards along with the application of low zero carbon renewable technologies.
- 8.2. The predicted reduction in CO2 over Part L 2022 for the development, solely through efficient design measures, is 10.0%, whilst the site wide CO2 reductions can be summarised as 70.3% with SAP 10.2 carbon factor, in compliance with The London Plan 2021 and London Borough of Camden targets.
- 8.3. The proposed scheme will incorporate a number of measures to reduce its impact, including the use of Low/Zero carbon technologies. Efficient MVHR systems are proposed for each flat to reduce the total energy demands whilst simultaneously providing each dwelling with healthy internal environments. ASHPHW cylinders will also be incorporated and will provide an additional 65.9% reduction in carbon emissions over the residual emissions: bringing the total carbon reduction to 70.3%.
- 8.4. In addition, consideration has been given to how the design, specification and charact-

eristics of the proposed development will contribute to sustainability and meet the relevant objectives outlined within the National Planning Policy Framework (NPPF) 2021, in addition to the London Borough of Camden's approved climate change action plans and local plan policies.

The measures assessed include:

- Flood Risk Zone
- Green and Blue Infrastructure
- Sustainable Drainage Systems (SUDs)
- Biodiversity / Ecology
- Internal Water Efficiency
- Waste Management
- Materials
- Pollution Control
- Health and Wellbeing
- Sustainable Transport

The scheme's compliance with these objectives is set out in the report.

- 8.5. As set out at Paragraph 7, in considering the impact of the proposed development as compared to a conversion scheme, it needs to be taken into account that very little of the existing building fabric can be reused. In this regard, the principal retained element under a conversion scheme would be a relatively small amount of brickwork within the front and side elevations. Given the poor quality of the existing brickwork which, in the case of the front elevation, has already been rebuilt, it is considered that the benefits of reconstruction far outweigh that of conversion. Temporarily supporting and modifying these areas of structure will be complicated and for the reasons set out in this section, the final product produced via reconstruction will be of a much higher standard.
- 8.6. In order to promote embodied energy and carbon savings where possible, the scheme will prioritise the reusing of any demolished materials on site, however if this is not possible, secondary priority will be given to redirecting from landfill.
- 8.6. In all instances brickwork salvaged from the existing building will be reused and any deficit will be made up using reclaimed brick.
- 8.7. Where new materials are to be used, careful consideration of their environmental impact

will be taken. In this regard, The Green Guide to Specification will be used to assess the relative environmental impacts of different building specifications.

9. General:

- 9.1. Waste management proposals have been improved as compared to those approved under planning permission ref: 2017/0357/P and shown in the proposals submitted as part of pre-application ref: 2022/5022/PRE. The storage area has been significantly increased in size and is now located externally in the area of the side passageway.
- 9.2. Access arrangements into the property remain the same as those previously approved under planning ref: 2017/0357/P and as shown in the proposals submitted as part of pre-application ref: 2022/5022/PRE.
- 9.3. The building is not listed and does not fall within a conservation area.
- 9.4. Given the constrained nature of the site and good provision of secure on-street storage, it is proposed that bicycle storage is dealt with by way of a contribution towards additional off-site provision.



view of 118 -110 Malden Road and the corner of Queen's Crescent

118 Malden Road is located to the north of the junction between Malden Road and Queen's Crescent. The building is at the end of a short terrace of 5 buildings with the entrance to Queens Crescent market at the south end and 118 Malden Road at the north end. The buildings in this terrace consist of commercial units at ground floor level with residential accommodation at first, second and third loft floor levels. Malden Road to the North and West of number 118 is predominantly residential only. The building is not located in a conservation area and is not listed.

