DESIGN AND ACCESS ASSESSMENT

At
69 Kentish Town Road
London
NW1 8NY

Contents

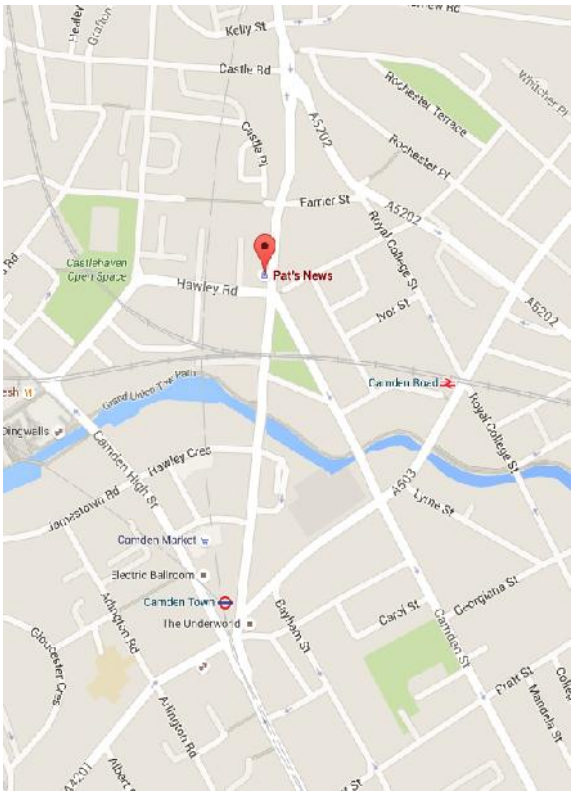
1. Introduction

1.1 Context

The property in question is situated on Kentish Town Road as indicated on the location plan below. It is part of a terrace of older circa 1850 properties with the Quinns Public House on the end. The properties are mainly retained as shops with residential accommodation above and many have rear extensions out into the old gardens to the rear. A recent fairly large rear garden development has been built at no.79.

The property is part of a parade of similar properties. There are 4 properties forming this terrace of matching age and style, all with valley roofs and a fairly uniform parapet. These properties are not listed, nor are they within a conservation area.

The property is only an 8 minute walk from Camden Town Underground station and is on a number of bus routes. It is classed as being within the best (most accessible) category with reference to the Public Transport Accessibility Level (PTAL).



Location Plan and Map not to scale.

A pre-application has been undertaken with regards to this proposal (2015/5752/PRE), and the advice has been very useful in allowing us to amend the proposal according to the requirements. This has included reducing the development of the existing building to maintain the valley roof, removing the second floor closet wing extension, reducing the scale of the first floor closet wing extension, reducing the depth of the rear extension, and other changes which have been incorporated. Please see the application form for further information.

1.2 Existing Use

The property currently comprises of a newsagents shop on the ground floor with a store room in the basement and a two bedroom maisonette within the first and second floors. The property is currently looking very ran down and the garden at the rear is extremely overgrown and not used.

The property currently looks run down and is in need of upgrading.

The rear garden is currently never used, very overgrown and potentially is unused space that could be better used.

The shop which also occupies the existing basement area is extremely run down, and in need of a complete overhaul. The retail unit itself is poorly laid out with a poorly connected basement space, which is in such a bad state that it is at present only useful for storage.

The degree of refurbishment that is required to the ground and basement together with the unused rear garden area has brought into question a re-assessment of the use of the site and whether a more unified refurbishment / development of the spaces available cannot now utilise the land better, and at the same time regenerate this property for the future.

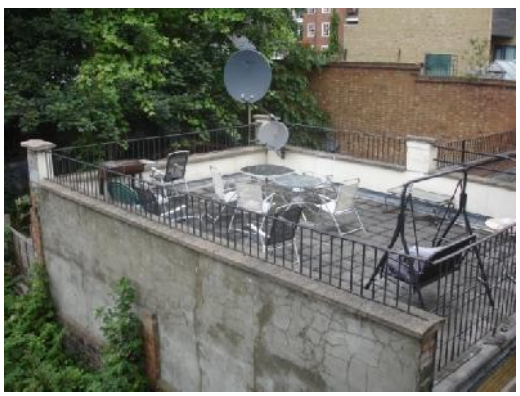
This will not only create a more sustainable development but allow extra funds to carry out the fairly substantial refurbishment that is now necessary.

