DESIGN STUDIO

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Design and Access Statement

50 Marsden Street, London, NW5 3HD

Proposal Outline
Rear and infill Extension,

Site Address
50 Marsden Street,
London,
NW5 3HD

Local Authority
Camden Council

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Introduction

Reconfiguration of the existing internal layout. It is proposed that the rear extension will incorporate a new kitchen and dining area.

The site and its surroundings

50 Marsden Street is situated within the West Kentish Town Conservation Area, characterized predominantly by mid-19th-century terraced houses. The area also features some commercial properties, primarily located along Prince of Wales Road and Malden Road.

The property forms part of a terrace, though the north-west end was partially demolished around 1900 to create a playground for Rhyl School.

The Victorian property is distinguished by two sash/casement-style windows at the front and a decorative medallion cornice parapet that conceals the butterfly roof. The façade is constructed with yellow London stock brick, complemented by a white stucco render that extends from beneath the ground-floor window to the lower ground level, maintaining its historic charm.

Conservation Area

The proposed works are sympathetic to the character and appearance of the West Kentish Town Conservation Area. Care has been taken to ensure that:

The scale and form of the extensions are in keeping with the architectural rhythm of the terrace. The use of traditional materials maintains visual continuity with the original structure and neighboring properties. The design respects sightlines and does not detract from the character of the surrounding area.

The proposal aims to enhance the character of the conservation area through thoughtful and high-quality design. All materials have been carefully selected for their durability and premium quality, ensuring they age gracefully and harmonize with the surrounding historic fabric. By integrating seamlessly into the conservation area, the proposal contributes positively to the urban landscape, reinforcing its aesthetic and architectural value.

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Existing Front

Existing Rear

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Similar neighbours extensions have approved proposals

12 Marsden Street London NW5 3HD
Application ref: 2019/0999/P
Decision Issued Date: 11-03-2019
Proposal: Erection of replacement single storey rear extension; replacement front staircase; installation of new door at lower ground floor level; alterations and installation of windows at rear elevation and associated landscaping to lower ground floor flat

16 Marsden Street London NW5 3HD
Application ref: 2017/3618/P
Decision Issued Date: 18 Oct 2019
Proposal: Two storey rear infill extension with internal alterations to lower ground floor and ground floor.

16 Marsden Street London NW5 3HD
Application ref: 2014/2598/P
Decision Issued Date: 01-05-2014
Proposal: Two storey rear infill extension with internal alterations to lower ground floor and ground floor.

In conclusion it is our belief that the proposed development will provide both high quality living accommodation and a much needed extension to the existing building to provide additional space for a growing young family

Design and Access Statement

Design Approach

The design has been carefully developed to complement the architectural language of the existing building and the surrounding conservation area while addressing modern living requirements. The proposal involves:

Impact on Neighbour

General planning principles require development proposals to ensure there is no significant adverse impact on residential amenity or surrounding uses. This includes considerations such as loss of daylight or sunlight, privacy, overlooking, outlook, and mitigation of air, water, light, and noise pollution.

The proposed ground-floor extension has been carefully positioned and designed to minimize its impact on neighboring properties. the extension will have minimal effect on sunlight or daylight levels for adjacent properties. As the rear gardens are located to the north of the main houses, most overshadowing is already caused by the existing structures.

The outlook from the rear-facing windows of neighboring properties will remain largely unaffected, as the design avoids creating a sense of overbearing or enclosure. It has been assessed that the proposal does not significantly diminish light levels or impact the outlook of adjacent properties to an unacceptable degree.

Privacy concerns have been addressed by ensuring the new and enlarged windows do not exacerbate existing levels of overlooking. Any potential overlooking is comparable to that which already exists from the rear windows at the first-floor level.

Finally, the proposal avoids any increase in noise levels, as no roof terrace is included within the design. The external areas remain consistent with their current use, ensuring no additional disturbance for neighboring residents.

Rear Extension

A modest single-story rear extension, aligned with neighboring properties, to provide additional living space.
Use of high-quality materials that harmonize with the existing property, including matching brickwork and fenestration styles that echo the proportions of the original design.

Infill Extension

A discreet infill extension between the rear projection and the party wall to optimize the use of underutilized space.
Incorporates a contemporary glazed element to ensure the addition remains visually subordinate and allows natural light to permeate the interior.
Key Design Features
Scale and Massing
The proposed extensions have been designed to remain subordinate to the main building, ensuring the original proportions and character are preserved.

Materials and Finishes

Materials Existing:

Brickwork/Walls: Reclaimed Brick with white painted render
Flat Roof: Felt or similar material
Windows: White painted timber sash windows and white uPVC casement windows
Doors:
Front elevation: White uPVC single door
Side elevation: White uPVC single door with glazed panel
Railings: Black cast iron railings
Rainwater Pipes (RWP), Gutters, and Fascias:
Black painted cast iron pipes
Black uPVC guttering and downpipes

Materials Proposed:

Brickwork/Walls: Reclaimed yellow brick w
Flat Roof: Fiber glass/Rubber roof
Windows: Aluminum sliding door
Railings: Black cast iron railings
Guttering and downpipes Black UPVC

Conservation-grade timber or aluminum windows to ensure coherence with the historic context.

Sustainability

The proposal incorporates energy-efficient glazing and insulation to improve the property's environmental performance while adhering to the conservation guidelines.

Conclusion

The proposed infill rear extension has been carefully designed to complement the existing building while respecting the context of the site. It does not impact the streetscape, as the extension is located at the rear and remains out of view from the street. The design optimizes the use of the site without causing any adverse effects on neighboring properties, the surrounding area, or the composition of the existing dwelling.

The proposal aligns with the scale, proportions, height, historic building lines, and pattern of development characteristic of the area. The design thoughtfully incorporates detailing and materials that reflect those of the existing building and the local context. Notably, the external staircase mirrors the design of a similar feature at Number 16, which has been approved and referenced as a local precedent.

All materials proposed are of high quality and durability, ensuring that they age gracefully and integrate seamlessly with the existing building. This contributes to a positive impact on the surrounding landscape while preserving the character of the conservation area.

The proposal has minimal impact on the original structure and its surroundings, carefully retaining the period features of the house. We believe the design fulfills the criteria for approval by enhancing the character and composition of the existing dwelling and making full and efficient use of the site without detriment to neighbors or the area.

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