

DESIGN STATEMENT
TO SUPPORT DEVELOPMENT AT 3 CASTLE ROAD, KENTISH TOWN, LONDON, NW1 8PR

The existing property currently consists of ground floor retail unit and 2 separate self contained flats each containing 2 bedrooms. Unit 2 is small and does not provide satisfactory living space expected for modern living.

The proposed development sensitively brings additional living space to the popular Kentish Town area by way of a single story rear extension and loft conversion. This will enlarge unit 2 to 76.5sqm providing a generous 3 bedroom unit.

The proposed change falls within the UDP guidelines in terms of area and satisfies London Borough of Camden's preference for a family unit. The second floor roof terrace will be converted by way of a single story extension to provide a new living room. The loft will be converted to provide an additional 3rd bedroom with en-suite.

Existing units

Floor	Unit	Type	Area existing
Ground	Retail	Shop	55sqm
First	Unit 1	2 bed flat	52sqm
Second	Unit 2	2 bed flat	40sqm + roof terrace 14sqm

Proposed units

Floor	Unit	Type	Area proposed
Ground	Retail	Shop	no change, 55sqm
First	Unit 1	2 bed flat	no change, 52sqm
Second/Third	Unit 2	3 bed flat	76.5

Externally the changes to the front façade are minimal and comprise of a new mansard roof with two windows which provide a new loft bedroom with en-suite. From street level as demonstrated the new development will be set back out of sight and the new roof windows do not overlook any existing dwellings. Similarly at the rear of the property 2 new UPVC windows will match the existing and are situated in the mansard roof which is in keeping with the style of the property.

The materials used will be mock London stock bricks with render painted, to be sensitive to the colour and shade of the existing brickwork. The proposed roof terrace will be constructed in the same way as the existing using a flat roof with built up asphalt. Rainwater goods will be black UPVC to be sensitive to the traditional black cast iron.

The loft conversion will enable the internal volume of the property to be maximized and an additional floor space created. The proposed rear extension will not result in any additional loss of light to the adjoining properties as is demonstrated by the proposed sight lines.

DESIGN STATEMENT
TO SUPPORT DEVELOPMENT AT 3 CASTLE ROAD, KENTISH TOWN, LONDON, NW1 8PR

Guidance has been sought in relation to this application from the London Borough of Camden Planning department and the following comments were made and have been addressed in the new application attached;

I refer to our phone conversation this afternoon relating the above application. The proposed extensions are considered to be acceptable in principle. However I have concerns over the design and bulk of the extensions and the impact of the proposed terrace (above second floor extension) on the amenities of the adjoining occupiers (at 5 Castle Road).

- Although the existing building is not of high quality the roof addition should be design to a higher quality. It should be set back behind parapet and be either a high quality modern design or follow the guidance for mansards in Camden Planning Guidance 2006 (for roof and terraces, page 200) in terms of profile. Please note that the headroom in the roof extension would be below the Council's guidance (2.3m) may not pass the building regulations.
- The proposed terrace above the second floor extension would overlook the adjoining property's roof terrace and the rear openings on the top floor level. That overlooking might be prevented by 1.7m screening on the side of the roof terrace but that screening would block the daylight to the rear openings and the roof terrace at the adjoining property and would result in further loss of outlook to that property. You are advised to revise that part of the scheme. It would also be useful if you could provide daylight study to show whether the proposed extension would have unacceptable loss of daylight to the openings at that property.
- You are also required to provide existing and proposed east side elevations of the building.
- It would be useful if you could show the roof profile including roof terrace of the adjoining property on the roof and floor plan and the rear elevations.