The earliest information about 118 Malden Road is an 1856 lease of a property described as "no 5 Howell Terrace Malden Road", for a term of 99 years starting retrospectively on 25 March 1847 from Thomas Palmer and George Howell (landlords) to John Moore (tenant). The 1856 plan describes "no 5 Howell Terrace" as the "fifth house from Queen's Road" which is assumed to have been the former name of the present day Queen's Crescent. The 1856 plan matches the footprint of 118 Malden Road without the more recent ground floor rear extension. The dimensions shown on the 1856 plan for 5 Howell Terrace match those of 118 Malden Road. The 1856 lease makes reference to "All that piece of ground with the messuage or tenement thereon situate" which confirms its use as a dwelling house. The first registration of 118 Malden Road with the Land Registry is dated 10 July 1911.

The current owner's family are known to have first occupied the building in the early part of the 1930's. The building was first occupied by Dr. G Dean who was the father of the recently deceased owner, Dr Z Dean who was the husband of the applicant, Dr. J Dean. Dr G Dean acquired the freehold for this property in September 1937.

In 1945 the Dean family occupied the top two floors and basement of the house while the ground floor was used by Dr. G Dean as a doctor's surgery. Dr. G Dean retired in 1962 and moved out of this building to live elsewhere. Dr. Z Dean (Dr. G Dean's son) and his family moved into 118 Malden Road. At the same time Dr. Z Dean and his wife, Dr. J Dean, also took over the ground floor doctor's surgery from Dr. G Dean and continued to run the surgery until Dr. Z Dean's retirement in 1990. Dr. J Dean continued in practice with a new partner, Dr. A Mehta, and the surgery at 118 Malden Road became known as the "Four Trees Surgery". Dr. J Dean herself then retired in 2002. Dr. J Dean's partner, Dr. Mehta then continued to run the Four Trees Surgery with a new partner, while Dr. Z Dean retained the freehold of the building.

There was a plan in 1963 by Camden Council to compulsory purchase 110 to 160 Malden Road for complete redevelopment. However it was decided in 1973, when the plan was being implemented, that this would apply to 120 to 160 Malden Road only and 110 to 118 were 'spared' from demolition.

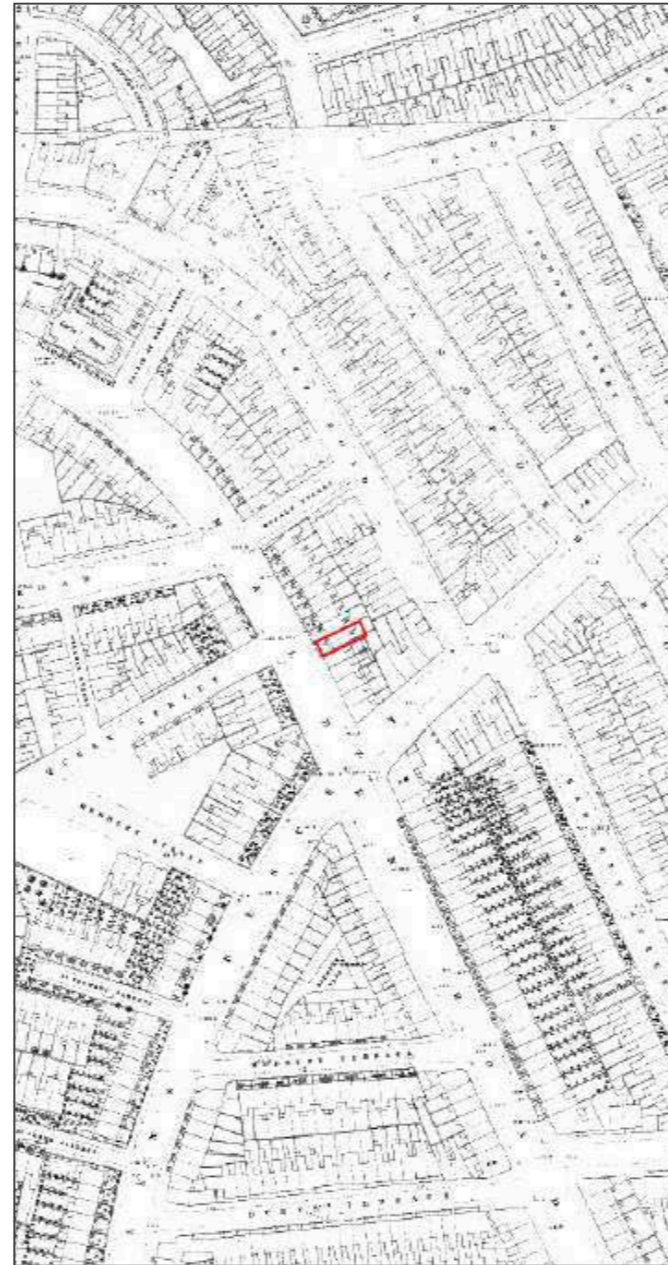
The rear ground floor surgery extension was built in 1993 and at the same time a license was granted by Camden Council for the use of the side passage between 118 and 120 Malden Road for ramped access to the raised ground floor area of the surgery.

