

# 152-156 KENTISH TOWN ROAD

Design & Access Statement

15052

June 2016

Revision A - 31/05/2016



MAREK WOJCIECHOWSKI ARCHITECTS  
LONDON

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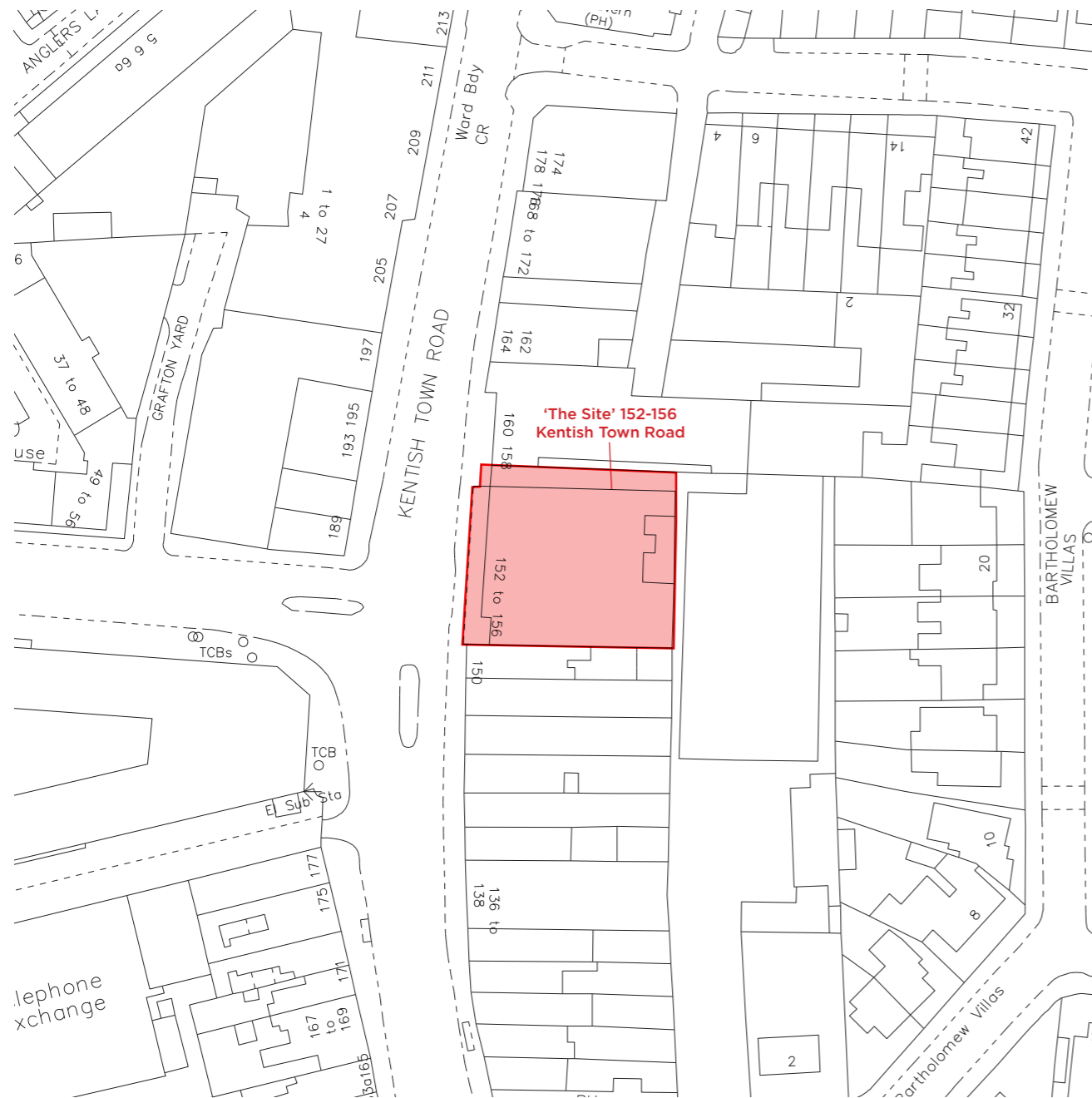
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SECTION ONE:  
INTRODUCTION





