

# *Jan Oakes & Associates*

**Structural Design Consultants**

**31 Brunswick Grove**

**New Southgate**

**London N11 1HN**

**Mob. 07861 396678**

**E-mail. ianoakes@aol.com**

Our Ref: 1904/IRO

Your Ref:

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Planning Department  
Camden Council  
Camden Town Hall  
London  
WC1H 8ND

Dear Sirs

**Re Design & Access Statement for Proposed Extensions and Alterations  
to 308 Kentish Town Road, NW5 2TH**

## **Property History**

The property is a 2 storey mid-terraced shop unit with premises above which is believed to have been built in the mid 19<sup>th</sup> century. The layout of the existing property is somewhat interlocked with the adjoining properties at 306 and 310 and it would appear at some stage that 306 and 308 were in the same ownership as there is a blocked off doorway on the staircase. The rear yards and at 306 and 308 are also interlocking and the external rear wall to the right hand side forms the boundary between the properties. To the rear of the property there is a pedestrian access to Falkland Place through a substantial masonry wall which appears to pre date the main construction.

## **Current Usage of Property**

The property is currently vacant however it is understood that the premises had been in use as an Opticians for over 50 years until late 2016. The property is arranged over two floors with access to the first floor via the shop and with no separate access to the street or the rear yard from first floor. The first floor areas are unheated, there is water leaking from the roof and the rooms appear to have been unused for many years. The only toilet at the property is at ground floor accessed from the shop

## **Proposal**

The application submitted proposes to retain the ground floor for retail purposes but separate off the first floor and provide a separate access to the upper floors by means of a new door to the street at the front. This will have minimal effect on the shop usage as the chimney breast will be removed to facilitate the installation of the new corridor to provide private access.

The front façade will undergo minor alterations to insert the new doorway for the residential property in place of the existing shop front window. This is in keeping with many of the properties along the parade.

The first floor area is to be extended by 19.4sqm to the rear on top of the flat roof up to the same level as the adjacent property at 310 Kentish Town Road. A small lightwell will be retained at first floor to give natural light to the ground floor WC, allow drainage of the roof areas and soil pipes and also preserve the light to the side bathroom window of the adjoining property.

A new additional floor will be created in the form of a Mansard roof behind the existing parapet wall to the front façade, this will provide an additional floor area of 28sqm (22.3sqm of 1.5m headroom or greater). The existing 'London' roof with the central valley will be removed and the additional height required gained by raising the party walls by approximately 1200mm to provide parapet walls either side of the flat roof of the mansard. The pitch of the new front mansard will be 42.5deg and as such will not be visible from street level except from the far side of the road.

The proposal also includes for the levelling of the internal floors and raising of the roof levels at the rear to make the ground floor lean to and first floor rear room more practical and allow for insulation of the roof coverings.

The additional floor area created including the mansard extends the new split level self-contained, flat to 76.1sqm which meets the council guidelines for a 4 person, 3 bedroom property.

It is not clear at this stage what the eventual use of the shop will become however the plan is to replace all of the floor structures and in so doing appropriate sound proofing measures will be installed to minimise any sound transference issues.

### **Summary**

In summary it is our belief that the proposed extensions represent a sympathetic addition to the street scene and a significant improvement on the quality of the first floor accommodation at this site without detriment to the existing shop unit. The existing first floor is unused and therefore the conversion to a 3 bed self-contained flat is a welcome addition to the locality. The mansard roof is not visible from the immediate street area and the use of slates and yellow stock bricks in the mansard and extension should enable the proposed development to blend in with the original mid 19<sup>th</sup> century development.

The first floor rear extensions are masked to the sides by the existing properties and provide no additional bulk from publicly accessible areas. The right flank is masked by existing structures at 306 and the proposed additional rear extension is over 7m from the nearest rear elevation (the 3 storey property to the rear of 304). To the left flank the proposed extension does not extend beyond the existing two storey rear addition at 310 and therefore has no impact on the adjoining property at 310.

I trust all that I have set out above is quite clear and sufficient for use at this time however should you have any further queries please do not hesitate to contact me.

Yours Sincerely

Ian Oakes  
Encs