

# 119 KENTISH TOWN ROAD

DESIGN & ACCESS STATEMENT  
DECEMBER 2017

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## 1. Introduction

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The proposal includes the following:

- Ground floor and basement rear extension; creating a 2 bed 3 person maisonette flat to the rear of the property and retaining of commercial A1 unit to the street facing parade.
- First floor rear extension and construction of additional storey to convert the existing studio flat above the shop to a 2 bed 3 person maisonette flat.



## 2. Site

### 2.1 Existing Site

The existing property is a two storey terrace building and comprises of a newsagent at ground floor level with basement store and a studio flat at first floor level. The ground floor rear extension of the property was completed in 1999 and formed the expansion of the existing newsagent store.

No. 127 have previously successfully appealed the refused planning application (2014/7670/P) for an additional storey and have subsequently completed construction as per the approved design. Similarly, planning permission has been granted to no.123 & 125 for the construction of an additional storey.

PERMISSION GRANTED FOR  
ADDITIONAL STOREY TO NO.123 & 125  
(APP 2015/6735/P)

NO.127 AS BUILT PLANNING APPEAL  
(APP/X5210/W/15/3011894)





View B



View C



View D



View A



KEY PLAN



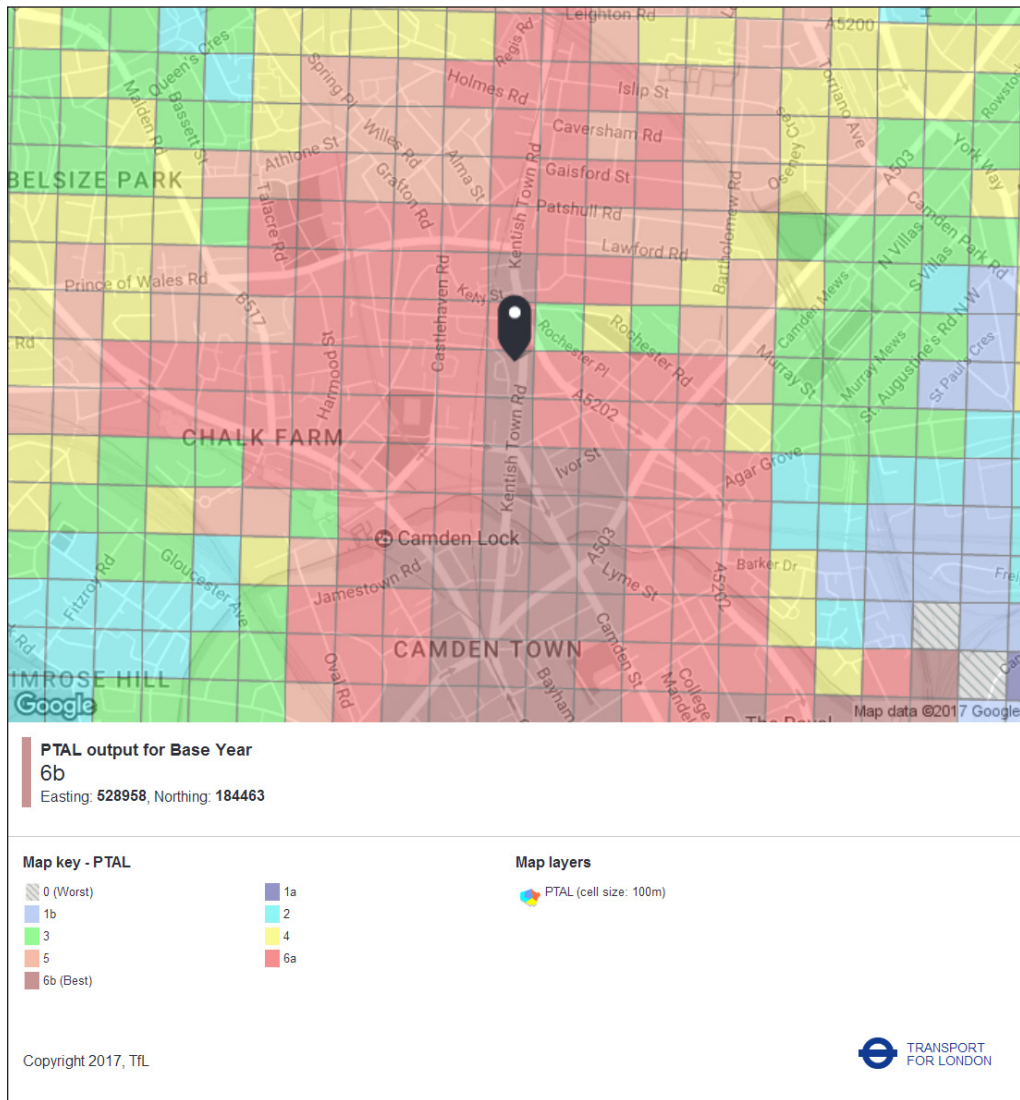
View E



View F



KEY PLAN



PTAL map for no. 119 Kentish Town Road from TFL website

## 2.2 Historic & Conservation

The site has been placed on Camden's Local List, which identifies historic buildings and features that are valued by the local community. However, the site does not fall within a conservation area and is not listed. The site is adjacent to the Rochester, Inkerman and Bartholomew Conservation Areas, as well as listed buildings on Kentish Town Road and in Camden Town. However, those heritage assets are some distance away. Jeffrey's Street Conservation Area is nearest and even then some way to the east.

