

**3 CASTLE ROAD, KENTISH TOWN, LONDON, NW1 8PQ
DESIGN & ACCESS STATEMENT****Existing Building & Context**

The existing three storey property consists of a ground floor retail unit with two self contained 2 bed flats above. The second floor flat, in particular, is small and does not provide satisfactory living space. The property as a whole is in quite a poor state of repair and in need of renovation.

3 Castle Road sits on the edge of a mixed residential area just off Kentish Town Road. In this area the side streets, such as Castle Road, become completely residential quite quickly. Commercial uses at ground floor are usually limited to the corner or extending into the side street by a few units. Currently 3 and 5 Castle Road have a commercial use at ground floor with residential over this.

Although the housing immediately adjacent to the site is three storey there are taller flats towards the west and the proposed development, currently under construction, at 147 Kentish Town Road will be four storeys. The buildings along Kentish Town Road are also generally higher than the surrounding side streets.

Proposed Design

3 Castle Road has already received planning permission (2014/2831/P) for a further storey at roof level, however this application was granted before the final proposals for 147 Kentish Town were approved in 2015 (X5210/W/15/3004348). When the two applications are considered together, it no longer makes sense, in streetscape terms, for the east side of the 3 Castle Road roof extension to slope away from the boundary as this creates an awkward gap in the roofscape. It is therefore proposed to close this gap by taking the east wall of 3CR straight up to form a gable end that the proposals at 147 Kentish Town Road will abut.

The proposed development creates additional living space for the second floor flat of 3 Castle Road area with a single story rear extension at second floor and a roof extension. This will enlarge the flat to create a 3 bedroom/3 bath/shower room unit with outside space at two levels.

The proposed change also satisfies London Borough of Camden's preference for family units. The bedrooms and bathrooms are located on the second floor with the kitchen and living space on the third floor.

Externally the changes to the elevations are in line with Camden planning guidance for mansard roof extensions. From street level the new development and the two new dormer windows will be set back 500mm minimizing the impact from the street. At the rear of the property patio doors open onto a small terrace with iron railings to match the existing.

The existing building has been rendered therefore the new party walls at roof level will also be rendered and painted to match. The mansard roof will be slate and the dormers clad in lead. The proposed roof terrace will be a single ply membrane or GRP. Rainwater goods will be black UPVC and balustrading will be painted mild steel.

Access

The proposal forms an extension to an existing dwelling. ADM and Lifetime Homes criteria are therefore not applicable.