

88 Malden Road, NW5 4DA
Roof and Rear Extension
Re-configuration to create one additional residential unit
Design & Access Statement

Prepared by AWW Architects
March 2012

Executive Summary

AWW were approached by a private client, to convert Flat C at 88 Malden into two separate dwellings. Our brief has been to convert the existing 3 bed maisonette over the first and second floors into a 1 bed studio flat on the first floor and a 2 bed maisonette on the second floor and above. This involves a first and second floor rear extension (on top of the existing ground floor rear extension foot print) and a new third floor level of accommodation which is similar to properties along Malden Road.

The building itself sits centrally within a run of residential terrace buildings along Malden Road. The application site area is 64 m² and accommodates first floor, second floor and roof level. The external existing street facade on Malden Road is in very good condition and minimal work is planned with potentially only cleaning required. The rear of the building is in a worse state compared to the front elevation however it is in an acceptably good condition.

Consideration has been made to remain well within planning policy guidelines and the extensions have been kept within the thresholds of surrounding precedents. The roof extension aims to take precedent from No.84 and No.92 (either side of the site - next door but one) and will not differ in height, mass or building line to both of these examples.

The two storey rear extension is proposed to be built seamlessly on top of the existing ground floor rear extension footprint.

The application site boundary is limited to the confines of the existing external walls below which include up to party walls with neighbouring No.86 and No.90. The application site boundary to the rear of the property follows the external wall line of the ground floors rear extension.



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Design Statement

Access Statement

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- 1.1 Project Introduction
- 1.2 Planning History & UDP

Introduction

The design statement has been completed as a supporting document to the full planning application for the proposed development described within. The objectives of the document are to:

- Establish the site’s constraints and opportunities
- Present the design development from concept to proposal
- Provide a vision for the development.

A Design Statement is designed to show how the principles of inclusive design have been implemented into a proposed development scheme. The provision of Design and Access Statements for most new developments would ensure that applicants have demonstrated that all potential users of a development will have fair and reasonable access and that inclusive access has been considered early in the planning and design process. This report commences with a detailed Design Statement followed by the accompanying Access Statement.

UDP

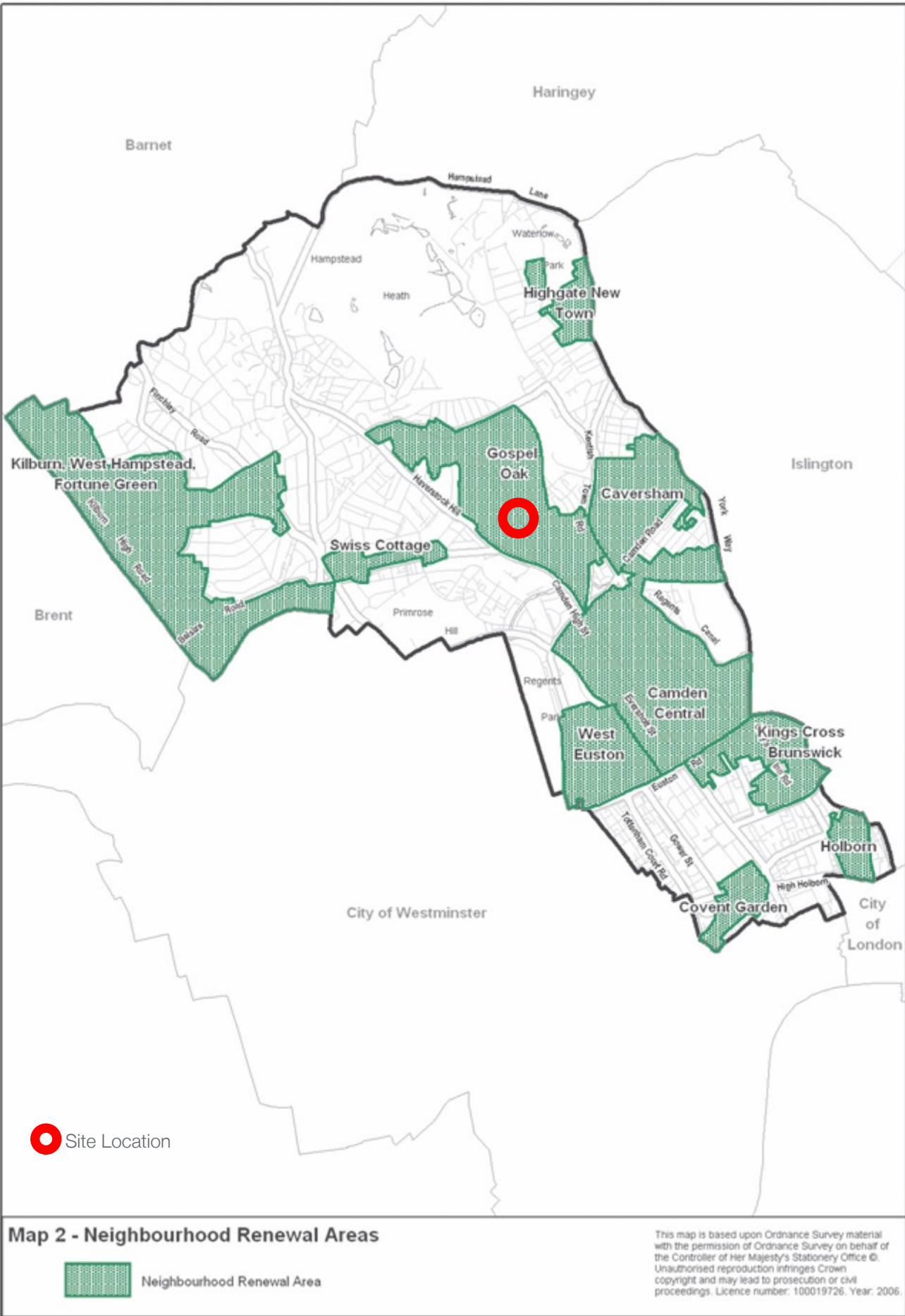
The Camden UDP indicates that the proposed development area will not have a major implication on any existing areas of local interest.