2. Proposal

The proposal for this site is to maintain the ground floor shop, creating an extension at the rear to provide a small office space for the shop, which will then be fully refurbished to provide a modern clean rectangular sales area of 26.5sqm on the ground floor. This will be linked to a further basement sales area and storage area, thus creating a very usable retail unit of total gross area of 89.6sqm. Within the basement, new toilet facilities will be provided connected to the existing drainage at this level. Within these works the shop can be completely fire separated from the accommodation above and acoustic separation to current regulations installed. The basement area will be fully tanked and insulated to provide good quality additional retail space, linked to the shop space above with a new staircase.

Above the shop it is proposed to extend the existing flat, to create a larger 3 bedroom unit within the existing first and second floors, with a stepped back extension over the new ground floor shop office. It is proposed that the new closet wing extension will only go to first floor as advised within the pre-app report, being subservient to the main house and will add an additional single bedroom to the existing flat.

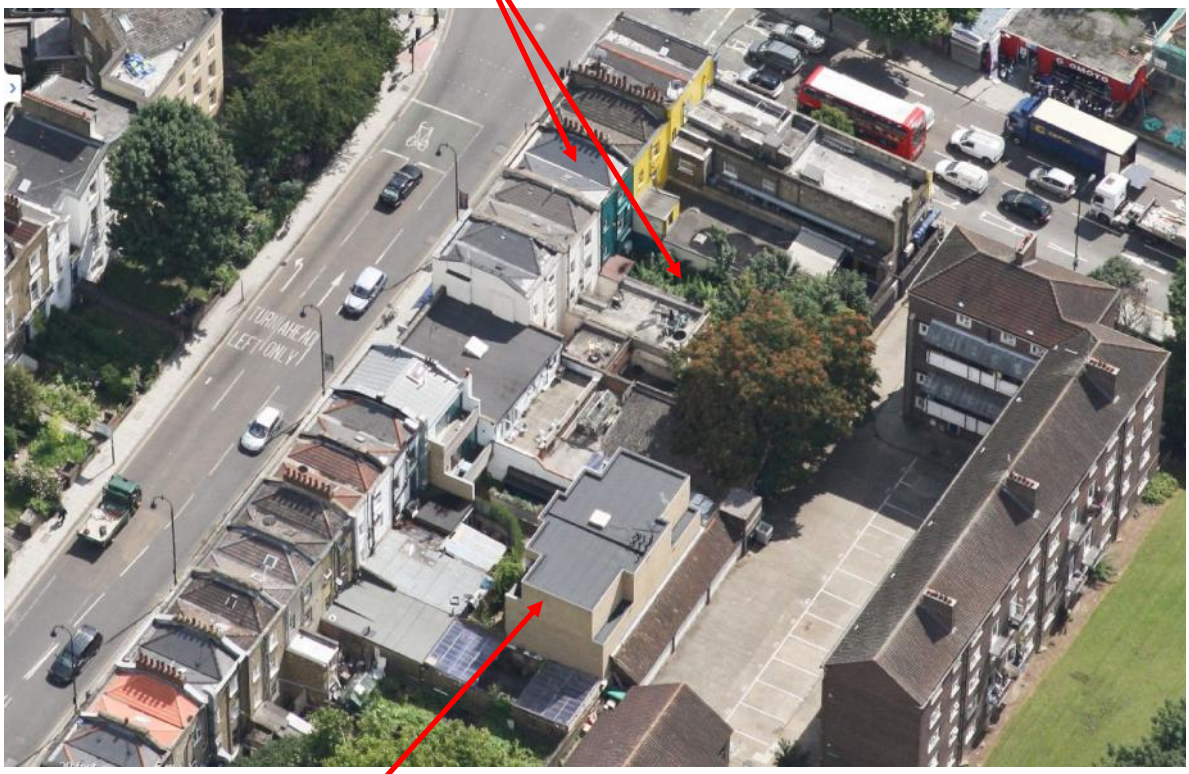
Finally, it is then proposed to create a further two storey extension on upper and lower ground floors in the currently unused garden, thus making use of this neglected space. It will only partly be lowered to create a lower ground floor and in height terms will be very similar to the level of the railings at No. 71 adjoining. These photographs show the extent of rear development adjoining and confirm that this would therefore not only be a suitable rear extension in line with previous development but also would provide a much needed additional unit of accommodation.



