

**27 Marsden Street,
NW5 3HE**

**Design, Access & Heritage Statement
March - 2024**

Project Details



Client Property Address:

27 Marsden Street
London
NW5 3HE

Resi Address:

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Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 27 Marsden Street, NW5 3HE.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows: *Proposed side and rear extension, façade alterations, internal alteration, floor plan redesign and all associated works at 27 Marsden Street, NW5 3HE*

The proposed works include the following:

- Proposed side and rear extension,
- façade alterations

Character and Significance

The application site is located on 27 Marsden Street, NW5 3HE, and is situated within the West Kentish Town Conservation Area.

This part of the Conservation Area is characterised by the busy and commercial western edge of the area. Buildings are typically brick and three storeys facing the Road with narrow or no forecourts.

27 Marsden Street itself is located in an area with mix of property sizes, building types and architectural styles.

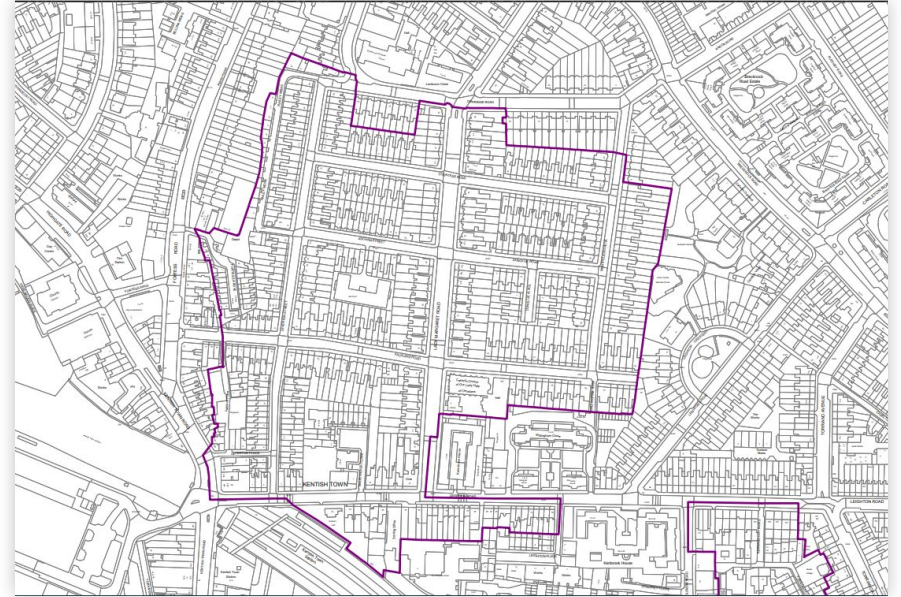
27 Marsden Street is a terraced Victorian property which at the present time is divided into flats.

Site Analysis

2.1 Designated Areas

The site is located within the West Kentish Town Conservation Area . Near Harwood Street and Inkerman. There are no other planning designations.

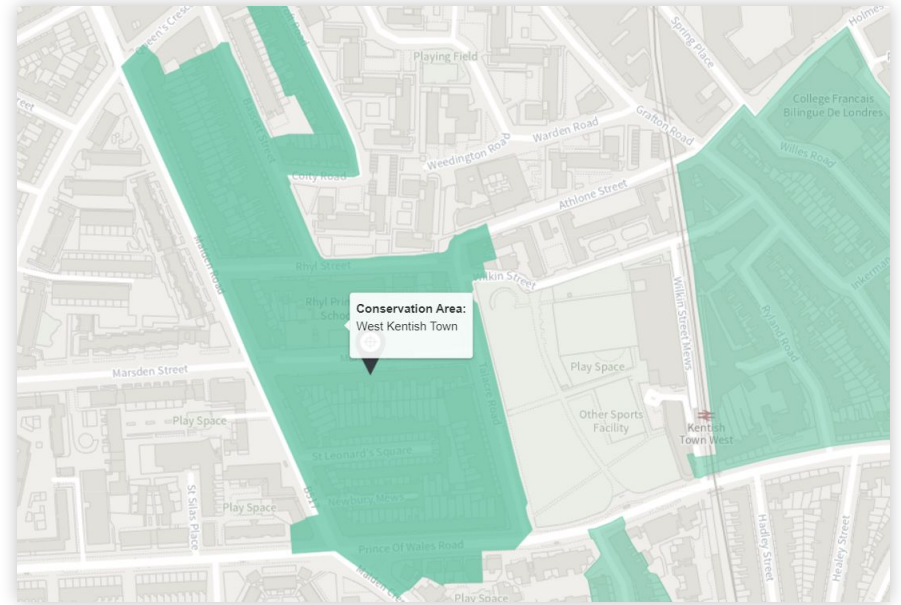
The surrounding area is characterised by the busy and commercial western edge of the area. Buildings are typically brick and three storeys facing the Road with narrow or no forecourts.



