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Introduction

This report is prepared to provide information about the Malden Road development for the Planning Application.

The site for the proposal is located in the Borough of Camden, London on 160 Malden Road, NW5 4BT; and is currently occupied by an MOT Garage. The proposal includes a new development of 15 residential units ranging from one bedroom flats to three bedrooms flats; and an office unit.



View from Quadrant Grove

1.1 Site Context

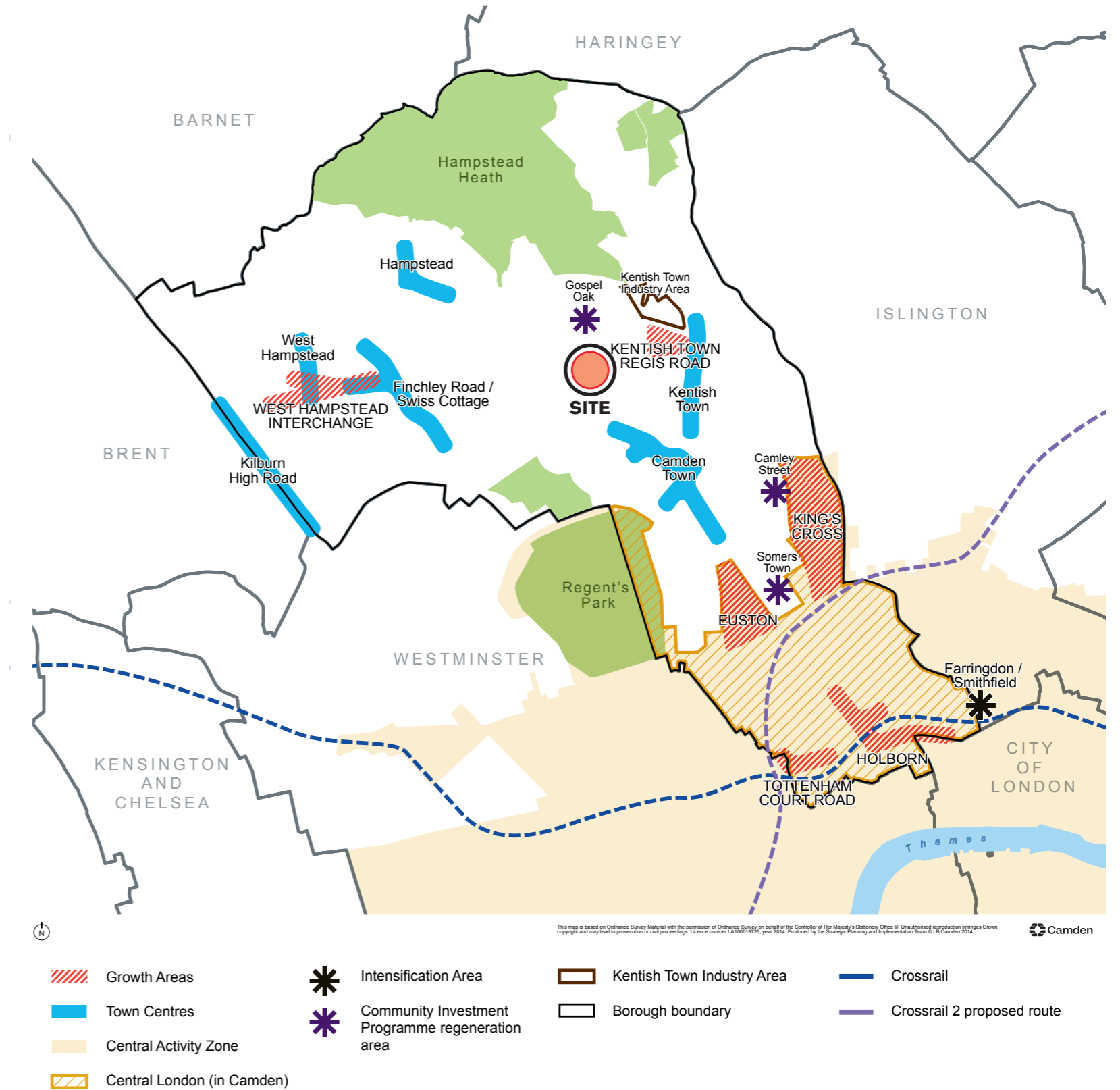
Borough of Camden

Local Plan

The site is located in the Camden Borough. It is not within a Conservation Area however the proposal is intended to fit within the contextual fabric of the surrounding.

