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Our Ref: 1904/IRO

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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 19th 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 and the window and access door to the shop will be widened and the doorway reset in the glazed area. This is in keeping with many of the properties along the parade.

To the rear of the existing shop is a small yard with no current access from the property. This yard has suffered from misuse and vandalism in the past via the rear gate onto Falkland Place, hence the original shop access had been blocked up. The proposal is to extend the ground floor by approximately 4.8m leaving a 1m gap to the substantial rear boundary wall to allow the existing gate to remain unaltered. The remaining 1m yard can be used as a storage area for refuse prior to placing on the street for collection and also provides the ability for an egress door to open without affecting the rear wall. The existing rear yard is bounded on all sides by masonry walls and the proposed ground floor extension will not be visible above any of the existing boundary walls.

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 natural light to the side bathroom window of the adjoining property.

The existing parapet walls to the main roof and the 'London' pitched roof over the first floor will be retained, although rebuilt to remove historic deflections, and the valley will be made watertight and reset to drain to the new hopper outlet onto the proposed flat roof.

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 from the first floor extension extends the new level self-contained, flat to 64sqm which meets the council guidelines for a 3 person property. The layout indicated assumed that the most likely occupants will be 3 sharers and not a family, due to the high street location and lack of amenity space. The property could however easily be laid out as a 2 bed 3 person property should a couple with a child choose to occupy it.

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 ground floor rear extension is not visible from any area outside of the boundary.

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