3. Scope of Development

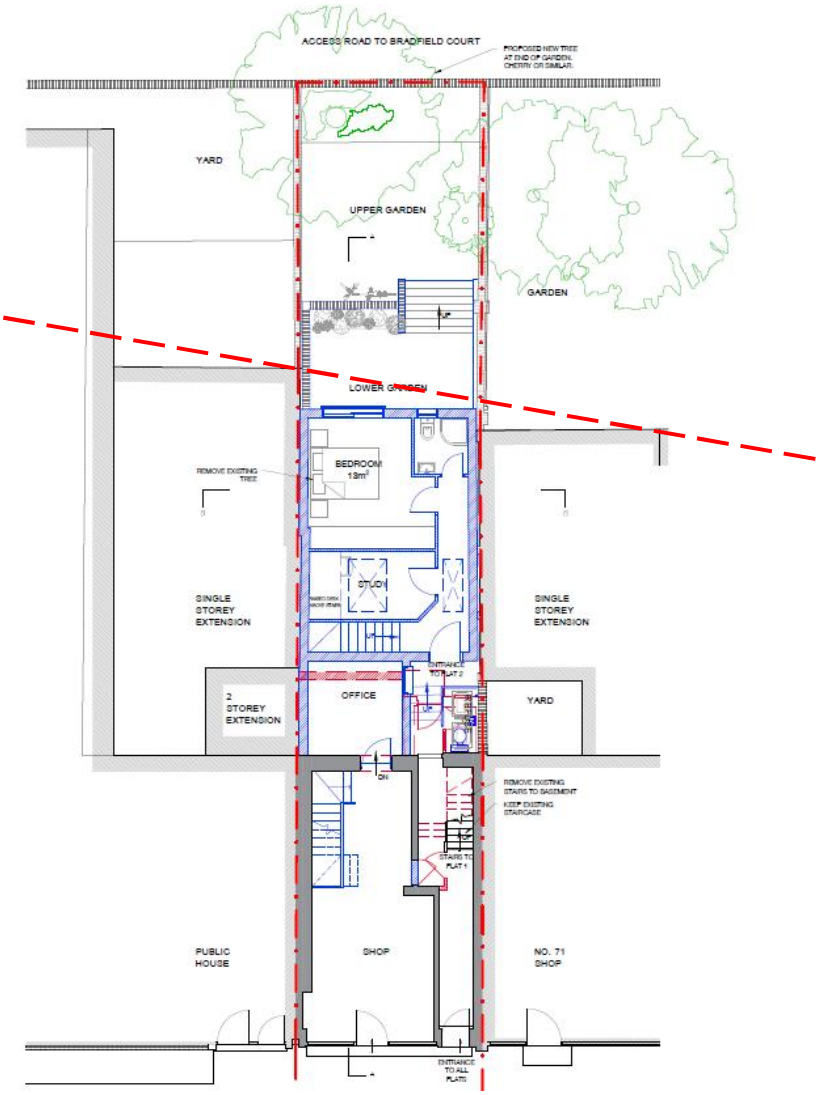
The aerial photograph indicates the significant rear development already in existence and it can be seen that in fact the garden at the rear of number 69 is the only one not developed. It has been advised within the pre-app report that there is therefore scope for a rear extension.

69 Kentish Town



Aerial: Showing extensions to the rear of Kentish Town Road.