In around 2014, because of the unsuitability of 118 Malden Road for use as a modern surgery premises, the doctors at Four Trees Surgery applied to NHS England for funding for the relocation to new premises. The application explained the unsuitability of 118 Malden Road as a surgery, as a converted residential building over 3 floors, with no adequate disabled access, with two treatment and consulting rooms on upper floors and accessible only by narrow stairs, which did not meet the relevant NHS and Care Quality Commission standards. The application was however refused by NHS England due to financial challenges facing the provision of primary care services at that time. In April 2016 the Four Trees Surgery relocated to a recently enlarged refurbished surgery premises, less than 100 metres away, at 76 Queen's Crescent, where it merged with the existing practice and became the "Four Trees at Queen's Crescent Surgery". Further information from the NHS regarding the relocation is set out in the addendum to this document.

On 19 July 2016 Dr Z Dean died leaving 118 Malden Road in his will to his wife Dr Jill Dean.



1850 OS map



1873 OS map



1970 OS map

The 1850 OS map of the area shows Malden Road and the junction with Queen's Road, to the South West. No buildings or structures are indicated at this time. Wesley Road and Queens Crescent are also not yet present. By 1873 number 118 appears in the centre of a row of terraced houses numbered 110 to 136 Malden Road. This arrangement contained for at least 97 years as the 1970 map shows the terrace still complete.



1973 OS map



1980 OS map



1998 planning map

During the 1970s, numbers 120 - 136 Malden Road are demolished. The 1980 map then shows the construction of block 6-61 Gilden Crescent and The Community Centre. An approved planning application for a building identified as 120 Malden Road is dated 1998 and appears on the current OS map.

Detailed Building History:

The earliest information about 118 Malden Road is an 1856 lease of a property described as “no 5 Howell Terrace Malden Road”, for a term of 99 years starting retrospectively on 25 March 1847 from Thomas Palmer and George Howell (landlords) to John Moore (tenant). The 1856 plan describes “no 5 Howell Terrace” as the “fifth house from Queen's Road” which is assumed to have been the former name of the present day Queen's Crescent. The 1856 plan matches the footprint of 118 Malden Road without the more recent ground floor rear extension. The dimensions shown on the 1856 plan for 5 Howell Terrace match those of 118 Malden Road. The 1856 lease makes reference to “All that piece of ground with the messuage or tenement thereon situate” which confirms its use as a dwelling house.

The first registration of 118 Malden Road with the Land Registry is dated 10 July 1911.

The current owner's family are known to have first occupied the building in the early part of the 1930's. The building was first occupied by Dr. G Dean who was the father of the recently deceased owner, Dr. Z Dean who was the husband of the applicant, and current beneficial owner, Dr. J Dean.

The first documentary record of Dr. G Dean's occupation of 118 Malden Road is a 1935 lease which describes it as “The messuage or dwelling house known as No 18 Malden Road London NW5”, which again confirms its use as a dwelling house up to this time.

From 1935 onwards, Dr. G Dean used 118 Malden Road both as his main residence and as his surgery premises as a general medical practitioner: the first and second floors were used for residential purposes, the ground floor was used as the surgery, and the basement was used as the residence's bathroom, toilet and kitchen, whilst also containing a separate room towards the front of the building that was used as part of the residence.