The current property has lost many of its original features that would have contributed to the historic origins of the terrace building. The first floor windows are UPVC outward opening and the original brickwork has been painted over and now peeling.

The inclusion of the site within Camden's Local List has been acknowledged in the proposed design through the sensitive choice of brickwork, timber sash windows and considered design approach to the shop front; all which relates back to the heritage of the terrace.

## 2.3 Access

The site is located close to a range of shops within Camden Town and Kentish Town.

The site benefits from excellent transportation links being opposite a bus stop served by various routes to Camden and wider areas. The property is also 10 minutes walk away to Kentish Town or Camden Town Underground Station.



## 2.4 Planning History

In 2013 and 2014 joint applications were submitted for No's 119-127 for additional floor at roof level and rear extensions at first floor levels; all of the applications were refused. The reason for refusal related to the detail design of the roof extension and planning officers were concerned that the piecemeal addition of roof extensions to the remaining 2-storey buildings would detract from the character of the terrace and wider area.

No. 127 appealed this decision and successfully won appeal on the grounds that the adjoining property at 129 is three storeys and therefore the additional storey would be acceptable within this context.

It should be noted that a similar condition occurs with no. 119 as it is at the end of what was the series of two storey properties within this portion of the terrace; and immediately adjacent to the three storey property of no. 117.







### 3. Proposal

#### 3.1 Street Elevation

The proposed additional storey is similar in scale and volume to that of the newly constructed works at no. 127 and planning approved design for no. 125 & 123. However the proposed street facing elevation will be constructed in London Stock brick as opposed to painted masonry. Exposed brickwork has been chosen to complement the adjacent series of three storey properties from no. 117 – 100 which make up the remaining part of the terrace, as well as reintroduce elements of the original building.

The existing façade is in need of renovation with the painted brickwork peeling and misalignment of windows. The recent renovation at no. 127 and future works at no. 123 and 125 will surely work towards the positive transformation of this parade and the proposed development at no. 119 aims to contribute to this.

The existing UPVC, outward opening windows are to be replaced with timber sash windows, again relating back to the original building features.

The proposed shop front design aims to reconfigure the existing proportions to relate to the Camden Planning Guidance Design (CPG1) section 7.10. The existing metal door, which acts as the residential entrance, will be replaced with a new painted wooden six panel door with a new fan light above.