The site is situated on Malden Road. There is no proposal to make any changes to the existing road layout, or the footpaths adjacent to the site, therefore the development will not have any impact on access around the site.

Planning History

88 Malden Road has been party to a number of planning applications. The most recent application was back in 1980 which was for the conversion of the 4 storey house into 3 self contained flats including a rear extension. This was approved. The complete recent planning history of 88 Malden Road can be seen below, as found on Camden Council website:

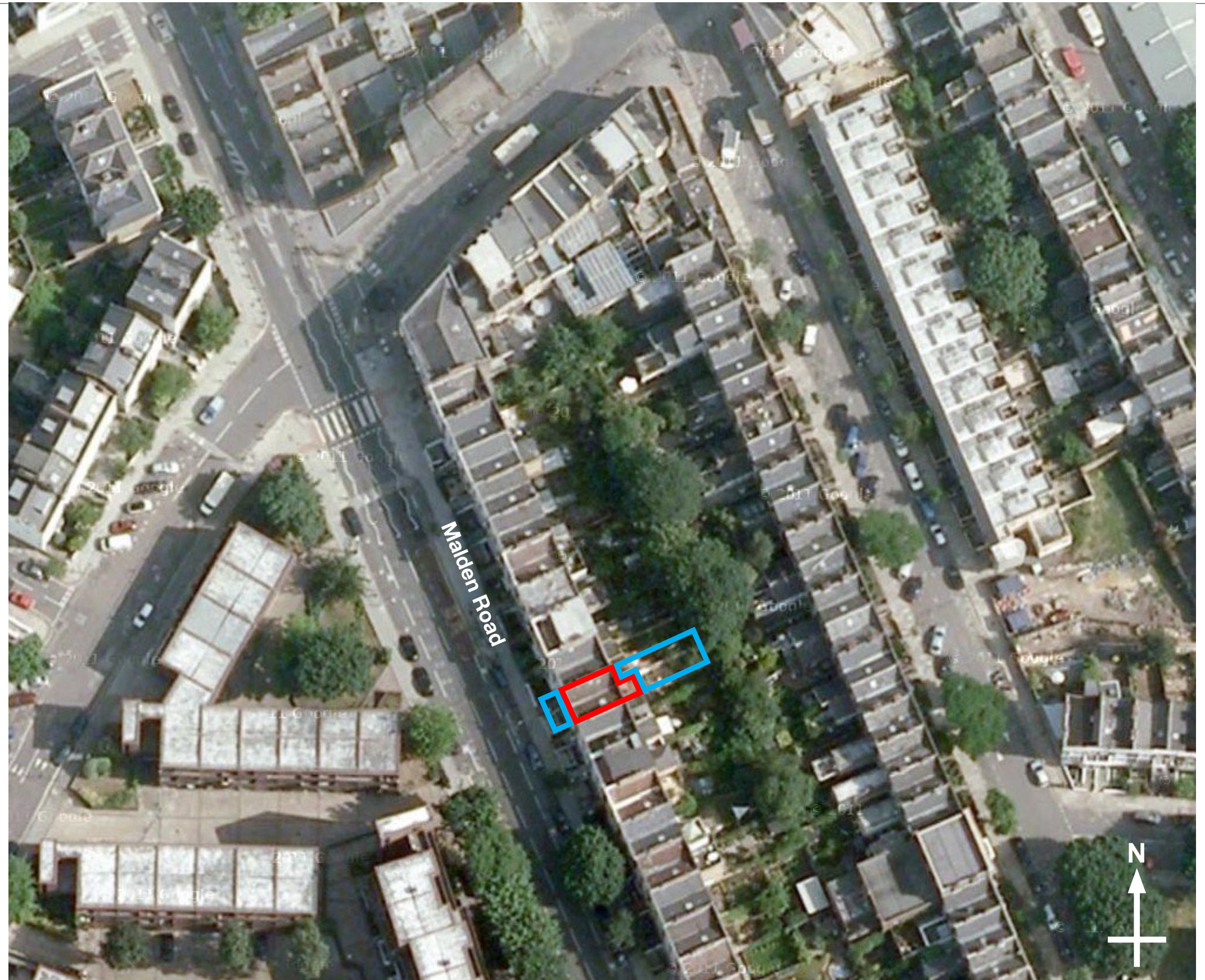
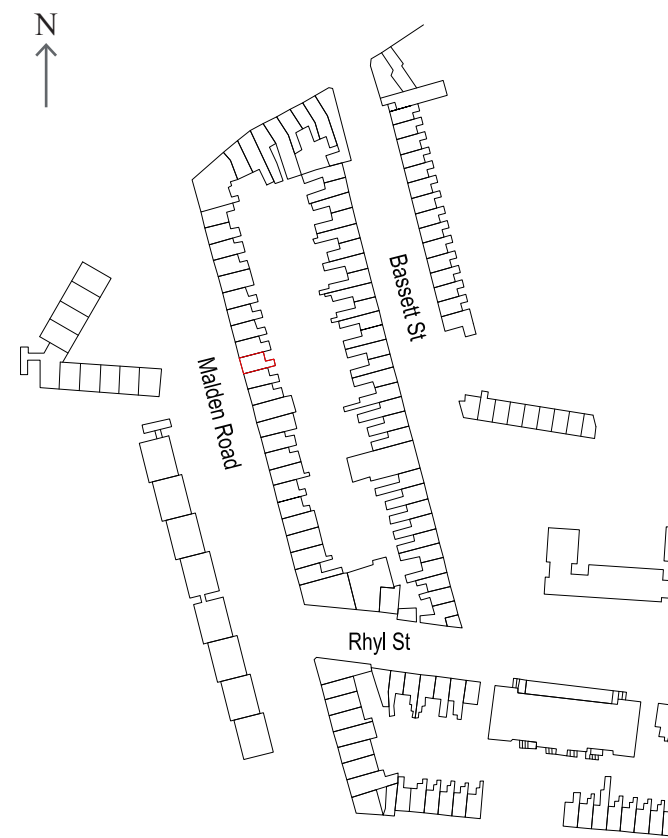
Application number	Date Registered	Decision
IMP/H4123/BJM	11.06.1980	Permission
IMP/H4123/DDM	31.07.1977	Permission
CTP/G10/4/C/25018	29.07.1977	Conditional
CTP/G10/4/C/24033	26.01.1977	Conditional
CTP/G10/4/C/18536	17.03.1974	Refusal

