

Design and Access Statement

Flat C
66 Malden Road
London
NW5 4DA

RAISING THE HEIGHT OF THE PARAPET OF THE
EXISTING REAR EXTENSION

Date	Rev	Notes
28.01.14	P1	Planning

DESIGN AND ACCESS STATEMENT JANUARY 2014

SITE

66 Malden Road
Camden
London
NW5 4DA

CLIENT

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LEAD DESIGNER

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LOCAL AUTHORITY

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1 INTRODUCTION

This proposal seeks to enhance the property at 66 Malden Road by raising the parapet of the existing rear extension and re configuration of the internal layout. It also proposes alterations to the existing rear windows.

The proposal will retain both the existing frontage and the rear of the property and ensure that it maintains its context within the West Kentish Town conservation area.



FIG 2.1
Location plan
Property outlined
in red

2 SITE APPRAISAL

1. Physical Context

- 1 The property is on Malden Road within the Kentish town conservation area. The property is a mid terrace residential building and is not listed.
- 2 The frontages of the street within this stretch have largely retained their original proportions and materials with brick frontages and openings with simple render detailing. A number of properties have installed PVC clad windows or painted brickwork.
- 3 To the rear of the property there is a wide variety of extensions from the main building line. These vary significantly in height, depth and materiality meaning there is no clear definition to this facade.

2. Access

- 1 The PTAL rating for the site is 4..
- 2 There is a high frequency of buses within the area with one stop within 20m of the property
- 3 Chalk Farm underground is 9 minutes walk and Kentish town West 7 minutes walk.
- 4 There is no existing provision for off-street parking.





FIG 3.2
Frontage of the site and adjacent properties.



FIG 5.1 Frontage of the site and adjacent properties.



FIG 5.2 View from door of 66 Malden Road showing residential development opposite and significant tree coverage.



3 EVALUATION

1. Physical Context

1 There is a precedent of varied, inconsistent rear extensions of nearby properties. Additions to the existing rear extension would not be visible from, or affect the character of the Malden Road area or street scape.

2. Design Approach

1 The proposal will aim to enhance the conservation area through the restoration of the materials and details of the property in keeping with the character of the conservation area.

2 Material use throughout will be consistent with the character of the conservation area..

3 The new configuration of the property will enhance the existing property and create a sustainable development to further support the existing users.



4 DESIGN

1. Use

- 1 The proposal will enhance the residential use of the property.
- 2 The proposal seeks to extend the height of the parapet of the existing rear extension and replace the existing windows with traditional painted timber sash windows.

2. Amount

- 1 The proposal does not add extra area to the property

3. Scale

- 1 The increase of the parapet of the existing rear extension would be to the same height as number 68 and 70 Malden Road

4. Layout

- 1 The existing internal layout will be reconfigured to access to the existing rear extension
- 2 Existing access to the property will be retained.
- 3 Raising the ceiling of the existing rear extension would allow it to be accessed directly from the first floor level, as opposed to half way up the existing stairs, which in our view is a safer and more appropriate access.

5. Appearance

- 1 All materials will be in keeping with the character of the conservation area.

6. Conclusion

- 1 The proposal will enhance the quality of living space in Flat C, 66 Malden Road and have a positive effect on the conservation area by improving the look and quality of the windows in a manner in keeping with the surrounding buildings.

It is for this reason that we believe the proposal should be given planning permission.

