

# 1609 / 1610 - 119 & 121 malden road

## full planning application

Camden Council  
Hock Choo  
July 2015



## 0.0 introduction

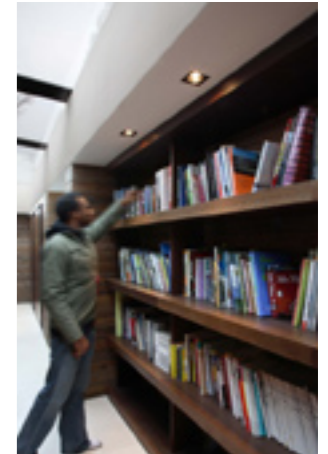
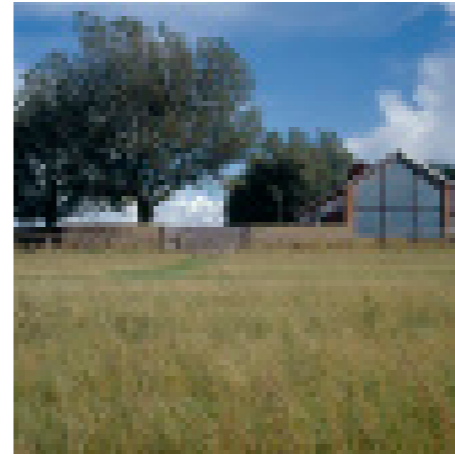


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## introduction

0.1 nicolas tye architects portfolio overview



### Introduction

We are a young vibrant award winning practice interested in creating innovative, high quality, healthy environments for all people. We work predominantly within the residential sector and are currently running some 60 residential projects across the country. Central to our philosophy is that design is generated by the needs of people and the framework of the local context, regardless of the size or scale of the design opportunity. We actively encourage our clients to consider sustainable and sympathetic interpretations of the existing context to the benefit of the local environment. Our experience is far reaching and our philosophy is successfully applied to projects large and small.

### The Long Barn & Long Barn Studio

A derelict barn dating back from 1860 and used for the last 150 years as a grain store has now been converted into a 4 bedroom family house with Studio annex. Sensitivity to the locality and to the existing framework of the building formed a delicate brief between new architecture and old.

A new building was slid into the extrusion of the existing space, respecting the frame and roof of the original barn. A vast fully glazed gable end with a panoramic view of the local countryside forms the end point of a journey through an open plan 250m<sup>2</sup> ground floor space. Natural and organic materials were used wherever possible. The studio's building strategy is based on an elegant rectangle. Accommodation comprises of a reception and seating area for clients, a kitchen, storage, studio space, WC's, meeting rooms and a library and services pod - a continuous expanse of space defined by volumes of Wenge pods containing the ancillary elements of the programme.

### Awards

Build It Award for Berkhamstead house- Best use of SIPS - 2013  
AVDC design awards 2012 - winner of the plaque for outstanding design  
International Design and Architecture Awards 2011- Shortlisted in the Residential £2.5 - £5.5 million category  
International Property Awards 2011- Highly Commended in Office Architecture  
Grand Design Awards 2011 - Shortlisted  
Hertfordshire Building Futures Award 2011- Shortlisted  
Bedfordshire Association of Architects- Best New House 2011  
Northern Design Awards 2010  
RIBA National Award 2009  
RIBA Eastern Region Awards 2009- Finalists  
Design Week Awards 2009: Best Work Place Environment Award  
National Wildflower Centre - International Competition - Shortlisted Finalists from 144 teams - £5million  
Campaign to Protect Rural England (CPRE) Mark 2009  
Creative East Awards- Best Workspace Environment 2009  
LABC (Local authority Building Control) Regional- Best Commercial Project under £1million 2009  
RIBA East Awards 2008: Spirit of Ingenuity- Business in Architecture Award  
Bedfordshire Association of Architects - Best Commercial Project 2008  
Grand Designs Awards 2008: Best Conversion - Finalists  
Grand Designs Magazine Awards 2007 - Finalists  
International FX Design Awards - Best Residential Interior  
British Institute of Architectural Technologists 2004  
Bentley Cars: Daily Mail International Property Awards  
Daily Telegraph and Homebuilding and Renovating Awards 2004  
RIBA East Spirit of Ingenuity Architectural Awards 2004