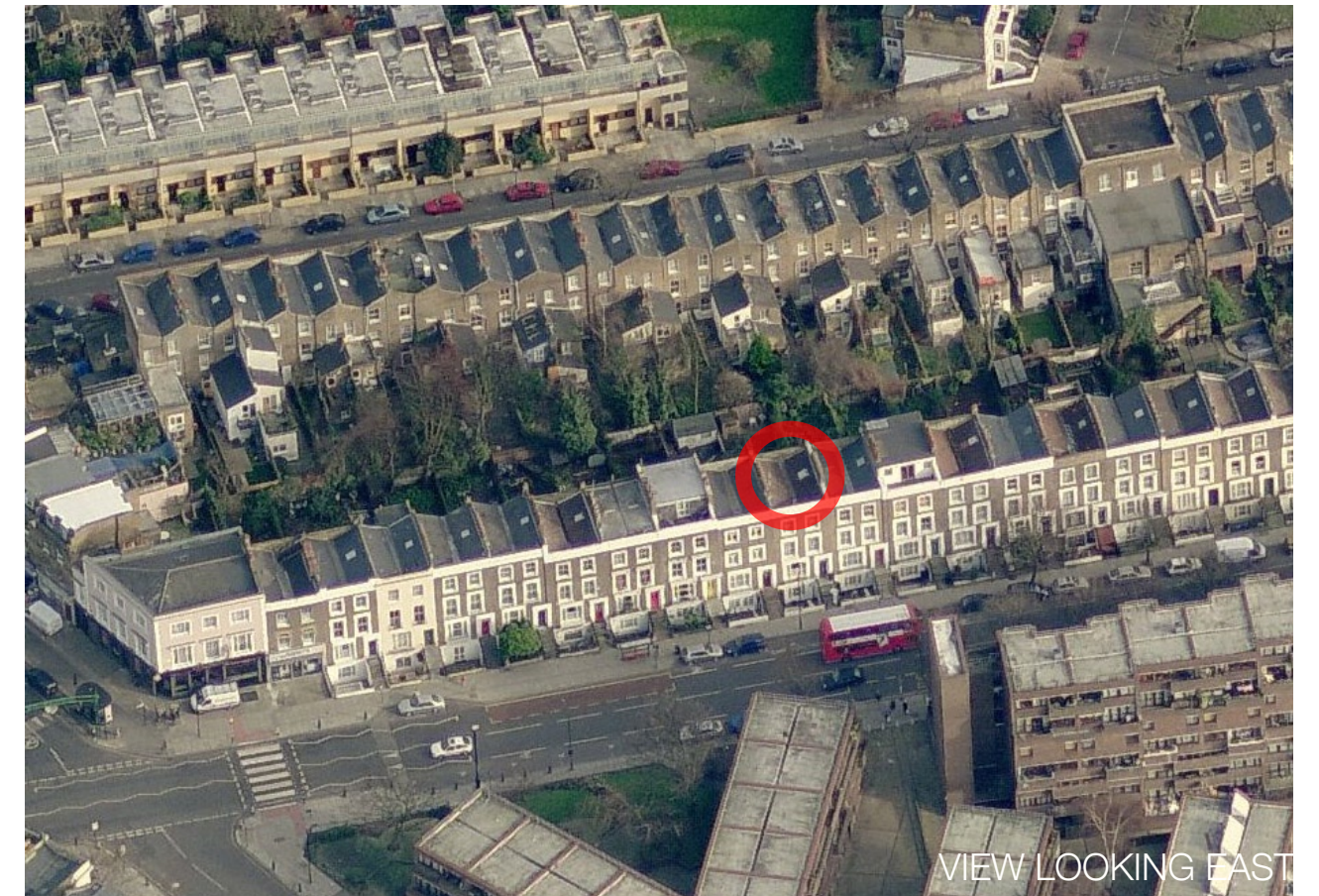


- 2.1 Site Location
- 2.2 Site Context
- 2.3 Aerial Views
- 2.4 Site Analysis and Context



