



Urban Insights

The Studio, 2 Elyne Road  
London, N4 4RA

Phone: 07766732787

E-Mail: [info@urbaninsights.co.uk](mailto:info@urbaninsights.co.uk) Web: [www.urbaninsights.co.uk](http://www.urbaninsights.co.uk)

# Design and Access Statement

127 Malden Road, London, NW5 4HS

*Design and Access Statement relating to a mansard roof extension to  
facilitate the conversion of existing property containing two flats into 5 self  
contained one bedroom units.*

20/06/2013

## Site

The site is a Victorian terrace property located on Malden Road. The property has been subdivided into flats, the lower ground maisonette is situated on the ground and basement floor, with access from the ground floor hallway. The upper floor maisonette is spread between the first and second floor and is also accessed from the ground floor hallway.

The property has a garden to the rear of the property, which has an area of approx 50m<sup>2</sup>. The building does not appear to have been extended previously.

## Proposal

### Rear Mansard roof extension

The applicant proposes to create a roof extension on the existing flat roof of the property. This Mansard roof is pitched away from the front elevation and is largely obscured by the existing parapet that projects significantly beyond the existing roof level of the top floor flat.

The design of the mansard is considered to be in accordance with a number of other roof extensions on the road, and it appears to be a common feature of properties on Malden Road.

The roof extensions are largely obscured due to the height of the buildings, the pitching away from the front elevation and also the height of the existing parapet.

The extension uses traditional tiles and appears as a subordinate addition and disproportionate to the main building.

### Amenity

There are no windows in close proximity to the extension that would be affected by the proposed development. The extension is completely located within the footprint of the building.

### Conversion into flats

The proposal is considered to provide a good standard of accommodation for future residents and all space standards are in accordance with the London Plan (2011). Each unit has its own floor of accommodation. Efforts have been made to stack the accommodation so that living rooms are above each other and bedrooms are above each other. Sound insulation will also be imposed during building regulations to ensure that there is no harm to future occupants.

Each flat has large rooms with windows providing a good quality of living standard and ample room for free movement around the flat.

Basement (one bed, 2 person) Flat - 51.2m<sup>2</sup>  
Ground Floor (one bed, 1 person) Flat - 46.2m<sup>2</sup>  
First Floor (one bed, 1 person) Flat - 42.2m<sup>2</sup>  
Second Floor (one bed, 1 person) Flat - 37.1m<sup>2</sup>  
Top Floor Studio (one bed, one person) - 41.6m<sup>2</sup>

### Transport

The site is located within a sustainable location close to public transport and local amenities. There are ample buses that pass the site and provide easy access into Central London.

### Cycle Storage

An area to the front of the property has been designated as a cycle storage area for users of the building. Located on the basement level, this used to operate as a coal storage under the pavement and is accessed via the lightwell adjacent to the basement flat.

### Refuse

The current tenants organize their own rubbish disposal. This scheme aims to incorporate a platform behind the staircase leading to the basement flat, so that rubbish can be stored and easily collected by the refuse collectors. As the flats are only one bedroom and not considered to generate a significant proportion of waste, two large bins have been provided, which can be shared between the flats.

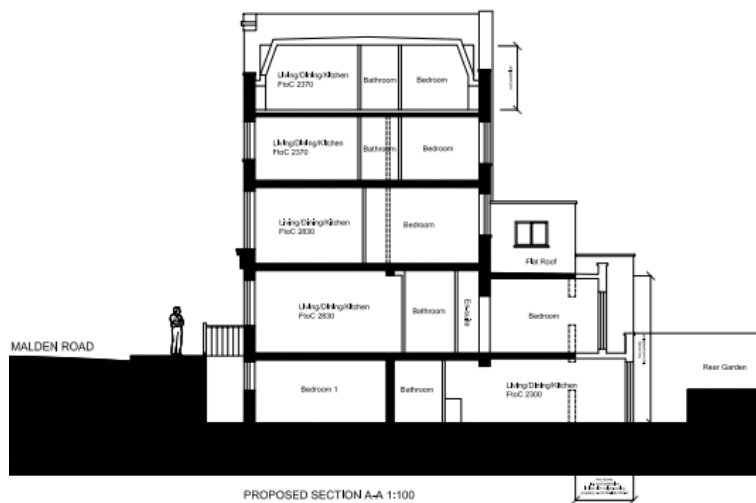
## Amenity Space

The site is located in close proximity to open space, directly opposite on Wellesley Road, which provides an area of amenity for users of the building. The rear garden can be used for the sole use of the basement flat, or could potentially be divided, so that the ground floor flat can use part of it.