79 Kentish Town Road:
A large three-storey plus basement block of flats constructed in 2008.



Site Plan
(Not to Scale)

The diagonal trend that is apparent from the existing rear extension has been considered in regards to the depth of the rear extension. The extension is 1.2m shorter than the Public House extension and only 0.6m in front of No 71. Thus the depth would not create an overbearing effect and there is no detrimental impact with regard to the existing residential amenity as a result.

This was a point which was brought up in the pre-app report which has been taken on board and the proposal modified accordingly.

4. Layout

The flats have been designed in accordance with:

- **Technical Housing Standards – Nationally Described Space Standards**
- **Camden Planning Guidance (CPGs)**
- **London Housing Design Guide (August 2010)**

All habitable areas and widths for all three standards exceed the criteria set out in all three documents, with the exception of the Gross internal area of Flat 1 in the existing building, which meets CPG2 and Technical Housing Standards, but just falls short of London Housing Design Guide by only 2.66m2. It will be appreciated that this is an existing building and therefore should be acceptable as the flat meets all the room area requirements.

Also in line with the requirements, the hallways are 900mm wide.

AREAS					
Location	**Room**	**Proposed Area**	**London (2010)**	**Technical**	**CPG2**
Flat 1	Living	27	27	n/a	-
	Bedroom 1	8.7	8	7.5	6.5
	Bedroom 2	8.3 (existing)	8	7.5	6.5
	Bedroom 3	17.6	12	11.5	11
	Bathroom	3.75			-
	Total Internal	84.34	87	84	75
Flat 2	Living	30.1	23	n/a	-
	Study	7.62			-
	Bedroom	13	12	11.5	11
	Bathroom		-	-	-
	Total Internal	64.55	-	58	48

WIDTHS					
Location	**Room**	**Proposed**	**London (2010)**	**Technical**	**Camden**
Flat 1	Living	3.96	3.2 (min)	n/a	-
	Bedroom 1	2.7	-	2.15 (min)	-
	Bedroom 2	2.6	-	2.15 (min)	-
	Bedroom 3	3 (3.96 Majority)	2.75 (majority)	2.75 (min)	-
	Bathroom				-
Flat 2	Living	4.67	2.8 (min)	n/a	-
	Study				-
	Bedroom	3 (3.69 majority)	2.75 (majority)	2.75 (min)	-

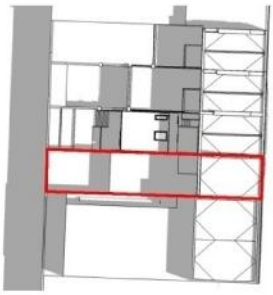
The garden maisonette is proposed to be sunk by half a floor, therefore being the same height as the extension at number 71 next door. The occupied spaces within this new property are to be situated at the rear looking out onto its own private garden, so preventing any overlooking issues between this new building and the existing adjoining property. No privacy will be lost to the accommodation in the existing front property or to the Bradfield Court development behind our site where the windows are at a much higher level and the building is a good distance away.

In line with CPG1, the garden maisonette has no side windows included in the design. This respects the privacy of neighbouring properties, ensuring there is no overlooking into the gardens of other properties. All windows are positioned at the end of the maisonette, allowing for daylight into the living space and bedroom. As suggested in the Pre-Application advice, a Juliette balcony has been included instead of a full balcony as indicated on the visual below.

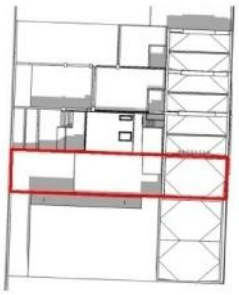
As discussed in the London Housing Design guide, the storage for waste has been carefully considered in relationship to the property. The storage bins are proposed to be in an accessible ground floor area for both flats. This is a refuse enclosure next to the staircase. Space has been provided for two non-recyclables bins and additional space for other bins. This external space also limits noise travelling from the communal space into the hallway of the maisonette flat.