88 Malden Road





Site Analysis

88 Malden Road sits centrally within a block of terraces along Malden Road about 10 minutes from Chalk Farm and Kentish Town West underground stations. There is no public green amenity space in the immediate vicinity of the site, however there is a considerable large green space within 5 minutes walk called Talacre Open Space .

The local area comprises of terraced brick and render buildings which are typically of a good quality. The 88 Malden Road building is of the same scale as the adjacent buildings along the terrace both in mass and in fenestration. No.84 and No.92 either side of the site both have roof extensions allowing an accommodation level at roof level. The rear of the Malden Road terraces are very different from the clean, formal, uninterrupted nature of the front facade along Malden Road. The rear is made up of brick extensions that have been added continuously over the last few decades with varying scales. All extensions are either finished in a yellow London stock brick or white render.

Prevailing Wind

Prevailing Winds are unlikely to affect the site due to the scale being in keeping with the immediate context.

Sun Path

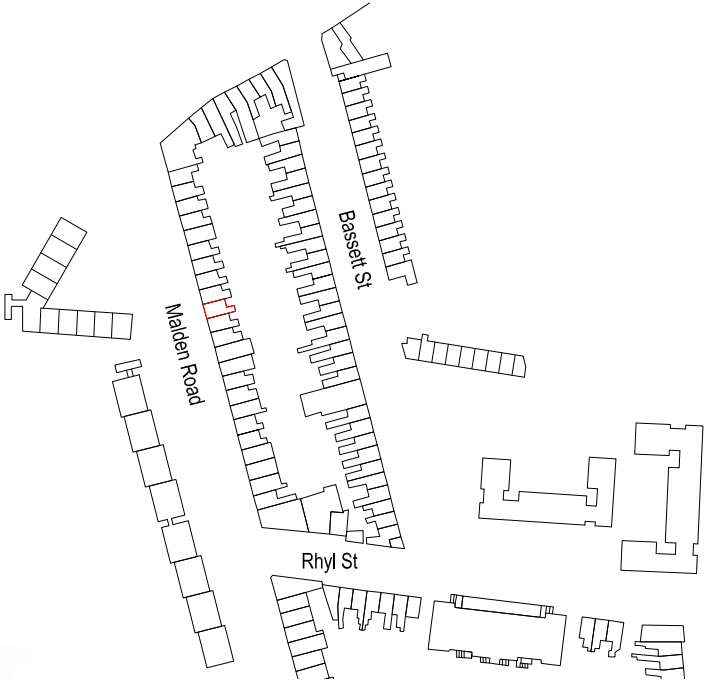
The rear elevations (garden side) faces East and therefore will continue to receive morning sun. The Midday sun will continue to be blocked by the adjacent terrace houses situated South. However good light penetration from afternoon and evening sun will continue to hit the front elevation (Malden Road side).

Noise

The West elevation of the property fronts onto Malden Road which is a heavily used traffic route and contains a number of London bus routes with a bus stop across the road.

Topography

Malden Road is on a very slight, but not inconsiderable gradient. The immediate street level of 88 Malden Road grades upwards from South to North however this is inconsequential as the application only seek approval for first floor and above.



Front of Malden Road (No.88, No.86, No.84)



Front of 88 Malden Road



Rear of No.88

- 3.1 Design Intent
- 3.2 Conservation Area Appraisal
- 3.3 Existing and Proposed Building arrangement

Design Intent

Planning consent it only being sought for the first floor and above. The lower ground (Flat A) and ground floor (Flat B) are to have no work proposed and remain as existing. Flat C (first and second floor) is currently a maisonette which is to be converted and extended. An additional new storey will be placed at the top of the existing building to form a new level of accommodation and will form the living level for the new top floor Flat D maisonette. It is necessary to extend the rear of the property to ensure that the two flats can be brought up to modern standards. Without the extension, the floor plates will be too small to allow for quality dwellings and will fall very short of the Mayor of London Standards.

- Below is proposed accommodation:
- Flat C = 1 Bed Studio (First floor - 44m²)
- Flat D = 2 Bed Maisonette (Second and Third Floor - 77m²)

The new flats aim to meet the minimum standards set out in the Camden housing planning document CPG2 as well as complying with the London Housing Design Guide Standards. Flat C is proposed to be a 1 bed studio flat as it falls short of the 1 bed flat minimum area standard of 50m² set out by the Mayor of London. Flat D is to be a 2 bed flat over the top two storeys of the building (one of which is the new roof extension). Due to the top floor set back there is an opportunity to create some private external space for the 2 bed maisonette which can be accessed directly from the open plan living area and will enjoy evening sun.