In September 1937 Dr. G Dean acquired the freehold of the building.

In 1945 Dr. G Dean's son, Dr. Z Dean, the late husband of the present beneficial owner Dr. J. Dean, came from India to live at 118 Malden Road with his father Dr. G Dean.

From 1945 to 1958, Dr. G Dean and Dr. Z Dean continued to occupy the top two floors and basement of the house as their residence while the ground floor was used by Dr. G Dean for his GP' medical practice in which he was later joined by Dr. Z Dean, who also qualified as a general medical practitioner.

This arrangement continued until 1958 when Dr. Z Dean married Dr. J. Dean, another general medical practitioner, who is now the present beneficial owner, and Dr. Z Dean went to live with Dr. J Dean in other residential accommodation.

From 1958 to 1962, Dr. G Dean continued to use the upper two floors and basement of 118 Malden Road as his residence, and to use the ground floor as a surgery.

Then in 1962, Dr. G Dean retired and went to live elsewhere, while Dr. Z Dean moved back into 118 Malden Road with his wife Dr. J. Dean and their children as their residence.

From 1962 to 1965 the family continued to use 118 Malden Road as before, with the upper two floors and basement being the family's residence, and the ground floor now being used by Dr. Z Dean and Dr. J Dean as their surgery.

Then in 1965 the family moved out of 118 Malden Road to a new residence but only the ground floor was used as the surgery.

In 1993 Dr. Z Dean retired, but from 1993 to 2002, Dr. J Dean continued to work as a doctor in general practice at 118 Malden Road, with a new partner, Dr. A Mehta.

The ground floor was extended in 1993 to create an enlarged waiting room, and reception area, two medical consulting rooms, and a patient's toilet. The upper floors included a staff room and rooms set aside for the practice manager, the practice nurse, and a room for minor surgical procedures. The basement residential layout however did not change.

From 1993 onwards, the surgery at 118 Malden Road became known as the “Four Trees Surgery”.

In April 2002, Dr. J Dean herself then retired.

From April 2002 to April 2016, Dr. J Dean's practice partner, Dr. Mehta, continued to run the Four Trees Surgery with a new partner, using the building as it had been used prior to Dr. J Dean's retirement, though it became increasingly unsuitable for use as a GP's surgery as NHS standards changed and improved.

Dr. Z Dean retained the freehold of the building until his death on 19 July 2016.

Summary of the Building's Residential History:

1856 - 1935	Building built and used as a house
1935 - 1993	Basement and upper floors in residential use
1993 - 2016	All floors apart from basement used as part of the surgery
? - 2011	Upper 2 floors at 76 Queens Crescent Surgery in residential use
2011 76	Queens Crescent extended with change of use of upper 2 floors from residential to surgery use partly in response to anticipated relocation of patients from the Four Trees Surgery at 118 Malden Road.