Conservation Area Map 1

Site Analysis

2.1 Designated Areas



Conservation Area Map 2

Site Analysis

2.2 The Existing Property

The existing property is flat in a terraced property.

The property forms a symmetrical with no25. Properties along the street have a consistent architectural style.

It is on the south side of Marsden Street. The existing site is rectangular and benefits from a medium sized garden.

To the rear there is a good sized garden.



Existing Site View

Site analysis

2.2 The Existing Property



Existing Front facade



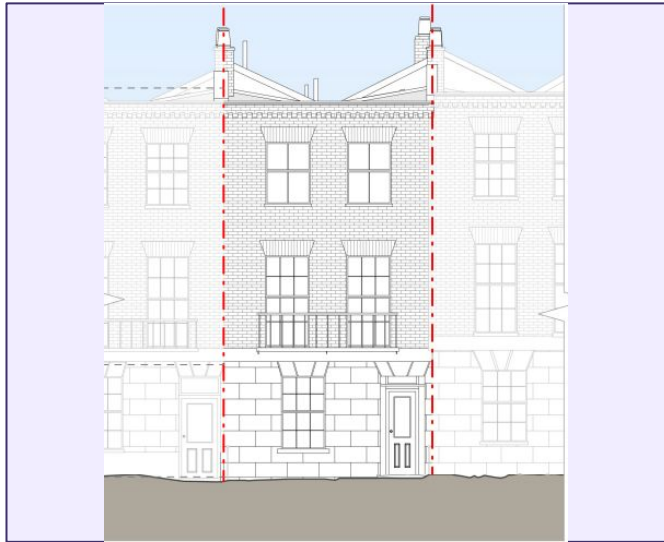
Existing Rear facade



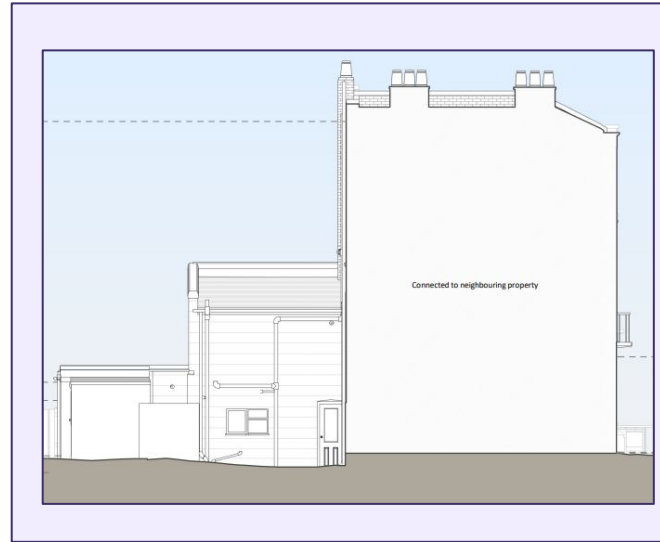
View of neighbouring roof and window

Site analysis

2.3 Existing drawings



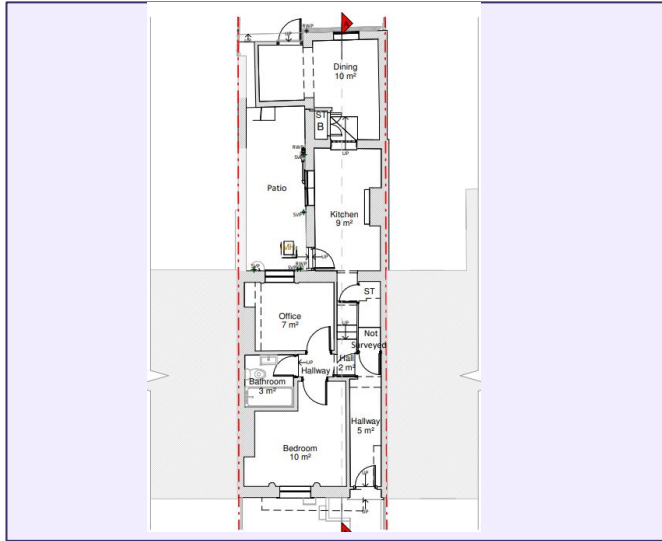
Existing Front Elevation



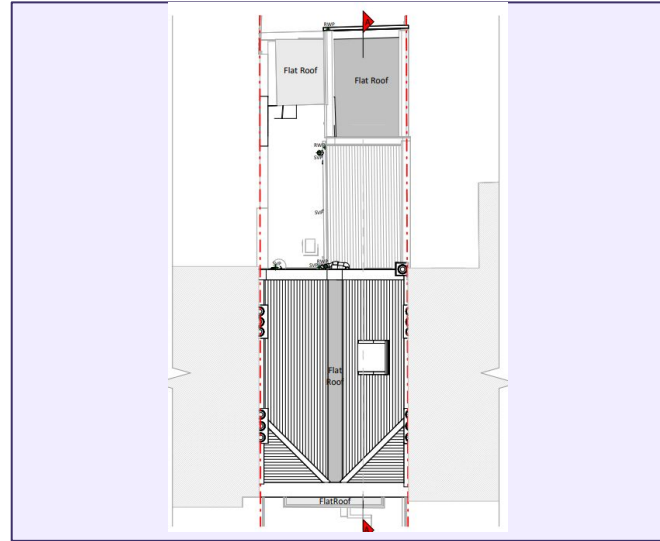
Existing Side Elevation

Site analysis

2.3 Existing drawings



Existing Ground Floor Plan



Existing Roof Plan

Site analysis

2.4 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

Address: 16 Marsden Street London NW5 3HD

Reference(s): 2017/3618/P

Decision: [Granted]

Decision Date: 2017

Description: Two storey rear infill extension with internal alterations to lower ground floor and ground

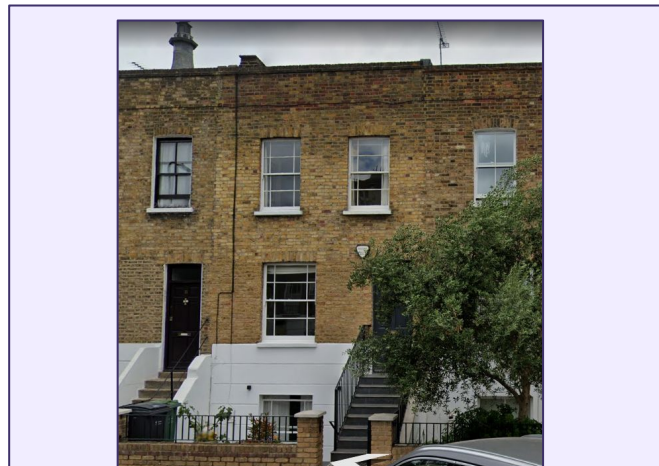
Address: 1 Marsden Street London NW5 3HE

Reference(s): 2012/6473/P

Decision: [Granted]

Decision Date: 2012

Description: Replacement of existing single storey rear extension with new single storey rear extension (Class C3)



PRECEDENT ADDRESS

The Proposal

3.1 Proposed Design

The Proposal comprises a Proposed side and rear extension, façade alterations, internal alteration, floor plan redesign and all associated works at 27 Marsden Street, NW5 3HE. The extension will have a depth of 3.86m and abuts the boundary line.

The Proposal has been carefully designed to be subservient to the overall mass and volume of the house.