Massing:
In order to achieve the brief set by the client, the extensions are required. The roof extension massing proposed is a directly copy of the two buildings either side of 88 Malden Road (i.e. No.84 and No.92). The roof extension is set back from the front facade along Malden Road (as per the precedents mentioned) and therefore its visual impact is significantly reduced compared to if it were flush with the West elevation. The Malden Road parapet height is to remain as existing. The rear extension is also required which provides vital additional space to both proposed flats. There are a number of examples of two and three storey above ground extensions along the back of Malden Road and therefore the proposal shows a similar solution to the neighbouring precedents.

Materials:
The materials will consist of a very simple palette, primarily of London stock bricks which will match the existing brickwork found throughout the building and its surroundings. As per the neighbouring precedents the West (front) elevation of the roof extension is to be white render to keep a continuity throughout Malden Road. Any brick parapets and party walls requiring it, will be replaced / rebuilt to match the existing brickwork. The existing facade will be cleaned and brickwork re-pointed and repaired where necessary. The new white framed double glazed windows will match the existing windows found elsewhere on the building.

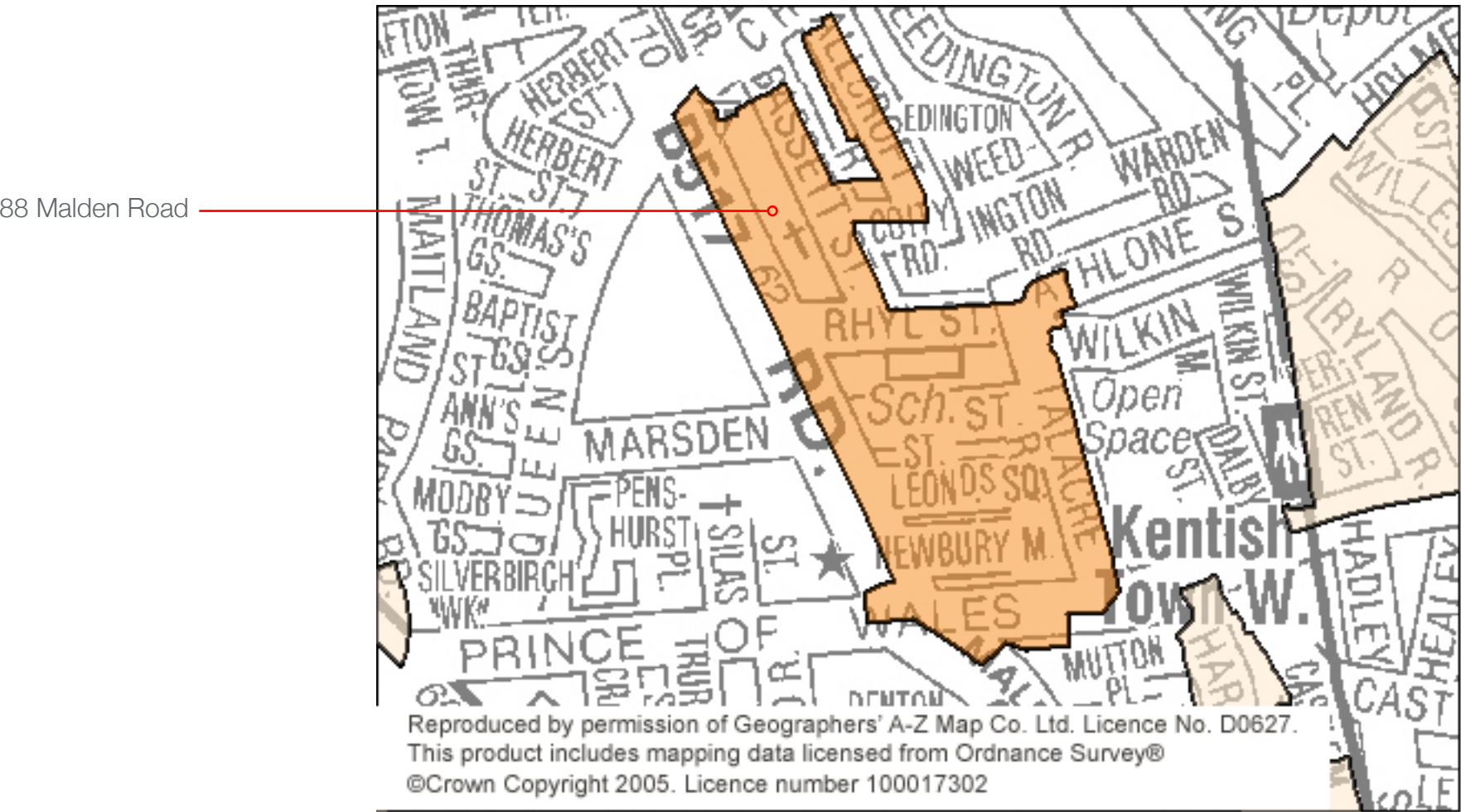
Sunlight:
The orientation of 88 Malden Road means that there will be some additional over shadowing at the rear of the property due to the additional storey and rear extension. During the midday hours the rear extension will also cast an increased shadow across the rear facade of 88 Malden Road and partially No.90.

Streetscape:
There no changes proposed to the building that will affect the streetscape.