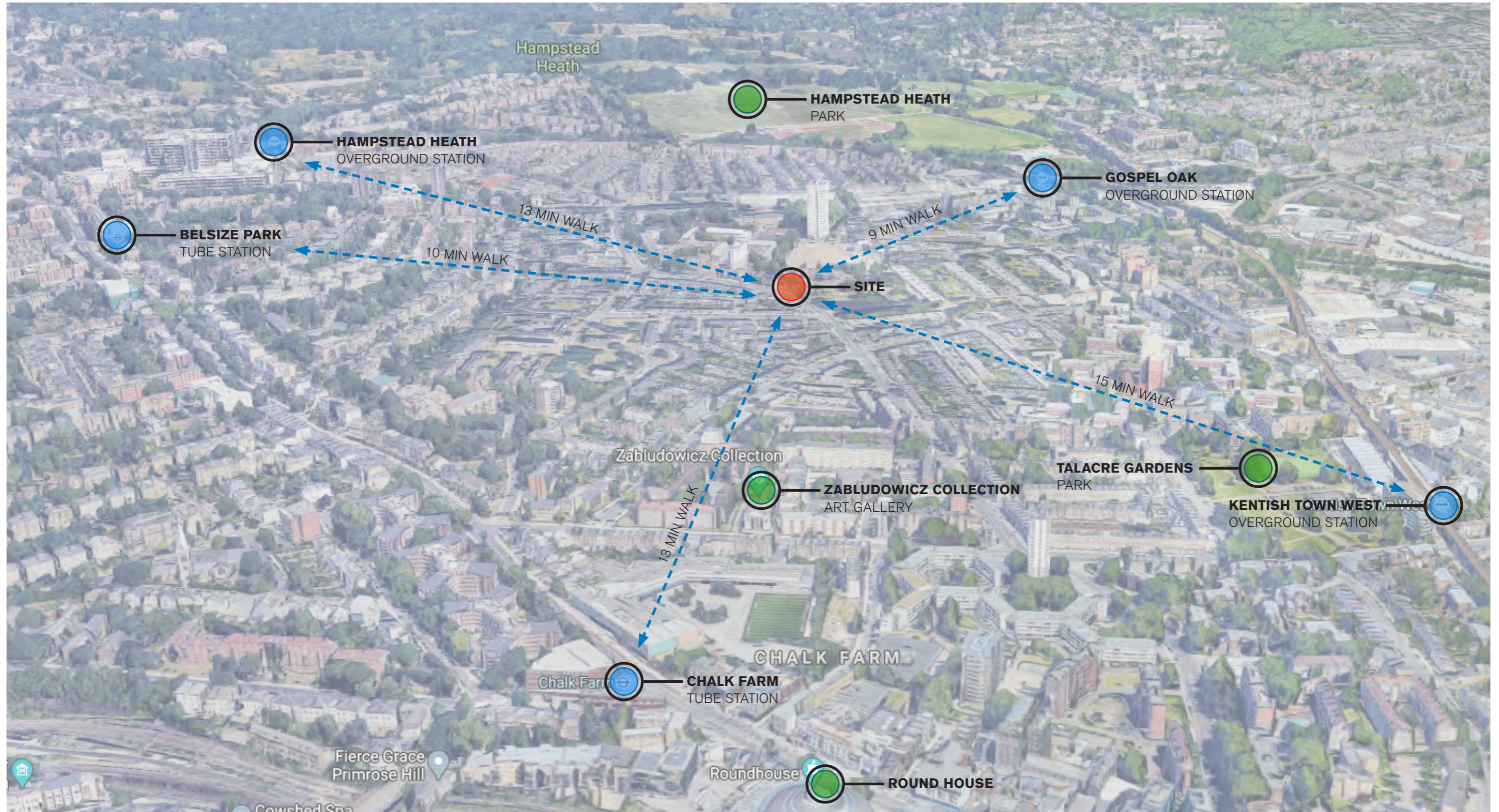
Number of Planning Policies and Guide were considered during the design process:

- London Plan 2021
- Camden Local Plan
- Camden Planning Guidance (inc Design and Amenities)
- National Planning Policy Framework
- Approved documents Part M
- Housing Design Quality and Standards