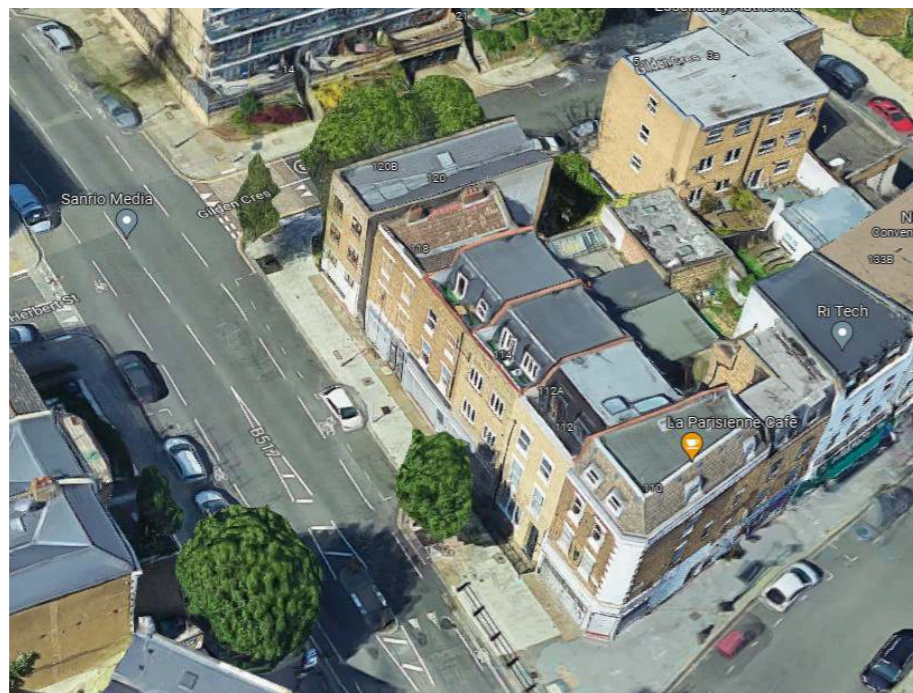
Section 4



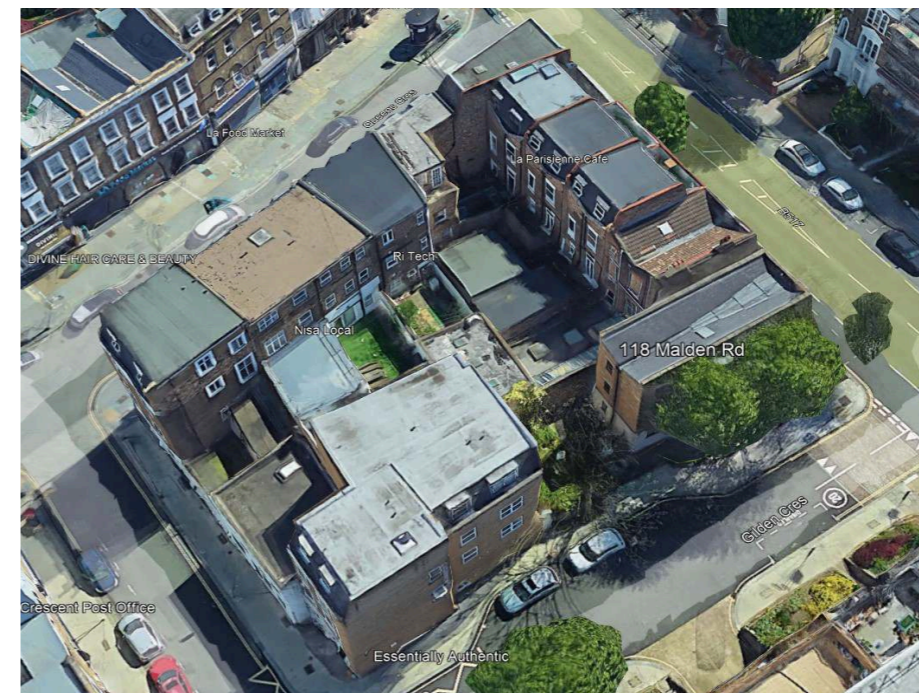
View to Front from Malden Road



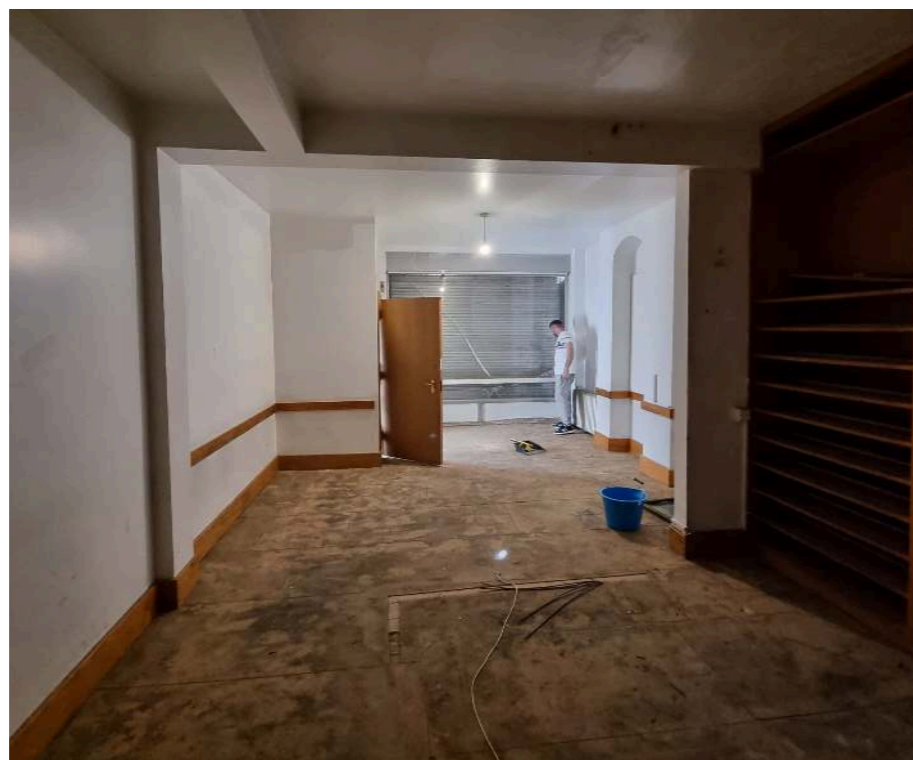
View to Rear from Gilden Crescent



Aerial View 1



Aerial View 2



Ground Floor of the Property