Conservation area appraisal

The site falls within the West Kentish Town Conservation Area. We are therefore including with this submission an application for Conservation Area Approval for 88 Malden Road as there will be some demolition required to the rear facade at first and second floor as well as the roof. There are no listed buildings within the site although 88 Malden Road has been noted as making a positive contribution along with the rest of the terrace (Nos.60-108 Malden Road). The closest listed buildings to 88 Malden Road are; 1 Malden Road (The Fiddlers Elbow Public House) and Rhyl Primary School and Nursery on Rhyl Street. These listed buildings will not be affected by the works. None of the site is locally listed within the West Kentish Town Conservation Area statement.

The proposal is considered to have no negative impact on any historical building or an building of any degree of significance in the immediate area of 88 Malden Road.



Existing Flat C Maisonette - Floor Arrangement

The existing first floor of the maisonette is accessed directly off the communal stairs for the building. The first floor living area for the flat comprises of a kitchen at the rear of the property and a reception room at the front of the building.

There is a private stair that leads to the second floor from circulation areas. The second floor comprises of 3 bedrooms and a bathroom.

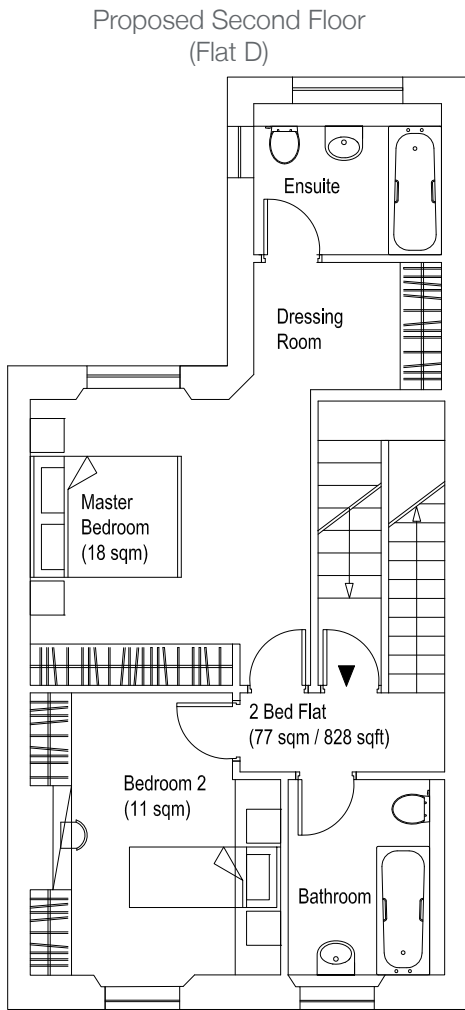
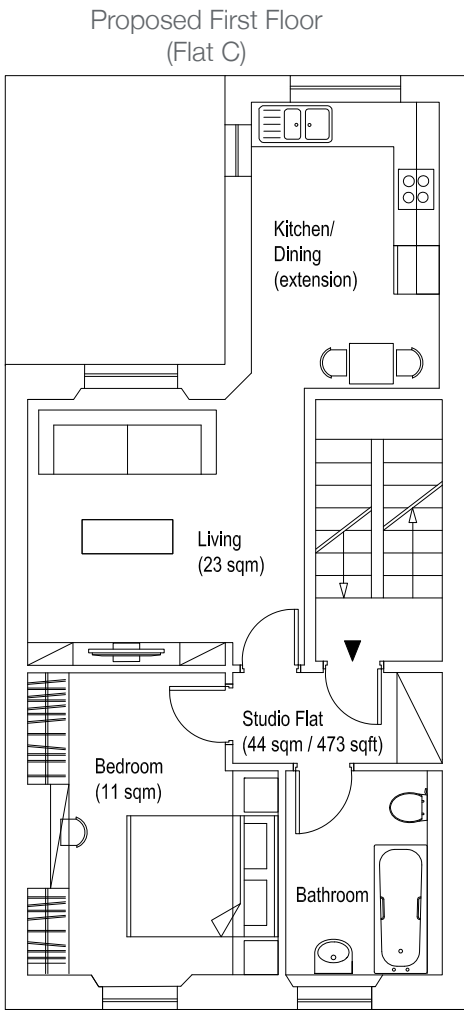
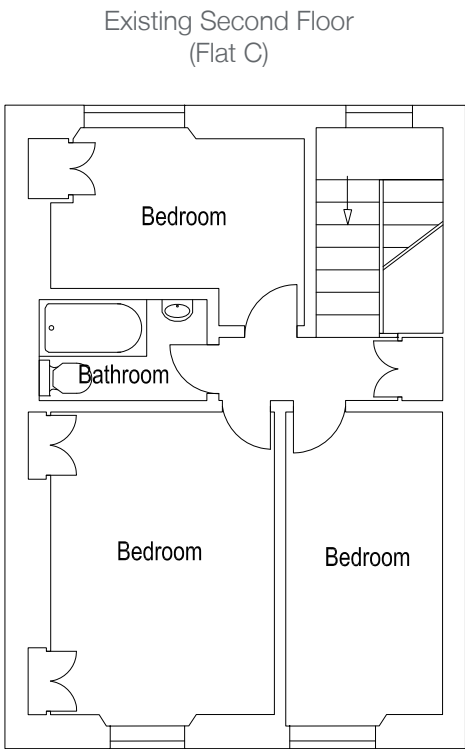
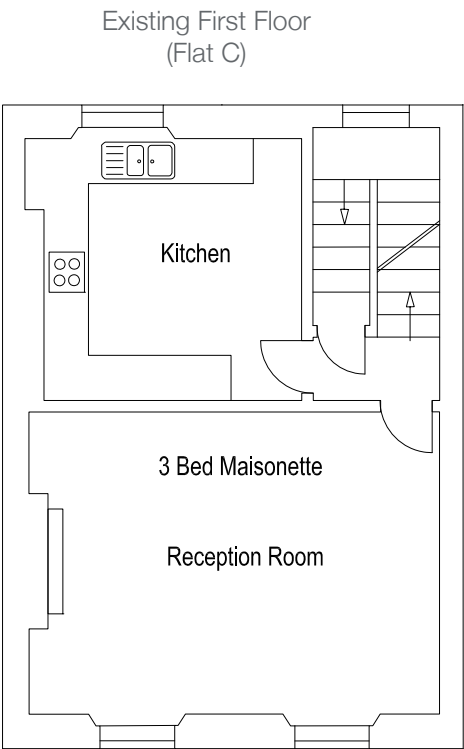
Proposed Flat C Studio - Floor Arrangement