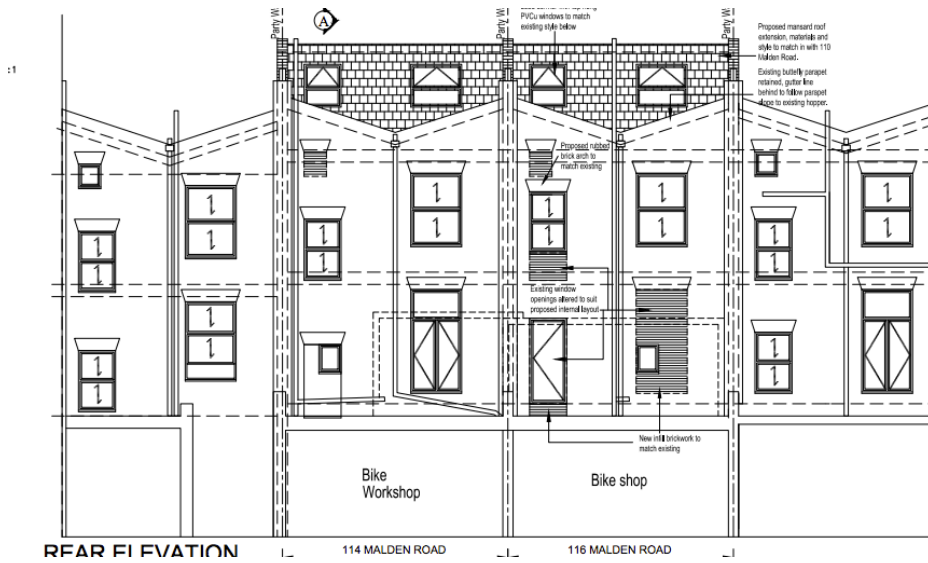
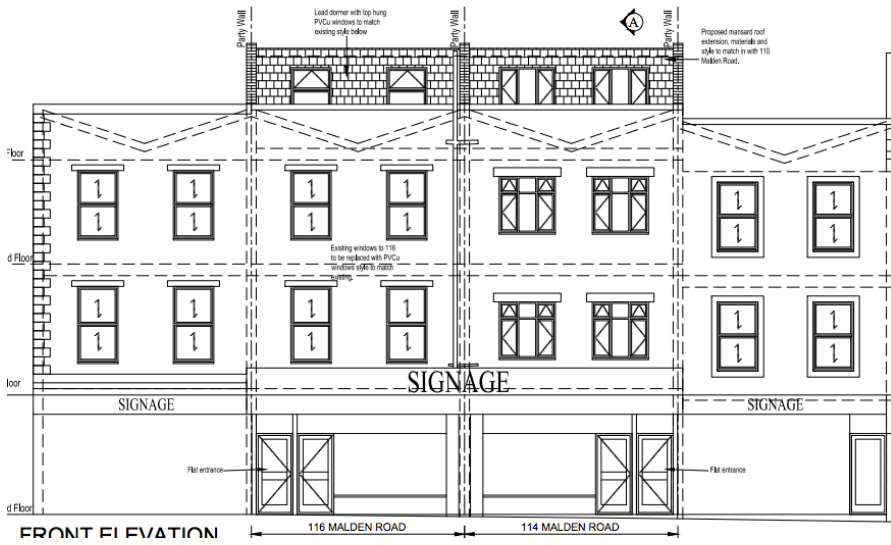
## Precedents on Malden Road

The below examples show a sample of recently approved schemes along the road. There are also a number of other examples that appear to have been existing for a number of years.

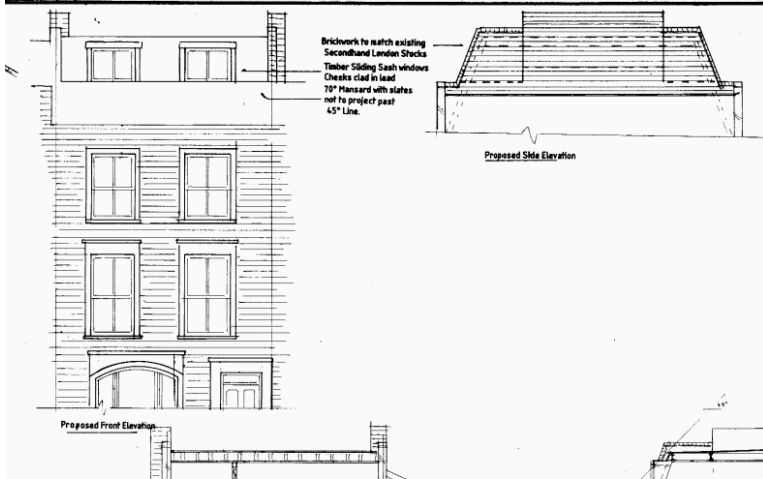
### 48 Malden Road - Approved 2011



114 - 116 Malden Road - Approved 2013



96 Malden Road - Approved 2001



Although this list is not exhaustive, it appears that other examples nearby include 125, 131, 135 and 137 Malden Road.