

**DESIGN AND ACCESS STATEMENT
FOR
PLANNING APPLICATION TO CONVERT THE UPPER PARTS OF
106 MALDEN ROAD INTO 2 SELF-CONTAINED STUDIO UNITS**

106 Malden Road is an existing 4-storey building with a launderette occupying the ground floor and basement. The first and second floors are vacant and in urgent need of structural repair, renovation and refurbishment. The property was purchased by the current owners at least 35 years ago and the upper parts were then used as two domestic units with a separate family flat on each floor. The property was semi-derelict when purchased and the upper parts were refurbished and used as offices for about 10 years from 1974 to 1984.

The shop front has recently been replaced having had a grant from Camden Council to allow a separate entrance to the upper parts.

Planning Permission has recently been obtained ref 2005/1342/P dated 24 August 2005 to convert the upper floors into a maisonette and therefore Camden Council has accepted the principle of change of use from offices to residential. As the property is located on a busy road and above a launderette the accommodation is not suitable for families. It is better suited to be single person's accommodation either as a starter home or rented accommodation. The units are virtually identical and the bedroom and living areas are stacked vertically to minimise disturbance to the occupants.

The studio flats have floor areas of 36.94m² at first floor level and 37.72m² at second floor level, which exceed the minimum area requirement of 32m² for studio flats. Provision has been made for cycle parking as part of the application and there is provision for one flat to have a car with a parking permit. As the existing building is being converted it would not be easily used by a disabled occupant in a wheelchair, as the access would not allow this. However the principle of access has been agreed as part of the previous consent.

The existing fenestration layout is being retained and this offers a good level of natural lighting to all habitable areas.

The front façade is being rebuilt due to structural reasons but it is to be rebuilt to match the existing and therefore this development will not alter the general street scene.

October 2006

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**LIST OF DRAWINGS AND PHOTOGRAPH SHEETS SUBMITTED WITH
CONSERVATION AREA APPLICATION FOR
106 MALDEN ROAD, LONDON NW5 4DA**

25/09/2006

DRAWINGS

A394/L1	Location Plan	1:1250
A394/M1	Existing Plans, Front Elevation & Section AA	1:50
A391/01A	Proposed Plans, Front Elevation & Section AA	1:50

PHOTOGRAPH SHEETS

A394/P1	Photographs showing front and rear of property
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STRUCTURAL ENGINEER REPORT AND PHOTOGRAPH SHEETS

Page 1	Report on the Structural Condition of the Front Wall of 106 Malden Road, NW5
Page 2	Photographs 1 – 4
Page 3	Photographs 5 – 8