Site Location Plan  
Approx. 1:1000 @ A3



Kentish Town Road and Surroundings  
Aerial View 01  
(Site outlined in red)



Kentish Town Road and Surroundings  
Aerial View 02  
(Site outlined in red)

**1.0 INTRODUCTION**

**1.1** Marek Wojciechowski Architects have been instructed to prepare this statement in support of a detailed planning application for the redevelopment of 152-156 Kentish Town Road, NW1 9QB. The statement provides a detailed explanation of the proposed scheme, evaluated against the history of the building and site context, as well as local, regional and national planning policy.

**1.2** The site consists of a 2-storey property, arranged over ground to first floor levels, with an A1 Retail and Sui Generis unit at ground floor and 3x B1 units and a D1 unit at first floor level. The site does not fall within a Conservation Area and the property is not listed. This statement supports a full planning application involving the redevelopment of the site to provide **8no. self-contained residential apartments (5no. 2-bed flats and 3no. 3-bed flats)\***, with the re-provision of retail and business floorspace.

**1.3** Works related to the above redevelopment are outlined in the plans and visuals of section 2.0 and 3.0 of this report, and include (but are not limited to):

- Demolition of existing building and rebuild to enlarged footprint;
- Provision of new homes with C3 residential accommodation over second and third floor levels;
- Private amenity space for residents in the form of roof terraces, improving local biodiversity and neighbouring visual amenity;
- Improved retail space on Kentish Town Road with the retention of A1 unit at ground and proposed lower ground level;
- New B1 and D1 employment accommodation at first floor level;
- Car-free development including restrictions to new residents from eligibility for parking permits.

**1.4** This statement should be read in conjunction with the Planning Statement prepared by Montagu Evans, together with the application drawings and supporting specialist reports.

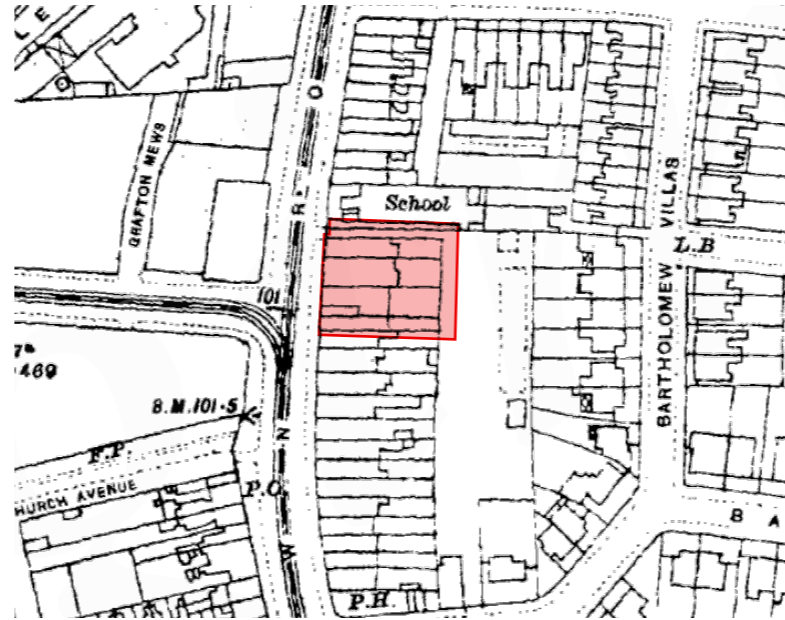
\* Revised 31/05/2016  
Residential unit following omission of the proposed fourth floor





1870s

Ordnance Survey Map  
152-156 Kentish Town Road  
& Surroundings  
(Current site boundary in red)



1910s

Ordnance Survey Map  
152-156 Kentish Town Road  
& Surroundings  
(Current site boundary in red)



