

Design and Access Statement

Part single, Part two storey rear extension and reinstatement of the front light well to facilitate conversion of basement into a two bedroom flat.

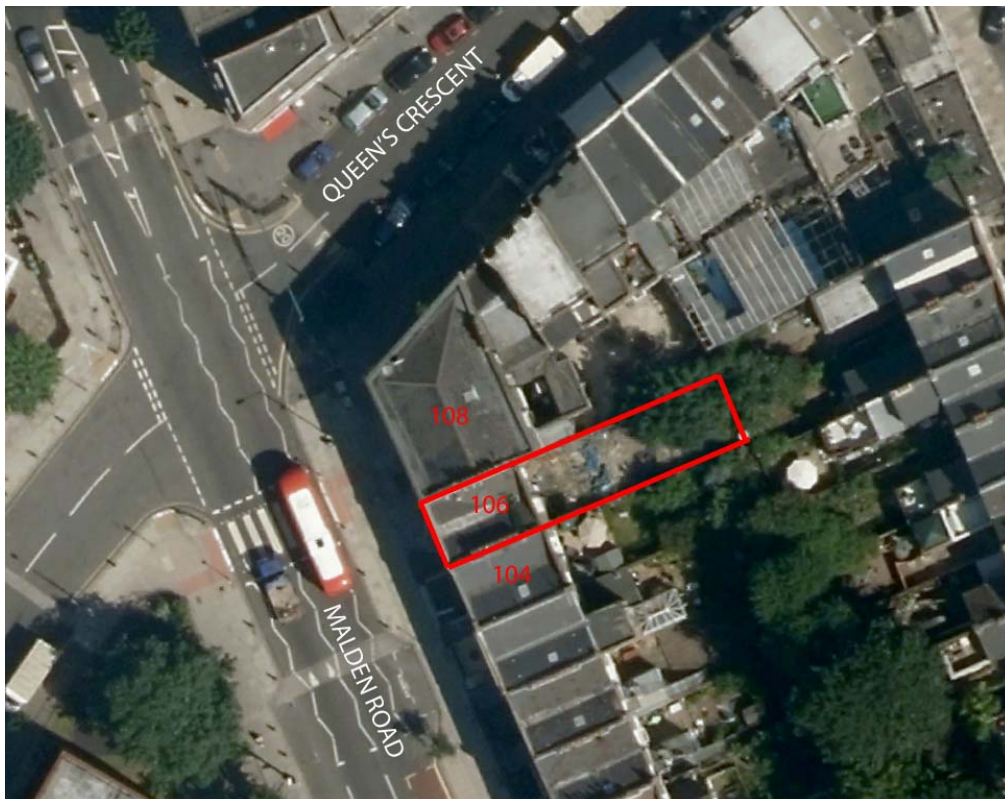
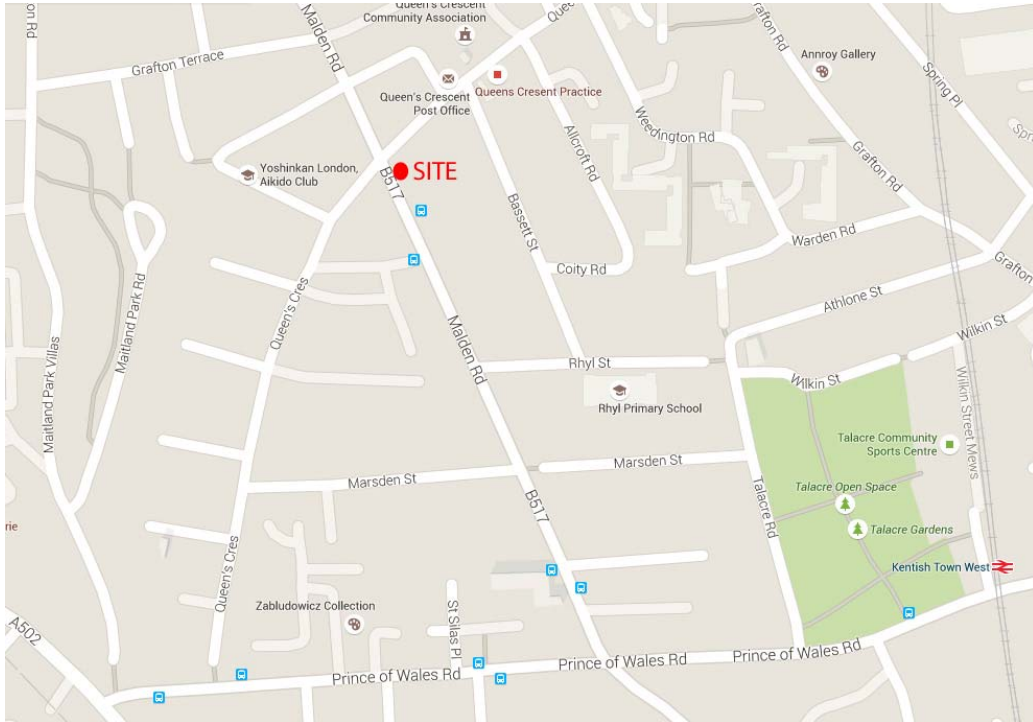
at

