

Design and Access Statement for Flat 3, 137 Malden Road, NW5 4HS

Date: 31st August 2016

Site façade/context:



Site location:



Contents

1. Introduction	3
2. Site and context	3
3. Relevant history	4
4. Description of the proposal	4
5. Amenity.....	5
6. Layout.....	6
7. Landscaping.....	6
8. Access.....	6
9. Pre-application advice.....	6

1. Introduction

- a. Planning permission is sought for:
 - i. A sedum green roof and a roof terrace with access via an internal staircase and a sliding rooflight;
 - ii. Infilling of the current balcony to provide an additional 5 sq. m. gross floorspace at third floor level;
 - iii. External alterations including the installation of new windows (like-for-like in case of existing sash windows) throughout and the improvement and making-good of brickwork and other materials.
- b. The green roof, roof terrace and spiral stair will form a part of the wider refurbishment works, which will involve converting the flat from one to three bedrooms.
- c. The proposed alterations and replacement windows are considered to be of a sustainable and high quality design and an appropriate response to the character of the existing building, the wider site and immediate area.

2. Site and context

- a. The site is a three-storey property with a basement and a mansard roof extension.
- b. The property is sub-divided into flats and this application relates specifically to Flat 3, which occupies the second and third floors.
- c. The site is connected to the neighbouring property, number 135. Overall, five flats from both properties share the entrance via number 137.
- d. The site is not listed nor does it lie within a Conservation Area. However as part of the Strategic View Wider Setting 2010, falls within a strategic view from Parliament Hill to the Palace of Westminster.
- a. The property is part of a row of 13 period terraced properties (from Malden Road 117 to 141). The front elevations of the properties are varied and include different designs of mansard conversions. The roof line of the terrace already contains two roof terraces ('Flat D, 131 Malden Road' and a higher one at 'Third Floor Flat, 117 Malden Road').



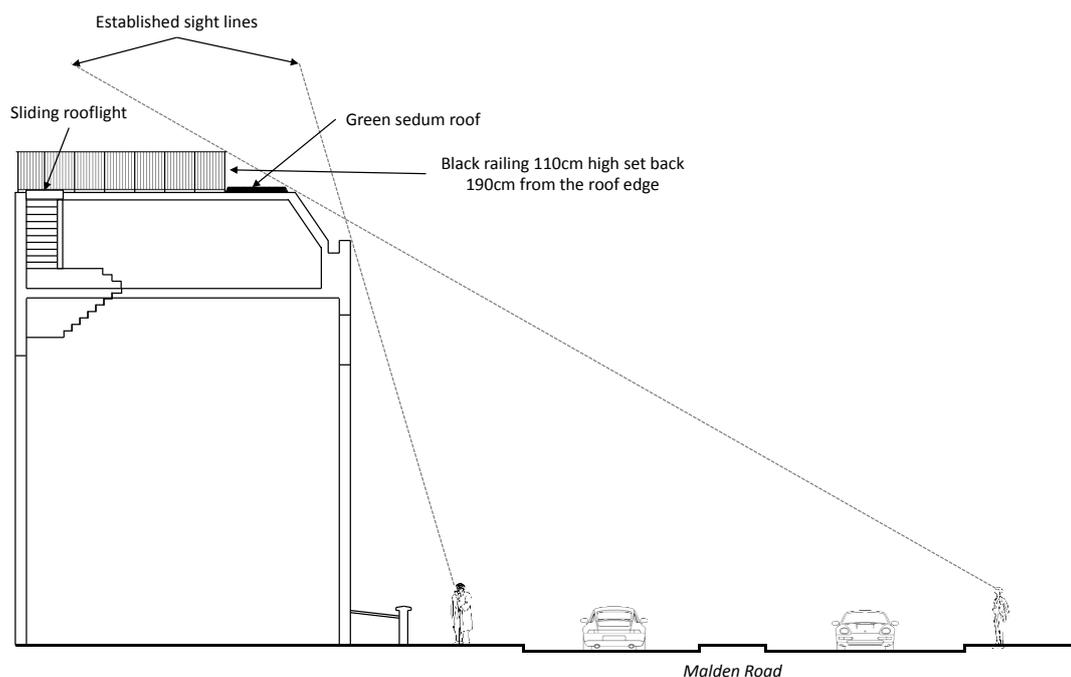
1. View from the roof of 137 Malden Road showing the roof terraces at 131 and a higher terrace at 117 Malden Road

