

Our Ref. 1667BA001

Date: 6<sup>th</sup> March, 2025

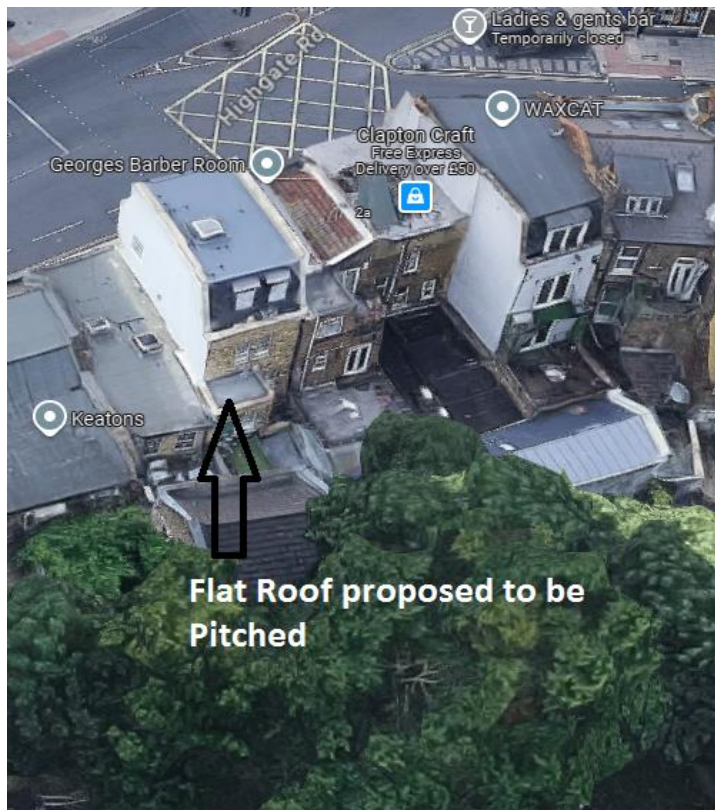
## DESIGN STATEMENT

**PROPERTY:** 322 KENTISH TOWN ROAD, LONDON

### Background

The application now being submitted is for an addition to the rear outrigger of a pitched roof, to replace the flat roof of the previously approved extension.

During the autumn the recently constructed flat parapet roof had its drainage of surface water repeatedly compromised by leaf fall.



322 Kentish Town Road

Whilst deciduous trees are unquestionably beneficial feature in all urban areas control of leaf fall is an important natural outcome that has to be managed in consideration especially with working at height Health and safety protocols.

The photo clear indicates that the solution proposed in this application will have no adverse impacts on neighbouring properties and give a robust solution to the issues noted last autumn. became

## **1.0 Location**

- 1.1 The property is on the east side of the Kentish Town Road, which is a primary route for traffic from north London suburbs into central London.
- 1.2 The property is 200 yards from the Kentish Town centre.
- 1.3 The property is set directly onto the pavement.
- 1.4 The existing property has a Ground, 1<sup>st</sup> & 2<sup>nd</sup> floors. There is no attic floor.
- 1.5 The original 3 storey terraced building had a shop and a residential studio dwelling on the ground floor with HMO style residential unit on the upper two floors consisting of 4 letting rooms.
- 1.6 There is a school 400 yards to the North East, main line station 200 yards to the south and the main transport route of Kentish Town Road lies adjacent.

## **2.0 Topography**

- 2.1 The site has the traditional terrace property topography, with the road and pavement on the same level adjacent to the ground floor with the 1<sup>st</sup> and second floor above.
- 2.2 Kentish Town Road slopes gently from north to south.

## **3.0 Character of Surrounding Properties**

- 3.1 The surrounding properties have been built in fragmented sections with part four, part three and part two stories. The terrace is a surviving mid Victorian terrace of shops with residential accommodation to the rear and above built around 150 years ago. Over the years the terrace has featured many alterations although these are mainly concentrated at the rear of the properties. The essential character of the original terrace remains from most public views
- 3.2 The terrace that the proposals are included in includes 328 – 336 Kentish Town Road and is continuous through to 2A & 2B Falkland Road all of which are 4 storey buildings which will all remain with a roof datum height greater than the proposals.
- 3.3 The terrace that the proposals are included in also includes 324 – 326 Kentish Town Road which although 3 storey buildings have parapets and roofs that have a higher datum than 322 has at present.
- 3.4 The area is characterised by the tight urban grain. Kentish Town Road is a Retail / Commercial street and affords a wide variety of local commercial facilities.
- 3.5 Many properties on Kentish Town Road have double windows at 3<sup>rd</sup> floor / attic / mansard level as is now proposed for the front façade of this property.
- 3.6 On this application the visual continuity of the front facades remains balanced and enhanced by the consistency and hierarchy of the existing regular window proportions being adhered to in the proposed alterations.