The proposed first floor is to change to a 1 bed studio flat. The new flat is accessed off the communal stair circulation. The extension will allow enough space for an appropriate sized kitchen / dining area which will lead off an open plan living space. The bedroom and bathroom are situated to the front of the building.

There was a desire to achieve a 1 bed flat on this first floor however due to the constraints of the existing building and self imposed planning constraints on the extension ensuring the application falls within policy guidelines, the 50m² stated in the Mayors standards for 1 bed flats can not be met. Every effort has been made to make the bedrooms and living area conform however these also fall slightly short due to the constraints of the existing building. Therefore the flat will be classified a studio flat at 44m². Never the less this will be an above average sized studio.

Proposed Flat D Maisonette - Floor Arrangement

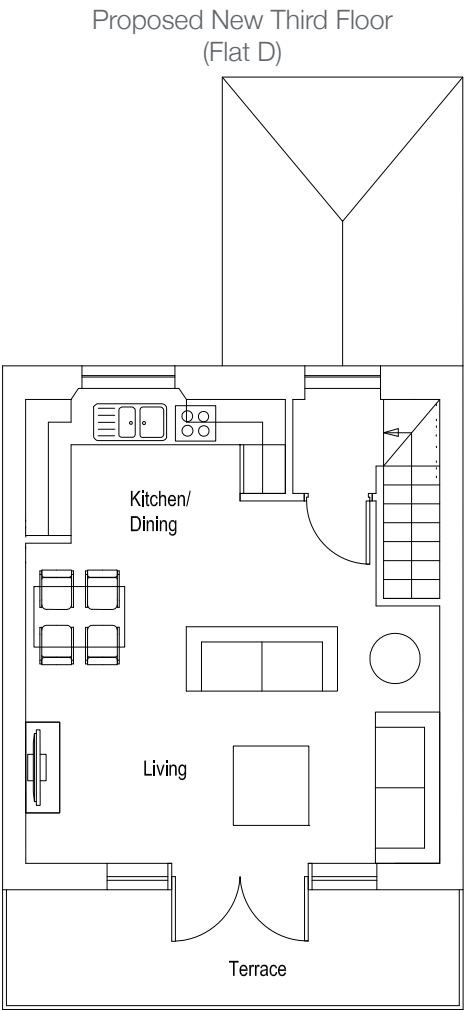
Flat D will be accessed at the top of the communal stairs on the second floor leading into the flat circulation lobby. The 2 bedrooms and 2 bathrooms will be situated on the second floor (44m²) with plenty of storage. The new third floor (33m²), connected by an internal stairs, will comprise of a floor of open plan living with access to an external balcony created by the set back roof extension. No additional over looking is incurred by the new terrace towards Malden Road.



Proposed Elevations

The proposed elevation on the rear extension has been designed to blend in with the rest of the rear of the terrace. The proposed windows have been designed to be in keeping with neighbouring properties as well as being appropriate to the room they serve.

The third floor front elevation has followed the same principle as No.84 and No.92 with a centrally placed glass double door within the white rendered facade. There are also proposed full height double glazed windows either side of the external doors to ensure that daylight can be maximised.



- 4.1 Access Statement
- 4.2 Design Considerations
- 4.3 Lifetime Homes Assessment

Access Statement

Access statements offer a framework for improving the quality of buildings and spaces, by considering the way a building is going to be used and managed from the earliest stage right through the project. In addition to promoting an environment of social inclusion and diversity, the statement can assist in highlighting at an early stage any potential issues of access, thus reducing the risk of potential costly alterations at a later stage.

This Access Statement should be viewed as a document that will develop with the project. The statement will record and explain decisions on accessibility associated with the planning, design and ongoing management stages of the project. It will also provide a convenient vehicle by which particular design decisions that do not follow published best practice still, nonetheless, meet obligations of 'reasonable provision'.

This access statement should be read in collaboration with AWW Architects planning submission drawings for this proposal.

Pedestrian movement - Externally

The main entrance will remain unchanged as to what is current existing at the property. The entrance to the (upper) ground floor is up 4 steps that don't form any part of the planning application. Therefore (as it is currently) there is no existing or proposed wheelchair access into the building. Due to the change in level and subsequent ramp length required, a fixed or temporary ramp solution would not be feasible.