## introduction

0.2 design team contacts

### Architect

Nicolas Tye Architects

Contact: Jane Try / Laura Maeztu

Address: The Long Barn Studio,  
Limbersey Lane  
Maulden, Beds  
MK45 2EA

Tel: 01525 406677  
Email: jane@nicolastyearchitects.co.uk  
laura@nicolastyearchitects.co.uk

### Client

Contact: Hock Choo

Address: Meadowside  
Limbersey Lane  
Maulden, Beds  
MK45 2EA

119 / 121 Malden Road  
Kentish Town  
London  
NW5 4HS

### Local Planning Authority

Contact: Camden Council / Planning-Development Control

Address: Camden Town Hall  
Camden Council  
Judd Street  
London  
WC1H 8ND

Tel: 0207 9744444  
Email: planning@camden.gov.uk

## introduction

0.3 client brief and design and access statement

### client brief to architect

- Refurbish the existing buildings to convert them into self contained flats.
- Integral facade renovation and partial rear extensions to level up the fragmented volumes at the current landing levels.
- Create new light wells to the basements from the the pavement facing Malden Road.
- Add a recessed mansard roof to both properties.

### design and access statement

#### site

The site comprises two properties in the London Borough of Camden. Numbers 119 and 121 are next to each other in Malden Road, a very popular area in Kentish Town among students and young professionals.

#### existing use of the properties

119 Malden Road is divided into two flats and 121 Malden Road is a licensed house in multiple occupancy (HMO) providing 8no bedsits. Both houses require significant improvements to upgrade both the fabric of the Victorian properties and also the living conditions provided for the residents. The license for HMO from London Borough of Camden (ref: 8331A) dated 7 October 14 states that 4 people maximum should occupy 121 Malden Road in its dilapidated current condition.

On this basis, we understand from the response to a pre-application enquiry to London Borough of Camden (reference: 2015/1698/PRE) on 22nd June 2015, that if the maximum number of permitted occupants allowed under the licensing regulations is between 3-6 people, the property is classed as a C4 Use Class and this application would require a change to a self contained C3 Use class under permitted development rights, which is to be considered as part of this application.

#### proposal

Both houses in numbers 119 and 121 are rented properties in substantial need of renovation.

Our client would like to refurbish them completely to convert them into self contained flats. The same type of project has been carried out through to completion in number 127 of the same street. Pictures of this example can be found in section 2 of this document.

#### scale

Following to the pre-application advice, the renovation project results in a mix of units where 40% of the total are two bedroom apartments.

121 Malden Road will house a 3 bedroom apartment on the ground floor and basement, a single bedroom apartment on the first floor and a two bedroom apartment on the second floor and within the proposed mansard roof.

119 Malden Road will house a 2 bedroom apartment on the ground floor and basement, a single bedroom apartment on the first floor and a two bedroom apartment on the second floor and within the proposed mansard roof.

In conclusion, both properties will provide 6 self contained units in total: 2no 1 bedroom flats, 3no 2 bedroom flats and 1no 3 bedroom flat.

The proposed recessed mansard roofs have been added to the project taking the renovation of number 127 Malden Road as a precedent and respecting the existing valley roofs to the rear of the property.

In order to improve the space within the first floor apartment, a small rear extension has been proposed in number 121 above the roof of the existing external toilet volume at the intermediate landing level.

#### appearance

The renovation aims to preserve the character and appearance of the area. Therefore, the facades will be cleaned and repointed to let the existing brick exposed while the windows will be replaced to match the victorian style of the surrounding houses, such as that in number 123.