3. Relevant history

- a. 12577/R1 - The conversion of 137 Malden Road, NW5 to provide four self-contained dwelling units together with the erection of a roof extension. Granted conditional planning permission on 22/03/1972.
- b. 8903513 - Extension of existing kitchen including enclosure of existing terrace at rear first floor level as shown on two unnumbered drawings at Flat 4, 137 Malden Road, Granted conditional planning permission on 14/03/1990.
- c. 2014/1751/P - Retention of balustrade at 131 Malden Road. Granted on 15/09/2014.
- d. 2015/1461/P - Roof terrace and spiral staircase access to rear at Flat 5, 137 Malden Road. Refused on 20/10/2015.

4. Description of the proposal

- a. The existing flat requires refurbishment and currently, due to its configuration as a one-bedroom flat, lacks sufficient bedroom and amenity space for a growing family. The project includes the conversion of the flat to three bedrooms creating more residential capacity, and creating amenity space on the existing flat roof in form of a sedum green roof and a roof terrace. It is understood that the flat roof has already been in use as a terrace by the previous owner.
- b. It is noted that an application for a roof terrace and spiral staircase access to rear has been rejected at the neighbouring Flat 5 (2015/1461/P). In this project for Flat 3, careful consideration has been given to the detailed design of the terrace to reduce the impact on the existing elevation and streetscape. The proposed discreet, black safety balustrade will relate closely in design to the railings at ground floor level, and be generously set back from the front edge of the roof so that it is not visible from either pavement on Malden Road.
- c. The area set back will be utilised for a sedum green roof to benefit amenity, bees and water drainage in the area.



- d. The existing balcony will be infilled to provide an additional 5 sq. m. gross floorspace at third floor level, which can be utilised as a study.
- e. The access to the roof terrace will be via an internal staircase and a sliding rooflight, which will open flat and protrude no more than 15cm from the pane of the roof.
- f. The flat currently suffers from poor energy efficiency. While the work is carried out on the roof terrace, the opportunity will be taken to improve the insulation of the roof. The existing sash windows will be replaced with identically looking double-glazed timber windows. The ageing and leaking aluminium and PVC windows on the third floor will be replaced with energy efficient timber windows.
- g. Chimney breasts will be removed, following the appropriate party wall agreement procedure. There are no chimney tops present on the roof of this or neighbouring properties.
- h. We have consulted a structural engineer who has confirmed the structural viability of the design. The structural design will be approved by building control together with all other building control matters.

5. Amenity

- a. CPG1 advises that balconies and terraces can provide valuable amenity space for flats that would otherwise have little or no private exterior space. It is noted that a roof terrace could potentially also cause nuisance to neighbours. However, due to the distance from the roof terrace and the nearest residential windows, the proposal would not cause any adverse overlooking directly into properties. There are already a number of terraces overlooking the back gardens of properties located to the rear of the application site at Malden Place.



2. Roof terraces on Malden Place properties

- b. As noted in the officer's report for Flat 5 (2015/1461/P), no loss of light would result from the terrace, and although the roof terrace may generate noise from use, it would be residential in nature. The roof terrace will be used predominantly to grow plants and vegetables, and to provide space for home composting, all of which would provide valuable amenity to the occupants in this dense urban environment.

6. Layout

- b. The layout of the flat will be changed to a three bedroom configuration allowing for more usable residential space.
- c. The roof terrace will be used to create much needed amenity space.

7. Landscaping

- a. The project includes a sedum green roof.
- b. The roof terrace will be covered with timber decking.
- c. Planters will be used to maximise privacy and grow vegetables.

8. Access

- d. Access to the terrace will be via an internal staircase and a sliding rooflight.
- e. The nature of the site dictates that the accommodation is split across multiple floor levels and therefore the property will not be suitable for wheelchair occupiers.

9. Pre-application advice

- a. The applicant consulted with a Camden Planning Duty Officer in July 2016 regarding the general scheme and incorporated their comments and advice into this design.