

Design and Access Statement

Flat C
66 Malden Road
London
NW5 4DA

ROOF EXTENSION AND INTERNAL SUBDIVISION OF EXISTING PROPERTY.

Date	Rev	Notes
28.01.14	P1	Planning application

SITE

66 Malden Road
Camden
London
NW5 4DA

CLIENT

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LEAD DESIGNER

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PLANNING APPLICATION JANUARY 2013

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1 INTRODUCTION

This proposal seeks to enhance the property at 66 Malden Road with the addition of a concealed roof extension, and reconfirmation of the internal layout, adding an extra residential unit.

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.
- 4 A number of properties have existing roof top extensions.
- 5 The majority of properties have butterfly roofs to the rear, there are a number which have been bricked up to raise the parapet to the same height as the front elevation.

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 5.1 Frontage of the site and adjacent properties.



Malden Road
66 Malden Road
Flat C
Significant and varied rear extensions

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 an existing concealed roof extension at 68 Malden Road, a similar addition to 66 Malden Road would ensure the retention of the existing street frontage.
- 2 Due to the varied, inconsistent nature of the rear of nearby properties additions to the roof would not be visible from, or effect the character of Malden Road.

2. Design Approach

- 1 The proposal will aim to enhance the conservation area through the restoration of the materials and details of the frontage 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 and roof extension of the property will enhance the existing property and create a sustainable development to further support the existing users.
5. Any roof top addition should be carefully designed to ensure it does not detract from the quality of the frontage.



4 DESIGN

1. Use

- 1 The proposal will enhance the residential use of the property.
- 2 The proposal seeks to extend the existing unit in order to improve upon its current use.

2. Amount

- 1 The proposal adds area to the property via the creation of a new third floor within the concealed roof extension.
- 2 The proposal seeks to subdivide Flat C to create an extra unit (Flat D). Flat C would be a one-bedroom flat of 40.5sqm. Flat D would be a two bedroom maisonette of 68.8sqm with external amenity space

3. Scale

- 1 The new third floor is created by lowering existing floor internally and raising the roof to the level of the parapet.
- 2 The top level extension will match the extension of 68 Malden Road and will not be visible from the street.
- 3 The aspect of the butterfly roof would remain and not be altered

4. Layout

- 1 The existing internal layout will be reconfigured to accommodate the new third floor extension.
- 2 The existing stairwell will be extended to provide access to the new roof extension.
- 3 Existing access to the property will be retained.

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.