#### waste storage and collection

At present all waste disposal is put outside the houses for collection every Wednesday. Due to the nature of the street, there is no way to house the bins discreetly without front gardens on the victorian terrace. Therefore, we assume that the current system will continue after the renovation.

#### advice focus

We sought pre-application advice in late March in order to test to what extent the original proposal was likely to be accepted, specially as to the number of 1 bedroom units, the renovation of the rear facade and the inclusion of balconies, the additional mansard level, the small rear extension proposed in number 121 and the new front access to the basement.

#### pre-application advice

Advice was received to estate that there was an overreliance on 1 bedroom units, that a 3 bedroom apartment was required and that 40% of the units needed to be 2 bedroom units. The advice also pointed at overlooking issues at the rear of the properties and the loss of the rear valley roofs which would not be acceptable, although a mansard roof is to be accepted as per number 127.

As a consequence, we have stepped backwards to a more restrained renovation project, focusing in improving the existing buildings and omitting all the additional elements such as the rear balconies and extensions and the new access to the basements from the front pavement.

The new mix of units provides a greater choice for different professional profiles, students or families in Camden.

## introduction

0.4 lifetime homes statement

### lifetime homes 16 design criteria

#### Criterion 1 - Parking (width or widening capability)

The site is located in the London Borough of Camden and the conversion of the existing houses does not provide parking facilities. This criterion is therefore not applicable, as the parking provision has not changed due to the constraints of the Victorian terraced accommodation.

#### Criterion 2 - Approach to dwelling from parking (distance, gradients and widths)

This does not apply to our project as explained in criterion 1.

#### Criterion 3 - Approach to all entrances

The approach to the front door of both houses is kept as original, with one step up from the street level to the threshold.

#### Criterion 4 - Entrances

Entrance to both Victorian houses will remain as existing: they will be recessed from the facade line and will therefore provide adequate weather protection and external landing.

#### Criterion 5 - Communal stairs and lifts

Communal stairs will follow the required specification for Criterion 5a, as far as going and rise dimensions and handrail details are concerned. Both houses will stay without lifts, as existing.

#### Criterion 6 - Internal doorways and hallways

Hallway widths and doorway widths within dwellings will conform to the specification stated in this criterion. Communal doors will have a minimum clear opening width of 800mm.

#### Criterion 7 - Circulation space

Enough circulation space is provided for turning a wheelchair in dining areas and living rooms. Basic circulation space for wheelchair users is provided elsewhere.

#### Criterion 8 - Entrance level living space

A living space is provided on the entrance level of every dwelling. The kitchen is also on the entrance level of every unit.

#### Criterion 9 - Potential for entrance level bed-space

All living spaces on the entrance level of every dwelling could be used as a convenient temporary bed-space, specially in those units with two storeys.

#### Criterion 10 - Entrance level WC and shower drainage

All dwellings will have an accessible WC compartment with potential for a shower to be installed as a minimum requirement, specially in the two storey units.

#### Criterion 11 - WC and bathroom walls

Walls in all bathrooms will be capable of firm fixing and support for adaptations such as grab rails.

#### Criterion 12 - Stairs and potential through-floor lift in dwellings

Dwellings with two storeys will incorporate the potential for stair lift installation. However, due to the nature of the original Victorian accommodation, there is no suitable identified space for a through-the-floor-lift.

#### Criterion 13 - Potential for fitting of hoists and bedroom/bathroom relationship

In order to assist with independent living for a wide range of people, structure above a main bedroom and bathroom ceilings will be capable of supporting ceiling hoists. Reasonable routes between these spaces have been considered within the design.

#### Criterion 14 - Bathrooms

All dwellings will have an accessible bathroom on the same storey as a main bedroom in compliance with the specification required to achieve this criterion.