**106 Malden Road
London
NW5 4DA**

August 2015

1. Site Location

The site is located on the Eastern side of Malden Road near its junction with Queen's Crescent. The site benefits from an easy access to the shopping facilities on Queen's Crescent to its North. The amenities of Talacre Gardens and Kentish Town West station are within walking distance



2. Surroundings and Context

106 Malden Road is late Georgian style three storey terraced building with basement. The ground floor shop is currently used as a launderette with basement in use for water tank and associated plant. The First and second floors are currently used as a two self contained flats with access from front of the building.

60-104 Malden Road have basements and front light wells. A number of these properties are converted into flats.

The property falls at the edge of West Kentish Town Conservation Area and this terrace of houses dates back to 1862.



3. Background

3.1 The existing basement currently has a water tank, plant and is used for storage purposes for the launderette.

3.2 60-108 Malden Road constitute a long terrace of similar houses built by 1862. The houses along this terrace have raised ground floor level accessed by steps and have front light wells and basements.

3.2 106 Malden Road is an anomaly along the terrace of these late Georgian houses. It benefits from a basement similar to adjoining properties however the light well seems to be missing. The soil investigation report confirms that the front court of the shop is made up of brick fill material which indicates that at some point in time the property benefitted from a front light well. In all likelihood the original light well was filled, the stairs and railing removed when the ground floor was converted into shop.

3.3 The opening in basement wall also appears to be similar to the basement window of No. 104.

4. Proposed Development

4.1 The proposal is for re-instatement of front light well with a metal stairs leading to the basement. Metal railings will be re-instated to match the adjoining. The light well will provide both hard and soft landscaping to improve the visual amenity of property.

4.2 The alterations to the rear include a part single , par two storey extension. Basement rear extension adjacent to No. 104 will be 3m deep stepping out in line with the rear extension of No. 108.

4.3 At ground floor level the rear extension adjacent to No. 108 will be 1.7m deep with a set back from the adjoining extension. Due to the distance of this extension from the boundary of No. 104, it will have no detrimental impact on the amenities of adjoining properties.

4.4 The existing water tank will not be required and the Boiler/plant for the laundrette will be moved to ground floor extension.

4.5 The extensions will facilitate the conversion of basement into a modern two bedroom flat at with access from front and windows to both front and rear.

4.6 The existing concreted over front court is considered to be a negative feature in the Conservation Area and replacement of this with a light well and matching metal railing will enhance the appearance of the Conservation Area.

4.7 A bio-diverse green roof is proposed above the rear extension which will improve the visual amenity of upper floor flat occupiers.

5. Relevant Planning History

5.1 No relevant planning history was found on council's planning records.

6. Planning Policy Context

The Development Plan comprises the London Plan (2015), the Camden Core Strategy and Development Policies documents. Other relevant policy guidance is set out in the National Planning Policy Framework and locally in the Council's Conservation Area Statement and Camden Planning Guidance

National Planning Policy Framework

The NPPF is relevant in that it includes policy guidance to promote good design, conserve heritage assets, including Conservation Areas, and preserve amenity.

London Plan (2015 version)

The London Plan policies are considered to be relevant to the proposal only on a general level. In particular policy 7.4 relating to local character, policy 7.6 relating to architecture and 7.8 relating to heritage assets and archaeology are relevant.

Camden Local Development Framework Core Strategy and Development Policies

Policy CS1 (distribution of growth) is a broad policy relating to the overall plan strategy. It sets out the Local Planning Authority's (LPA's) intention to seek development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site.

Policy CS5 relates to managing the impact of growth and development within the borough. It includes the need to protect and enhance the local environment and heritage and the amenity and quality of life of local communities.

Policy CS14 is relevant at the general level in that it seeks to promote high quality places and conserve heritage within the borough.

Policy DP24 (securing high quality design) sets out the LPA's requirement for new development to be of the highest standard of design and to consider, among other matters, character, setting, context, the form and scale of neighbouring buildings, the character and proportion of the existing building, where alterations and extension are proposed, and the quality of the proposed materials.

