

Coupdeville Architects

Unit 1A, Woodstock Studios

36 Woodstock Grove

London

W12 8LE

17/12/2014

Dear Sir/Madam,

RE: Planning Application; 145 Malden Rd, London. NW5 4HT

Please find submitted application. (Drawings S-01, EX-01-08, PL-01-09)

Design & Access Statement

Introduction

The proposed is located within the London Borough of Camden, sitting outside of any conservation areas. The development site is a four storey, mid terrace residential property with an existing ground floor extension taking up the footprint of the rear garden. The property currently contains a 2 bedroom flat on the ground floor with 3 one-bedroom flats on the floors above. The site is located on the south side of Malden Rd and has good access to various public transport services with Hampstead Heath, Gospel Oak and Kentish Town West Overground Stations all within 900m (Gospel Oak is closest at 574m). Belsize Park Underground Station is within 700m and Kentish Town Underground and Rail Station is within 1000km. There are also various bus stops within 100m of the property.

The property consists of a stucco facade to the front at ground floor level with London Stock Brickwork to the floors above and the windows are white timber sash frames detailed with thick white rendered reveals. The rear also consists mainly of London stock brickwork with white timber framed sash windows, no reveals.

Proposed

Summarised as follow: [To be read in conjunction with the submitted drawings]

- Additional mansard roof extension with small rear terrace to turn top 1 bed flat into a 2 bed flat.
- Additional 2 storey rear extension to first and second floors over the existing ground floor extension.
- Additional roof light to existing ground floor extension.

Design

Our proposed design creates a rear extension to enlarge the 1 bed flats on the first and second floors, giving them more internal space to the single bedrooms. With the extension of the roof and creation of the additional floor we are able to turn the top 1-bed flat into a 2-bed with the master bedroom taking up the new floor. We are also proposing a small rear terrace to the fourth floor with sliding doors opening out from the master bedroom.

The roof extension will be in a mansard style and copies that of the neighbouring property at No.2 Malden Place. Materials to this roof will consist of lead flashing to the top and sides to also match that of the property next door.

We are also proposing to install 2 small roof lights to the front face of the mansard. These will be of a similar style and size to that of the adjacent roof light at No2 Malden Place.

Many of the properties on the street have already undertaken this work and matching this will tie the property in with those rooflines.

At the rear of the property, in order to allow more light into the bedroom at ground floor level, we are proposing to install a roof light into the flat roof. The accompanying daylight study gives reason for this addition.

Use

The use will remain as residential (C3).

Layout

Primary circulation through the buildings is proposed to remain the same. The new staircase to the 4th floor will occupy the space above the existing stairwell.

Scale

The additional roof extension brings the roofline more in-scale with that of other properties on the terrace row.

Appearance

All materials will copy that of the existing where applicable with the rear extension being in London Stock Brickwork and the roof extension will be in lead flashing to match that of the adjacent property and other mansards on the terrace row.

Access

Proposed access to the site would be continued in the same way.

Doorways & stairs would remain the same in non-compliance of the standards outlined in Part M of the Building Regulations. New staircases and additional doors will be built to comply with Building Regulations, however, access to any of these is gained via existing stairs and doorways.

Your Sincerely,

Pravin Muthiah