#### Criterion 15 - Glazing and window handle heights

All main windows to the front facade are kept as existing and allow people to see out when seated. All habitable rooms have approachable windows and usable by a wide range of people, including those with restricted movement and reach, in accordance with the requirements to meet this criterion.

#### Criterion 16 - Location of service controls

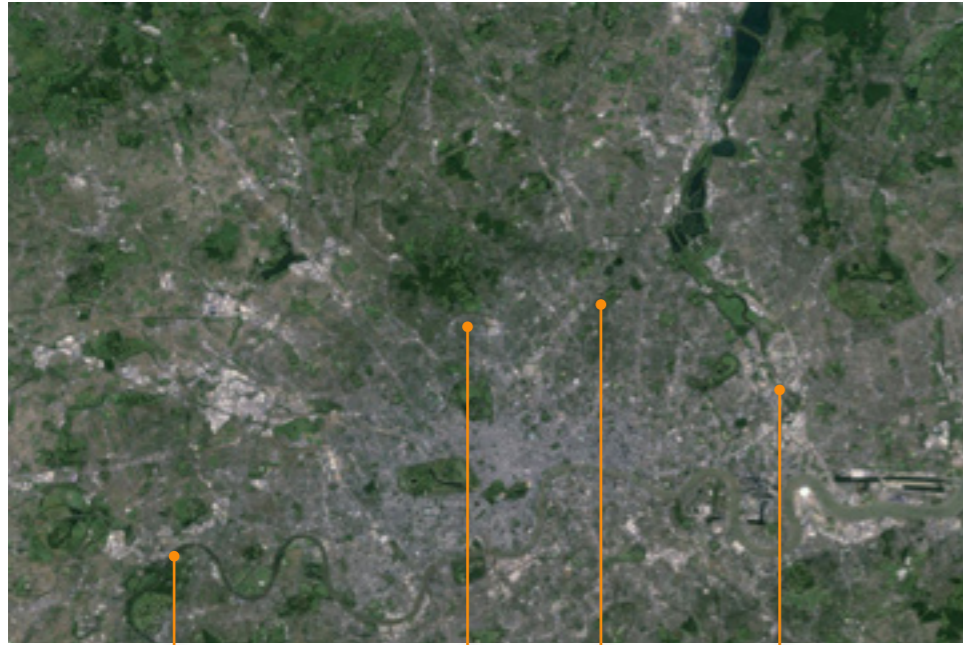
Service controls will be located within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.

## 1.0 site assessment



# site assessment

## 1.1 site location



overview

river thames

site

holloway

stratford



neighbourhood

belsize park

site

kentish town



boundary

malden road

site boundaries



# site assessment

1.2 site context



121 malden road

119 malden road

winter sun path

summer sun path

prevailing winds

# site assessment

## 1.3 site photography



View of the rear courtyard



North site boundary in number 121



Basement patio in number 121



Basement boundary under the pavement to Malden Road



Rear facade in number 121



Volume sticking out of the main rear facade in number 121



Existing rear extensions in number 121

## site assessment

### 1.3 site photography



View of adjacent buildings from number 121



Adjacent buildings to number 119 from number 121



Adjacent buildings from number 119



Block central courtyard from number 119



Basement access in number 117 malden road



Interior view in number 121

## site assessment

### 1.3 site photography



View of the rear ground floor roofs from number 119



Adjacent property to number 119



Adjacent property to number 119



View of the rear facade of number 119



Ground floor kitchen window in number 119



View of the block courtyard from the corner of 119

## site assessment

### 1.3 site photography



Malden Road 127 with scaffolding



Second floor kitchen in number 119



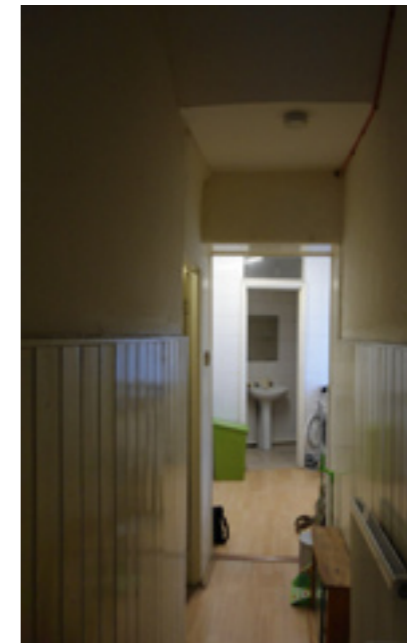
View of 119 and 117 Malden Road on the street corner