Policy DP25 (conserving Camden's heritage) in this instance is relevant because of the building's location in the West Kentish Town Conservation Area. The policy states that the Council will only permit development that preserves or enhances the character and appearance of the area.

Policy DP26 (managing the impact of development on occupiers and neighbours) relates to amenity considerations such as visual privacy and overlooking, overshadowing and outlook, and access to daylight and sunlight and daylight.

Policy DP27 relates to basement development and requires proposals for basements to consider the impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The policy states that basements are required to:

- a) *maintain the structural stability of the building and neighbouring properties;*
- b) *avoid adversely affecting drainage and run-off or causing other damage to the water environment;*
- c) *avoid cumulative impacts upon structural stability or the water environment in the local area.*

Basement development will also be assessed in terms of whether they:

d) harm the amenity of neighbours; e) lead to the loss of open space or trees of townscape or amenity value; f) provide satisfactory landscaping, including adequate soil depth; g) harm the appearance or setting of the property or the established character of the surrounding area; and h) protect important archaeological remains. The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding

Proposals for lightwells will be assessed in terms of whether:

i) the architectural character of the building is protected; j) the character and appearance of the surrounding area is harmed; and k) the development results in the loss of more than 50% of the front garden or amenity area

Camden Planning Guidance (CPG) 4

CPG4 is a guidance document which relates to policy DP27 and sets out the requirements of the BIA process. This includes detailed guidance in relation to five stages in undertaking a BIA which includes the following:

Stage 1 – Screening (assessing whether a full BIA is required referring to the flowcharts provided)

Stage 2 – Scoping (identifying the potential impacts of the development)

Stage 3 -Site investigation and Study;

Stage 4 -Impact assessment; and

Stage 5 -Review and decision making.

West Kentish Town Conservation Area Statement

The Conservation Area Statement identifies the group of houses, of which no.106 is part, as being built in 1862.

Adjoining property No. 108 Malden Road (Robert Peel Public House) is considered to be a *focal building, Stylistically very similar to its neighbours.*

7. Analysis of Planning Issues

7.1 As noted in Section 4, the proposed development would provide an additional residential unit in basement. In principle, the change of use of basement for residential use is supported in policy terms, at both the strategic and local level.

The change of use of launderette (Class A1) to Residential (Class C3) is a permitted use under Part 3 Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015

Basement and Light well Impact

7.2 A key planning issue to be considered is the impact of the basement having regard to the requirements of policy DP27 and CPG4.

7.3 The proposal is for lowering of existing basement floor level by 100mm which is negligible and will not have any adverse effect on adjoining properties.

7.4 The BIA and accompanying technical documents have followed a comprehensive and robust process and have been carried out by experts with the appropriate technical qualifications.

7.5 The Construction Method Statement and Structural Report have been informed by the findings and recommendations of the BIA and confirm that the basement can be constructed with no detrimental effect to the structural integrity or stability of the house or the existing structures adjoining or adjacent to the house.

7.6 The proposed light well would not have any impact on trees or landscaping. There are no trees on site and the amount of soft landscaping is limited to a small amount of planting at the rear of the building.

8. Access and Parking

No alterations to pedestrian access to the site is proposed. As the site benefits from good transport links (PTAL 4), the proposal is for a car free development.

9. Inclusive Access

9.1 The access to the flat is formed taking into consideration the latest Legislation and Building Regulations, with the design provided using the amended parts of Approved Document M (2004), and requirements under the Disability Discrimination Act.

9.2 The main entrance of the flat is accessed by an easy rising stairs.

9.3 Horizontal Circulation

Circulation within the flat is provided by way of a Lobby that is a minimum of 1 meter in width with door openings of a minimum 800mm clear.

9.4 Lifetime Home Standards have been incorporated in design where possible.

10. Planning Policy Obligation

If required, the Owner will enter into a Section 106 Agreement to mitigate development impact on public open space, community facilities, waste and sports facilities.

11. Conclusion

11.1 The proposed development is for modest rear extensions to existing property and reinstatement of front light well to allow conversion of basement into a self contained flat.

11.2 Due consideration has been given to the Camden Council's planning Guidance in developing the scheme. The applicant has made every effort to provide all of the required evidence to support the development in line with local policy and guidance which has included a comprehensive Basement Impact Assessment with accompanying Structural Report.

11.3 The front lightwell will be a welcome addition to the street scene and will enhance the character of West Kentish Town Conservation Area.