1890s

Ordnance Survey Map  
152-156 Kentish Town Road  
& Surroundings  
(Current site boundary in red)



1950s

Ordnance Survey Map  
152-156 Kentish Town Road  
& Surroundings  
(Current site boundary in red)

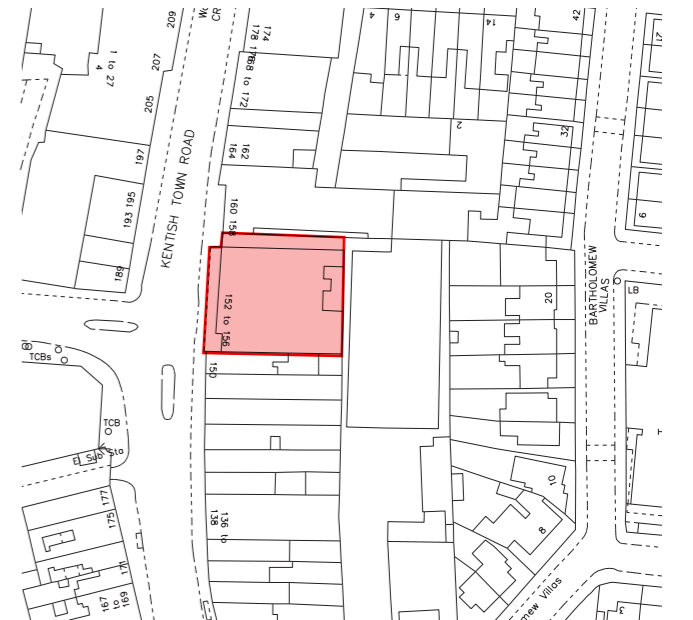
2.0 SITE HISTORY & HISTORIC BUILDING ASSESSMENT

2.1 Kentish Town used to be the principal settlement in the parish of St Pancras, stretching from what is now Tottenham Court Road to Highgate, and from York Way to Regent's Park. The settlement of Kentish Town developed as a series of individual buildings along the main road, which followed the course of the river Fleet. Over time, the village developed a reputation as a convenient and healthy retreat from the congested City.

2.2 Kentish Town was transformed between the mid-1840s to 1870. Prior to the 1870s, the area was known for its generous detached and semi-detached villas with large gardens. The lack of demand for such properties led to the transformation of the area by the 1880s into densely packed terraced houses with narrow plots (such as those still surviving at nos.140-150 Kentish Town Road).

2.3 During the early 1900s, the area gave way to a number of large scaled developments, typified by the North Western Polytechnic building opposite to the application site, completed in 1929. As the 1950s map shows, a number of terraced properties were cleared to make way for the property we see today at 152-156 Kentish Town Road.

2.4 With this historic research in mind, the proposals described in this statement look to respect and enhance the quality of the area, providing an exemplary mixed-use development and improving the built environment of Kentish Town Road.