Ground floor entrance hall in number 119



Front door in number 119



Ground floor entrance hall in number 121

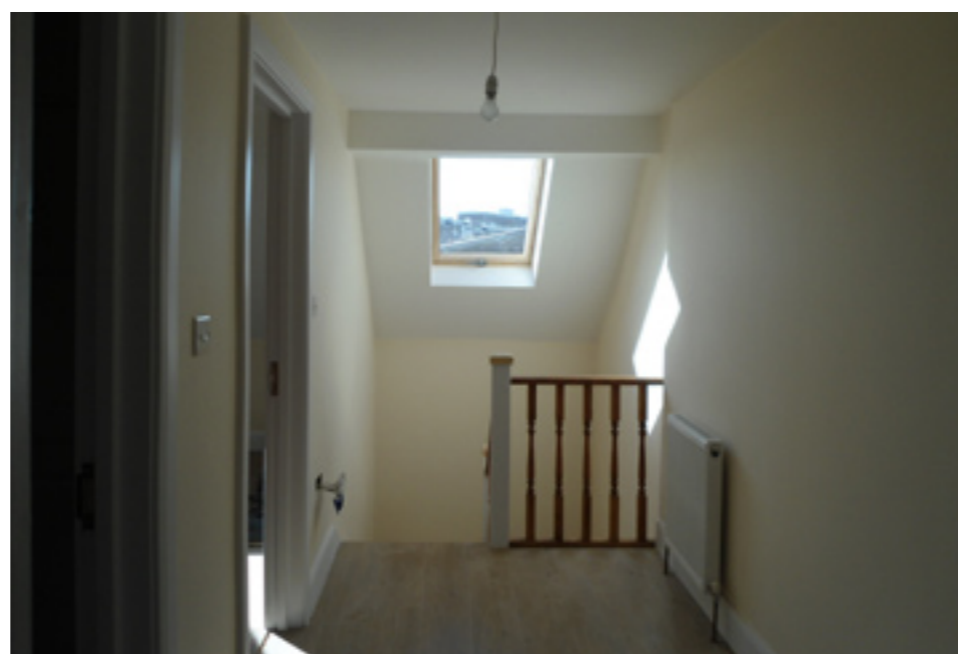
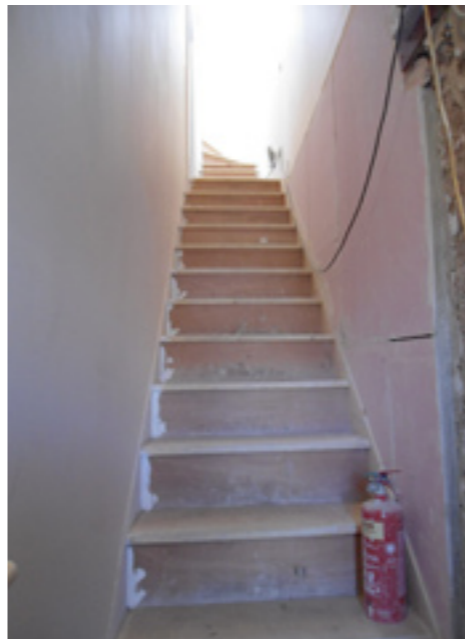


## 2.0 design approach



## design approach

2.1 precedent project in number 127 malden road



### 3.0 existing drawings





## 4.0 proposed drawings