1.1 Site Context

Site Proximity to Public Transport and other key attractions



1.1 Site Context

Local Surrounding

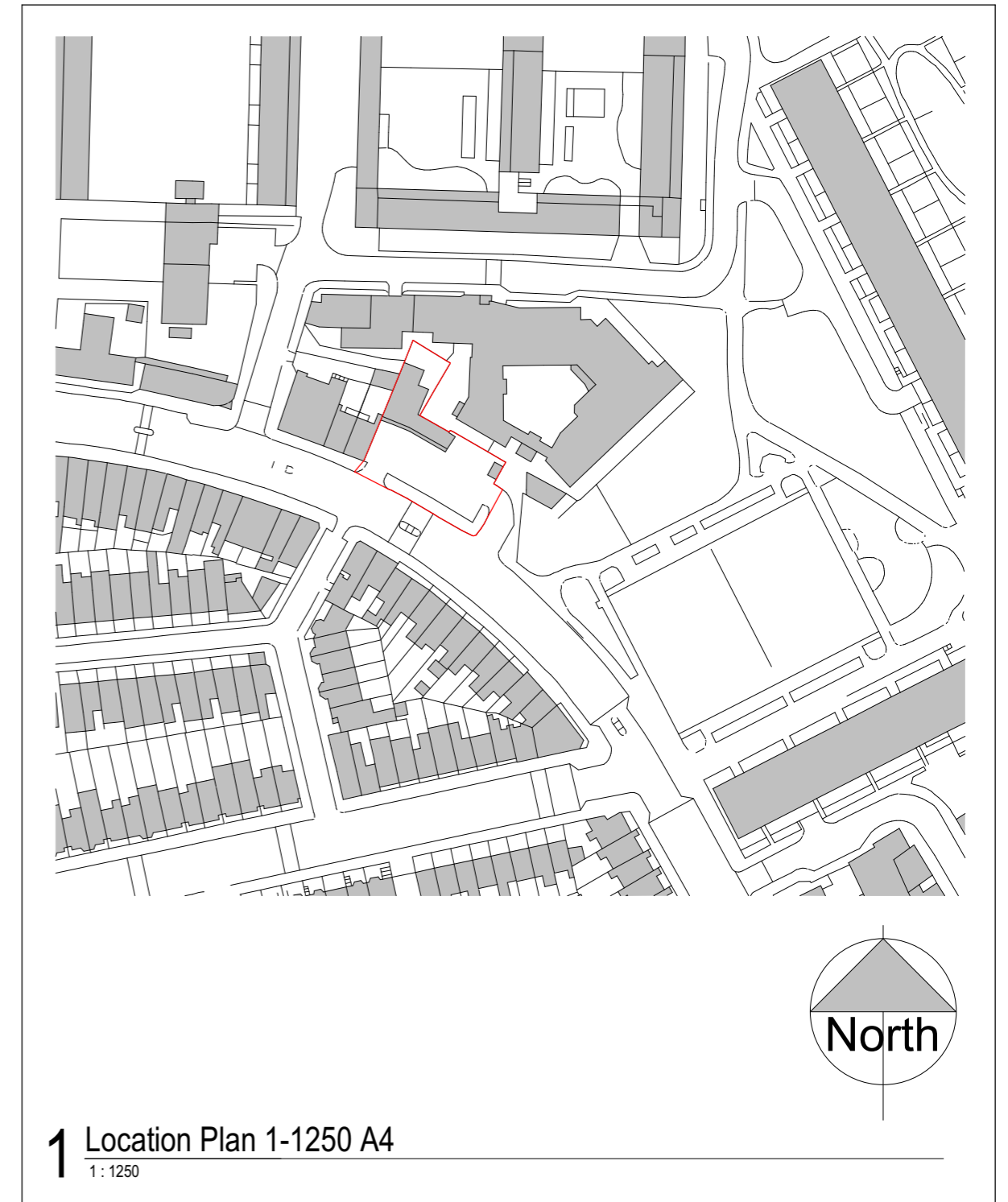
Site context

The site is located on Malden Road where majority of buildings are residential. There are several small commercial units within close proximity of the proposal.

In the past, the site was used for a school and a petrol station. Currently, the site is occupied by a MOT Garage, car wash shed and a car parking and is described by the LA as 'Class Sui Generis'. The proposal includes change of use to B1 Business Office and a C3 Residential use.