Pedestrian movement - Internally

The majority of the communal internal circulation is not to be changed. The existing communal stair that run from ground floor to second floor is to be retained throughout the building. The stair that is currently part of the existing 3 bed maisonette will become a communal stair to provide access to Flat D on the second floor.

A lift was considered however following design development it became clear that due to the existing building area constraints a lift would not be possible. Therefore the internal circulation will remain as existing and be stair only access.

Where possible all circulation areas and rooms sizes have been maximised to ensure that circulation throughout both new flats is as unobstructed as possible. Due to the fact that providing a lift between floors is not possible, space provision for wheel chair users has not been allowed for. Therefore the 300mm leading edge by doors has been assumed not applicable as well as any 1500mm turning circles anywhere within the building.

Lifetime Homes Assessment.

Below is a Lifetime Homes Assessment of the proposed development based on the 16 points checklist. It is important to note that due to the existing building constraints many of the criteria set out in lifetime homes is not possible to achieve even though every effort has been made to do so. Where possible, many of the points have been incorporated in the scheme.

- 1. Parking – Not applicable. There is no parking on site as existing.
- 2. Approach to dwellings from parking – Not applicable. As per existing. There is no parking associated with the development as per existing.
- 3. Approach to all entrances – As per existing. No change is proposed here. There are existing steps up to the front door from Malden Road and this does not form part of the application and therefore will remain unchanged. The main entrances to the individual dwellings are all level thresholds however with no lift provision and a raised ground floor, this is not applicable.
- 4. Entrances
 - a) Be illuminated – The front entrance is already deemed well lit due to the surrounding external street lighting. No change is proposed here. Both proposed dwelling entrances will be well lit by a new lighting design to the communal spaces on the stairs at each level.
 - b) Level access - The entrances to the new optimised flats will be off the communal stair and no lift provision is being provided and therefore is not applicable.
 - c) Clear openings - The new dwelling front entrance will have new doors with a compliant 800mm clear entrance door however this is not applicable due to no wheel chair access. The communal circulation will be dictated by the existing widths and therefore 1200mm will not be able to be achieved.
 - d) Adequate weather protection – The existing front entrance has already got a very small recess which will remain unchanged as it doesn’t form part of the applicable. This existing external lobby provides a small amount of weather protection.
 - e) Level external landing – Not applicable.
- 5. Communal stairs and lifts
 - a) The existing stairs are to remain as existing throughout the building. The new stair to the new level will comply with current building regulations.
 - b) Due to the constraints of the existing building (even with the extension) a communal lift is not able to be provided. Even though every effort was made to try and incorporate a communal lift, unfortunately it was not deemed possible and therefore will remain stair access only. Also the retained existing stepped access to the entrance of 88 Malden Road negate the need for a lift as the ground floor is in reality an upper ground floor.
- 6. Internal doorways and hallways – Due to no lift, wheelchair users are not able to get to the flats and therefore this guidance is not applicable for the new dwellings. However where possible all new internal clear widths within the new dwellings have tried to be compliant to lifetime homes where possible within the constraints of the existing building.
- 7. Circulation space – Due to no lift this is not applicable however circulation spaces have been maximised where possible both inside and outside the flats.
- 8. Entrance level living space – Not applicable due to no lift.

- 9. Potential for an entrance level bed-space – Not applicable due to no lift.
- 10. Entrance level WC and shower drainage – Not applicable due to no lift.
- 11. WC and bathroom walls – Designated bathroom walls will be capable of firm fixing and support adaptations for ambulant disabled.
- 12. Stairs and potential through-floor lift – Not applicable due to existing building constraints.
- 13. Potential for fitting of hoist – Not applicable. It is reasonable to assume that as there is no lift provision it is highly unlikely that a person requiring a hoist in either a bedroom or the bathroom would take residence in the new flats which are above ground level. If hoisting is required in the future, mobile hoisting equipment can be used to aid an individual where required.
- 14. Accessible bathroom – Not applicable due to no lift.
- 15. Glazing and windows handle height – All new glazing will be compliant to lifetime homes ensuring that a wide range of people can use and approach the windows.
- 16. Service controls – All service controls will be within the specified height band from the finished floor and at least 300mm away from any internal corner as per detailed in BS8300:2009 (even though in theory this is not applicable due to no lift provision).

Where possible, best practice and life time homes guidance has been followed to ensure the best possible layouts of flats within the tight constraints of the existing buildings.

Summary

This document outlines the key constraints and opportunities affecting the proposal, the key principles informing the design proposal and illustrates a vision for development to meet its present and future needs.

The strengths of the scheme lie in the following areas:

- Converting an existing out of date flat into two new modern well planned dwellings.
- A sensitive and considered roof extension similar to neighbours on the same road which adds consistency along the street with the neighbouring properties.
- A positive housing contribution by increasing the number of dwellings in the area by one and addressing the housing shortage in London and in particular the Borough of Camden.
- A rear extension that is consistent with neighbouring extension and ensures that materials and building elements are kept consistent.

Gross Internal Areas

	Existing Flat C	Proposed Flat C	Proposed Flat D
First Floor	41m ²	44m ²	-
Second Floor	41m ²	-	44m ²
Third Floor	-	-	33m ²
Total	82m ²	44m ²	77m ²

Additional internal area created is 39m²