First Floor at the Property



Second Floor at the Property



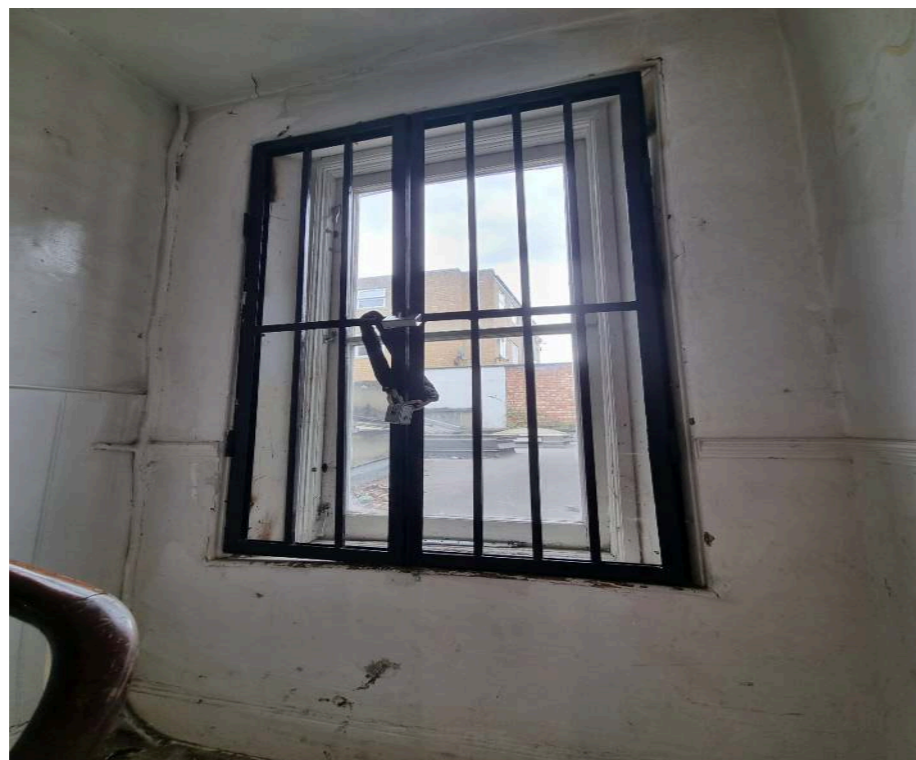
Second Floor at the Property



Basement of the Property



Hallway at the Property



Hallway at the Property



Structural Supports to the Front of the Property