The site is surrounded by buildings varying in number of levels. The Care Home ranges from two to three levels while residential buildings on the other side of the road range from three to four levels. Some four levels buildings have an additional mansard room or a lower ground floor. The proposal is matching those heights depending on proximity of each building.

Total Site Area: 735 sqm / 0.0735 hectare



1.1 Site Context

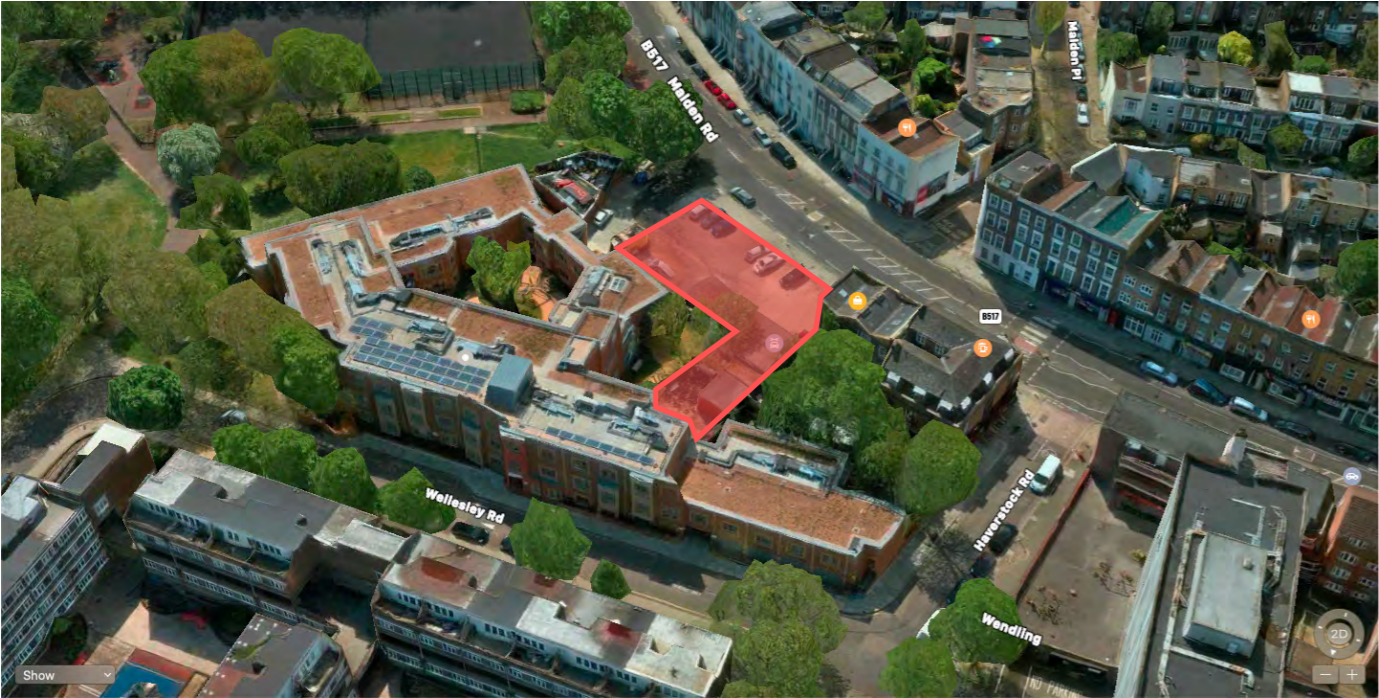
Existing Site - Aerial Views



Aerial View - South East



Aerial View - North East



Aerial View - North West



Aerial View - South West

1.1 Site Context

Existing Site - Street Views



Malden Road - Context
Overview



Malden Road - Context
Garage



Malden Road - Context



Malden Road - Context
Road Access



Malden Road - Context
View across the road



Malden Road - Context
Neighbouring building

1.1 Site Context