Heights have been kept to a minimum along the boundary , with a maximum height of 2.46m to ensure there is no overshadowing effect on neighbour.

Glazing - There are 3 rooflights, these will be conservation style. Black out blinds to ensure no light pollution at night.

Materials will be complimentary and in keeping to the existing flat.

Site analysis

3.2 Proposed drawings



Proposed Front Elevation



Proposed Side Elevation

Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no/little impact to neighbouring properties:

- Due to the orientation of the proposal site the neighbouring property at no. 25 will not be overshadowed
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact is minimal
- Heights have been kept to a minimum along shared boundary lines



View of Neighbouring Property

Heritage

5.1 Heritage Statement

The proposed works are limited to 27 Marsden Street, NW5 3HE. The proposed extension has been specifically designed in collaboration with the council/in line with SPD to complement the appearance of the house and accentuate the high quality and consistent architectural styles of the area.

Although the dwelling is situated within the West Kentish town Conservation Area, the proposal will preserve the heritage of the application site and enhance its appearance. Views of the proposal are limited to Marsden Street, NW5 3HE and the alterations will not be visible from the public realm.

The proposal is a modern addition that clearly evidences the areas development over time and will not alter the character of the existing property or harm its significance as a heritage asset, rather they will enhance its appearance and original use as a single family flat. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.



Street Scene

Conclusion

Our proposal at 27 Marsden Street, NW5 3HE, is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposals would not affect the streetscape .

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.