

Design and Access Statement

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In respect of ;

**PROPOSED PART CHANGE OF USE FROM A2 TO C3
AND PART SIDE EXTENSION TO CREATE TWO 1 BEDROOM HOUSES AT REAR
OF 169-173 MALDEN ROAD AND REAR GARDEN OF 167 MALDEN ROAD,
LONDON. NW5 4HT**

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1. INTRODUCTION

This Design and Access statement is for the proposed development of the site at [Rear of 169-173 MALDEN ROAD](#).

The proposed scheme is part change of use from A2 to C3 and part side extension to create two 1 bedroom houses to utilise the proposed site.

The proposals have been designed to have minimal impact on neighbouring properties. The massing and internal layout of the proposed houses has been strongly informed by the need to maintain the outlook, privacy and day lighting of adjacent properties. The mass of the building is changed slightly with minimum impact on the existing site.

2. THE SITE

The property is situated within an established residential (part commercial) area on Malden road, located within a mile of Hampstead Heath Railway and Kentish Town west, Belsize Park & Gospel Oak underground Stations. The site is well served by road links and public transport. A bus stop is situated on a walking distance from the property.

The total existing site area is 507.50 square meters of this 215.45 square meters is existing built structure and open areas attached to it at rear of these properties with a proposed 13.20 square meters new extension which will be used for the new houses. Rear of 167 & 173 Malden road is utilized to provide a garden for the proposed houses.

The existing rear building is mainly in white render and flat roof construction.

The entrance to the application site is from Malden road. The existing entrance is used by the existing occupier living on the first and second floor of the proposed site.

A good care has been taken to avoid any overlooking or loss of privacy between the existing and proposed dwellings as well as neighbours.

The proposed development is casting no or very minimum shadow on nearby buildings as the overall mass of the building is not increased near the neighbouring properties.

3. THE PROPOSAL

3.1 Massing, appearance and layout

A. Building form

The proposed development on the site is for two single storey houses entered from Malden road which provides access to first and second floor flats and rear of these properties. The building form is as existing with flat roof and rendered walls with minor extension at the front to match existing form.

B. Fenestration

Windows are orientated towards proposed garden areas to provide views and to promote safety and security. These windows are adequate in sizes.

C. Internal layout

Each room within each house is of a good size. The kitchen and dining is within the living room providing a flexible living space. A ground level WC ensures that the dwelling can be used flexibly by people of varying abilities.

A good size bedroom is provided for both houses, both rooms are provided with an adequate size of windows for day light and both bedrooms have direct access to garden areas. The family bathroom is also provided. Main entrance hall is provided with a roof light which provides natural light to that area. This means that every living space within the house is naturally lit, reducing dependence on artificial lighting and minimising the house's energy consumption.

D. Materials

The proposed material is white render walls and flat roof to match existing. This material is used in the existing building and as well as in the neighbouring buildings.

3.2 Refuse storage

A proposed refuse store sufficiently large to house a wheeled bin is located at the side of the property refer to plans.

3.3 Overlooking

Windows have been orientated so that views from the proposed houses are towards garden which avoids any overlooking or loss of privacy between the existing and proposed dwellings. All windows are thoughtfully designed to ensure the privacy of the existing as well as proposed house and neighbouring properties.

3.4 Sustainable design / *Daylighting*

Generous windows will be double glazed and will enable good levels of natural light throughout the houses, reducing dependence on artificial lighting and energy consumption. Sufficient solar panels are provided to generate electricity which will not only reduce energy costs but also reduce tonne of CO2 per year.

Planning Policy Context

Planning Policy Statement 1: Delivering Sustainable Development (January 2005)

1. PPS1 sets out the principles of sustainable development, which underpin the planning system. Amongst these, it seeks to direct development primarily to the most sustainable locations and promotes the sustainable use of natural resources through, for instance, the re-use of previously developed land and existing buildings.

- **Planning Policy Statement 3: Housing (June 2010)**

2. PPS3 requires local authorities to promote the efficient and effective use of land, including the reuse of vacant buildings. Paragraph 30 notes that:

- **'Local Planning Authorities should develop positive policies to identify and bring into residential use empty housing and buildings in line with local housing and**

empty homes strategies... (Our emphasis)

3. PPS3 (at paragraphs 43 and 44) also requires local authorities to develop previously-developed land strategies, which should include:

'Planning to address obstacles to the development of vacant and derelict sites and buildings, for example, use of compulsory purchase powers where that would help resolve land ownership or assembly issues. Considering whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development.'

4. Policy 4B.1, Design Principles for a Compact City, requires development proposals to make efficient use of land, consider security, responding to the challenges of climate change and respecting the local context when designing new development. These issues have been considered when designing the proposed development.

The Contribution Towards Meeting Housing Need

- I We believe that the rear of these buildings has the potential to make this part of the property vacant in the long-term at the end of its lease if its planning status is not changed. Its position at the rear which can only be accessed through residential entrance makes it very difficult to rent it as self contained premises. Also due to many vacant commercial premises in the area and very little or no demand for it does not currently represent a marketable proposition or any use. We have noted that there is little or no prospect of using this space as commercial premises.
- II Bringing such property into residential use can make a valuable contribution to meeting the Council's housing requirement. There is an acknowledged need for housing particularly in this area, where the demand for housing is growing fast.
- III The Government has long recognized the need to bring such properties into active use, and their recent 'New Homes Bonus' initiative is an illustration of this principle. This initiative rewards local authorities equally for both new

homes built, and also vacant properties which are brought back into active use. A Government news release on the subject is included at Appendix 1. This highlights the problems which vacant property can cause for an area, if it remains vacant in the long-term.

- IV** We have also noted that national planning policy guidance in PPS1 and PPS3 advocates the efficient use of resources, and bringing vacant buildings back into active use.

Conclusion

The proposed houses are majorly a change of use which we believe will create a positive impact on the neighbouring properties as the existing use on that location is inappropriate where the site is surrounded at the rear with all residential buildings and their rear gardens and rear commercial building can only be accessed through the residential flats if self contained. It is also observed that currently many commercial premises are vacant since long time and it is hard to rent out such premises in the current market and there is a big demand for residential properties.

In addition, two retail premises at 153 Malden Road and 157 Malden Road, in the same parade as the subject property, have recently been converted to residential use from retail. These involved the total conversion of both front and back of those premises. Due to the larger site footprint of 169 – 173, only the rear part of the application site is proposed to be converted. (No. 153 Malden Road – ref: 2010/0409/P and No. 157 Malden Road – ref:2011/1785/P)

As the building mass is kept to its original size it will not create any negative impact on site and its surrounding gardens, instead the new gardens on both side of the property will increase the green areas at the rear of the proposed site, which will nicely merge with the surrounding gardens.

We trust you have all the information you need to make a prompt and positive determination. Should you require any additional details please do not hesitate to contact us?

End of statement