5. Scale and Appearance

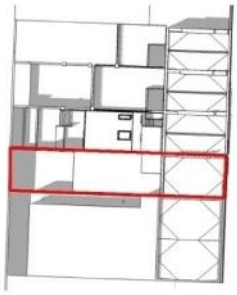
Through 3D modelling of the proposal and the adjoining buildings, it can be seen that the proposals have virtually no effect on the sunlight of the adjoining properties due to their considered scale, orientation and position on the site.



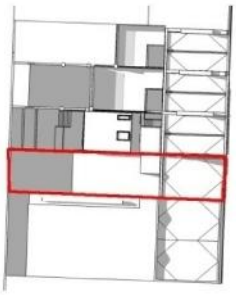
Summer Solstice 9am



Summer Solstice 12pm

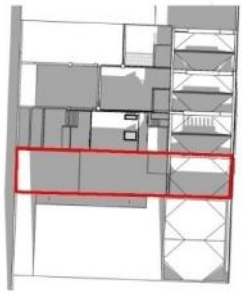


Summer Solstice 3pm

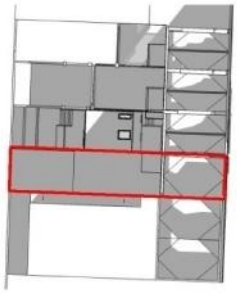


Summer Solstice 6pm

Winter Solstice 9am



Winter Solstice 12pm



Winter Solstice 3pm

Shadows indicated are for 7th July at 12:30.

As the 3D visual shows, the first floor closet wing extension is of similar scale to that next door and also located to the side of the property, retaining the stairwell window to the left. In line with the guidance in CPG1, it has a 4 pane, white UPVC window, similar in style and material to the existing windows on the rear facade.

The closet wing extension is to be rendered to match the existing building and will have a flat roof, of similar simple detailing and felt roof as other extensions. The materials proposed in the extension will be appropriate and positively complement the character of the building, and the site's wider context.

The garden maisonette will still ensure that a large sized garden is being retained. This open space is proportionate to and larger than that of many of the surrounding properties.

The height of the garden maisonette has been kept to a minimum ensuring that the extension is a similar height to the neighbouring parapet.

It is proposed that the garden maisonette be constructed in London stock brickwork with white aluminium double glazed windows. This, coupled with the green roof and rear landscaping will immeasurably enhance the existing environment and outlook from the existing windows in comparison to the unused and overgrown existing garden, not only for the existing building but also the rest of the buildings in the terrace.

6. Landscaping and Sustainability

It is proposed that the rear Flat 2 extension will have a green roof which will reduce the visual impact of this extension from a higher level. This will be a vast improvement to the currently overgrown and inaccessible garden. The soft landscaping of the rest of the garden will also improve the environment from its existing state and blend with the view of the green roof as seen from the upper storeys of the existing building. The inclusion of a green roof is supported by planning policy guidance CPG1, CPG3 and DP22.

By including two skylights we are reducing the need and dependence for artificial light, reducing the amount of energy that will be required. These will also provide natural cross ventilation with the windows into the garden.

By including a green roof into the scheme, it will provide an important role in the drainage of water on site, because of the ability to slow down and reduce run-off. Unlike other drainage methods, a green roof can provide control and improvement in both the quality and quantity of water run-off at source. The significantly sized green roof can store water within the soil and vegetation, reducing a peak flow of water. All of this means that overflows are reduced. As an added bonus, a green roof can also filter contaminants from rainwater. The plants on the green roof would also capture airborne pollutants and aid in improving the air quality of the area.

By using permeable paving to the paved surfaces in the garden at the rear, this will also reduce surface water run-off, ensuring that the extension in the garden will have no detrimental impact on the sustainability of the drainage of the site.

7. Water efficiency

It is proposed that the following methods of achieving water efficiency will be incorporated into the scheme going forward, in order to aim to achieve a water consumption rate of 105 litres or less per person per day:

- High efficiency toilets with low dual flushes. By using a dual flush, a reduced flush can be used to reduce the demand in water from each person each day.
- Lower flow rate taps at sinks and low flow showerheads.
- Including a dish washer. A modern model will use 10 litres or similar, which can be less than washing up by hand.