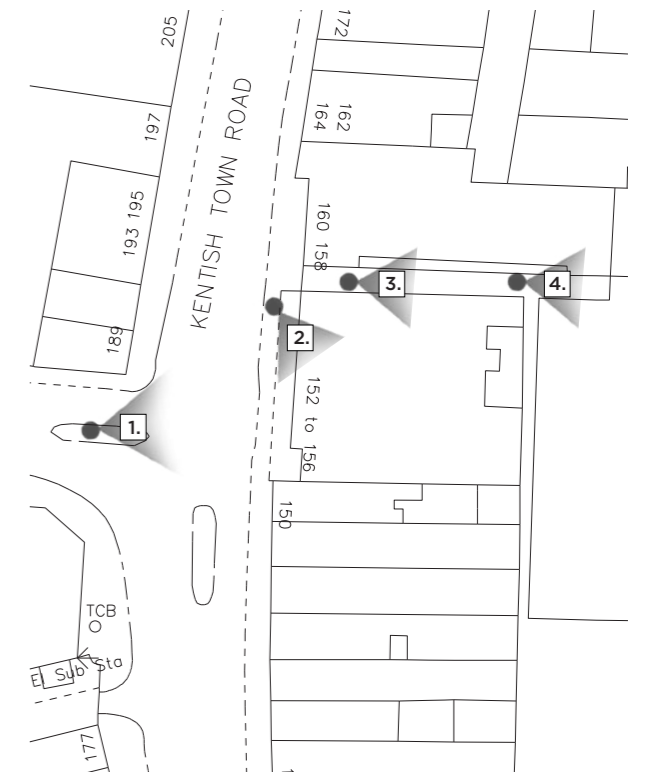
2015

Current Ordnance Survey Map  
152-156 Kentish Town Road  
& Surroundings  
(Current site boundary in red)





1. 152-156 Kentish Town Road  
Front Elevation View



Site Plan showing view locations  
(Not to scale)



2. 152-156 Kentish Town Road  
Retail Entrance on Ground level



3. 152-156 Kentish Town Road  
Service Road



4. 152-156 Kentish Town Road  
Rear Courtyard





**187 Kentish Town Road**  
Consented 2013/8302/P



**187 Kentish Town Road**  
Consented 2013/8302/P

#### 4.0 PLANNING HISTORY

**4.1** Most recent planning applications relating to the site at 152-156 Kentish Town Road are listed below. Refer to Montagu Evans Planning Statement for a full list.

**PE9900968**

A refusal of planning permission was issued on 11 April 2000 for the change of use of the ground floor from A1 retail to a public house for JD Wetherspoon. A further application was submitted and then refused on 7 November 2000 (ref. PEX0000660).

**PEX0200464**

Consent for granted in July 2002 for the change of use from retail (A1 use class) to licensed betting office (A2 use class) together with installation of new shop front.

**PEX0100489**

Consent was granted in February 2002 for the retrospective application for a new shop front, and alterations to the side elevation including two new service doors, in association with the subdivision of the ground floor into two units and a proposed extension to the front to create an office lobby area.

**4.2** A number of properties in the surrounding area have been granted relevant consents in recent years, including:

**187 Kentish Town Road**  
**2013/8302/P**

Consent for the redevelopment of existing building (Class A3), retaining the existing facade, to provide a 4 storey building (1 storey roof addition) with flexible retail/financial and professional services/restaurant (Class A1/A2/A3) use at ground floor and 9 (2x1, 6x2 & 1x3 bed) residential units (Class C3) at 1st to 3rd floor level, together with various associated alterations including landscaping, external terraces, alterations to external elevations and rooftop plant.

**242 Kentish Town Road**  
**2015/0143/P**

Consent for the change of use of first floor from office (class B1) to 1x 2 bed residential unit (class C3).

**Portland House, Ryland Road**  
**2012/6021/P**

Consent for the change of use of existing showroom building (Class B1) to 1x3 bed residential unit (Class C3) and associated works including alterations to windows and doors, provision of balcony at first floor level and metal fins at second floor level on the front elevation, provision of window at first floor and balcony with metal fins at second floor level on side elevation and installation of five windows on rear elevation.

**1st Floor 116-124 Grafton Road**  
**2012/6838/P**

Consent for the change of use from office (Class B1a) to residential (Class C3) at first floor level to create 3 x 1bedroom and 1 x 2 bedroom self-contained flats.

**55 Holmes Road**  
**2011/2627/P**

Consent for the change of use and conversion of part ground floor from part office Class B1(a) and part storage and distribution (Class B8) to three (2 x 2 bed & 1x 3 bed) self-contained residential units (Class C3) and associated alterations.

**136-138 Kentish Town Road**  
**2004/4144/P**

Consent for the change of use and works of the conversion of the existing loft space, over the 3-storey (lower) rear addition, from ancillary storage and plant space to use as a 2 bedroom self-contained flat together with the insertion of window openings and balcony space to the north side elevation.