## **4.0 Planning Policy**

- 4.1 Below are referenced NPPF 2024 which are held over in the July 2021 NPPF with only some minor numerical changes. The policies though remain materially the same.
- 4.2 The NPPF encourages proposals to maximise use of previously developed land, which the proposals achieve through not just replacing a flat roof with a pitched roof but designing it in such a way that it allows additional floor space to be created at 2<sup>nd</sup> floor level.

- 4.3 The design was also conceived to ensure the rear outrigger remained compositionally subservient within the rear elevation composition.
- 4.4 The NPPF encourages proposals to extend upwards if the proposals are no higher than neighbouring properties. Being a pitched roof replacing a flat roof clearly this is an upwards extension but being no higher than the parapet of the mansard roof ensures the integrity of the previous approvals compliance is maintained in this proposal.
- 4.5 The NPPF seeks to ensure that where land is in short supply existing properties are to ensure they achieve the optimal potential. The application can be considered to achieve this as noted above by enclosing additional useable floor space in the change from flat to pitched roof.
- 4.6 N/A
- 4.7 The proposal will conform to the latest sustainability requirements of the building regulations and will therefore continue to enhance the sustainable credentials of this property further through enhanced thermal insulation which will reduce this buildings carbon footprint.
- 4.8 In accordance with the sustainable credentials of this proposal the new NPPF (Dec 2024) empowers the Planning officers to approach decisions on this type of application in a positive and creative way at every level to seek approval of this type of sustainable development.
- 4.9 N/A
- 4.10 The proposals sought to effectively embrace LDF Core Strategy and Development Policies 2010 CS1 (Distribution of Growth) CS5 (Manage impact of growth) CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) Camden Planning Guidance 2013 - CPG 1 (design) & CPG 6 (amenity).

## **5.0 Condition Report on Existing Building**

- 5.1 The building over the last decade had a substantive rebuild with a hybrid steel frame which is completely structurally sound and could accommodate support for the dead & people loadings of new accommodation proposed.
- 5.2 As part of the proposals the reformed roof would have a U value of 0.15W/m<sup>2</sup>/K. This would further reduce the carbon footprint of the existing accommodation.

## **6.0 Design Objectives**

- 6.1 To enhance the gutter management of leaf fall without diminishing the visual compatibility of the rear terrace views.
- 6.2 To enhance the amenity value of the existing residential unit through increasing the internal floor area for an existing dwelling that has no external amenity space.
- 6.3 To ensure that the strategy embraces emphatically Government policy to reduce pressure on the Green Belt by maximising the potential of previously developed land & brown field sites, whilst respecting primary characteristics of the surrounding area and creating a design that enhances and improves the adjoining area.

## **7.0 Design Solution**

- 7.1 Taking all government directives and initiatives into account it is clear that a mon pitched roof to replace the flat roof is a well-balanced proposal, that is generously distance separated from all relative neighbours, that could possibly be adversely impacted. Overall the proposals will thus have no adverse impacts on any surrounding or neighbouring properties due to the proposals being limited to the outriggers small roof.

- 7.2 The most visually significant features of Kentish Town Road are the front facades. Our design ensures this features dominance remains unaltered. The proposed pitch roof retains the outriggers subservience to the originating host buildings dominating form.

## **8.0 Access**

- 8.1 The site lies on Kentish Town Road local Centre affording access by foot to these facilities, together with the associated bus, car, tube and pedestrian links.
- 8.2 The proposed accommodation will all be accessed by the existing ground floor entrance doors and common hallway. The private internal staircases are up to present day width requirements to facilitate ease of access to the upper floors.

## **9.0 Landscaping**

- 9.1 The proposals had no external space associated with the existing accommodation, other than an access passageway which is maintained.

## **CONCLUSION**

This application addresses the need for the highest standards in the design of facades, together with improvements to the amenity and sustainability of the pre-existing accommodation.

**Donald Shearer**