Local Surrounding



Malden Road - VIEW 1
Residential - 3 Levels



Malden Road - VIEW 2
Residential - 4 Levels



Malden Road - VIEW 3
Residential + Commercial - 5 Levels



Malden Road - VIEW 4
Residential + Commercial - 3 Levels



Malden Road - VIEW 5
Residential + Commercial - 3 Levels



Malden Road - VIEW 6
Residential - 4 Levels + Lower Ground Level

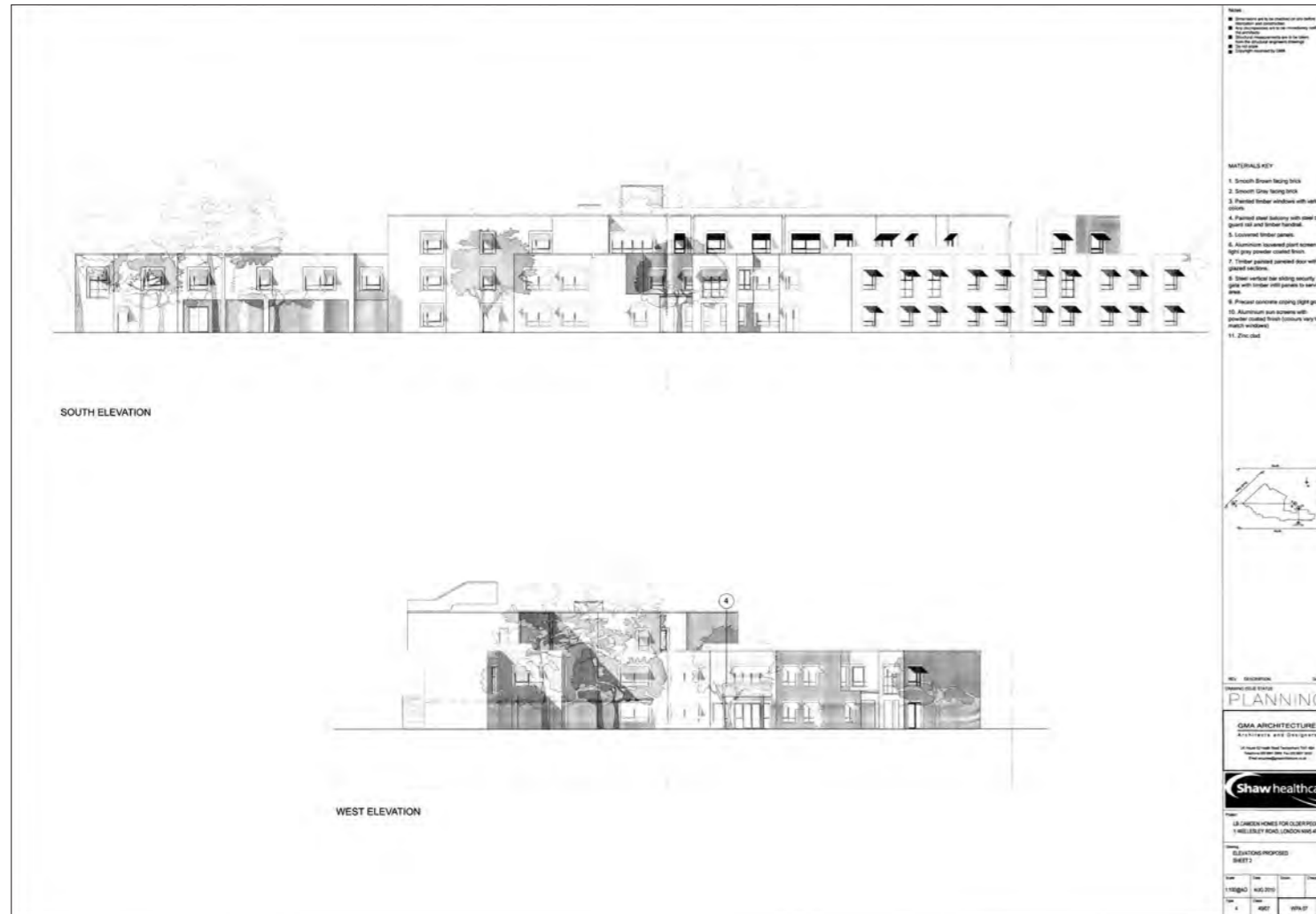
1.1 Site Context

Local Surrounding

- RESIDENTIAL + COMMERCIAL ON GROUND LEVEL LEVELS
- RESIDENTIAL LEVELS
- OTHER USE LEVELS



1.1 Site Context
Care Home building



Care Home Planning
Elevations



Care home building - South East view - Approx in year 2010



Care home building - South East - Approx in year 2015

1.1 Site Context

Care Home building - facade



South facade facing MOT garage



View from garden



Entrance



Alley leading to garden



Entrance



Garden



Garden