Existing brick façade to adjoining three storey properties

Existing cill misaligned

Existing UPVC outward opening windows. Unequal in proportion

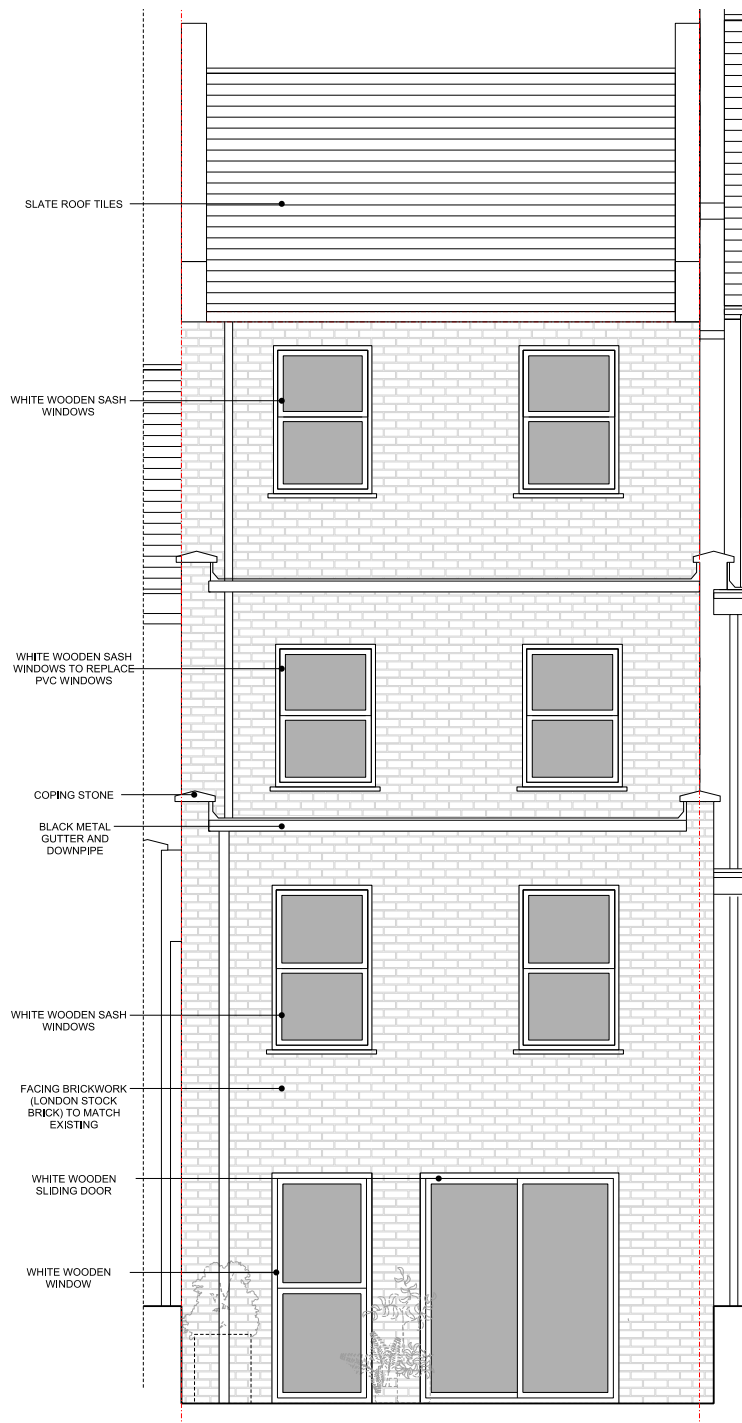


Existing signage/ shop front not aligned to Camden Planning Guidance Design (CPG1) section 7.10.

Existing metal door to residential entrance – no fan light above door



Painted brickwork peeling and mortar joints have become damaged



### 3.2 Rear Elevation

The rear elevation of the properties within the terrace are very mixed in character consisting of large ground floor extensions and some having first floor extensions. This is particularly the case for no. 117 where the ground floor and first floor extends beyond no. 119.

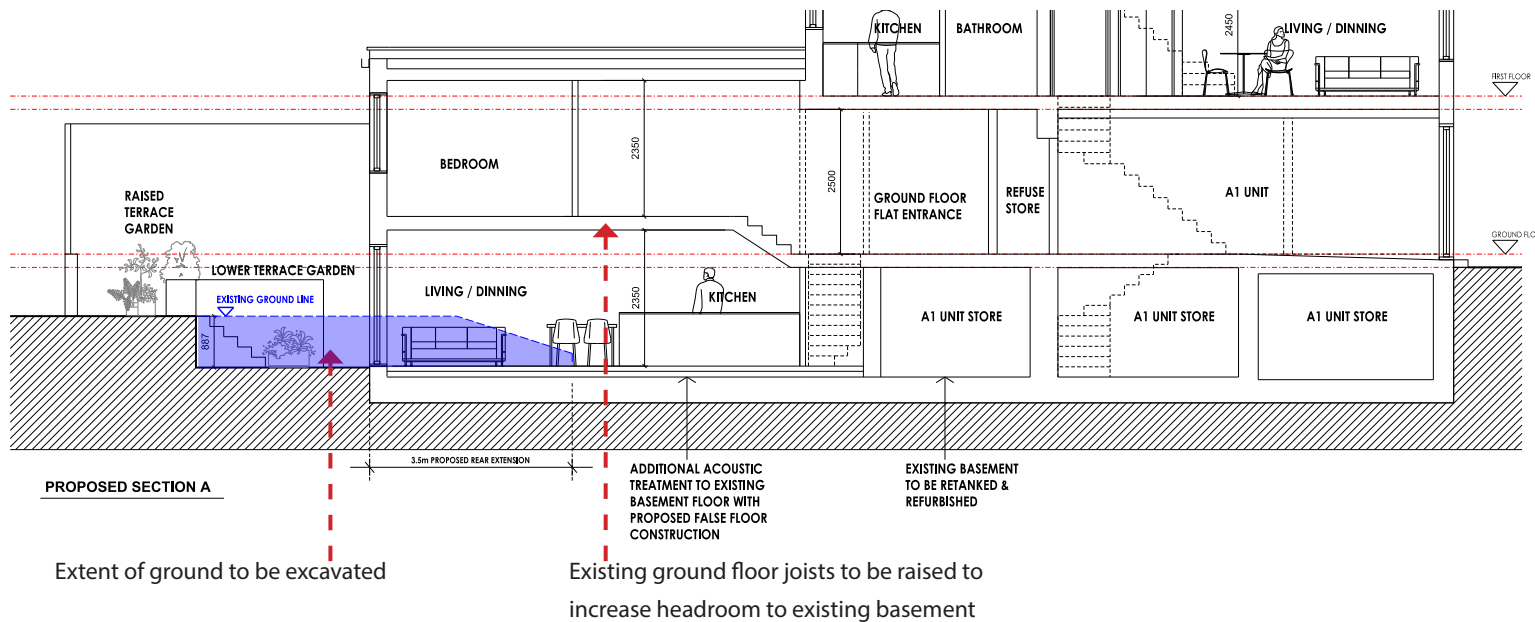
The proposed first floor extension would be similar in scale and size to the approved design for no 123 & 125. This is compliant with Camden Planning Guidance as the extension is one full storey below the roof eaves. The proposed extension will allow for the existing below standard studio to become a compliant 2 bed 3 person maisonette, with regards to the flat area.

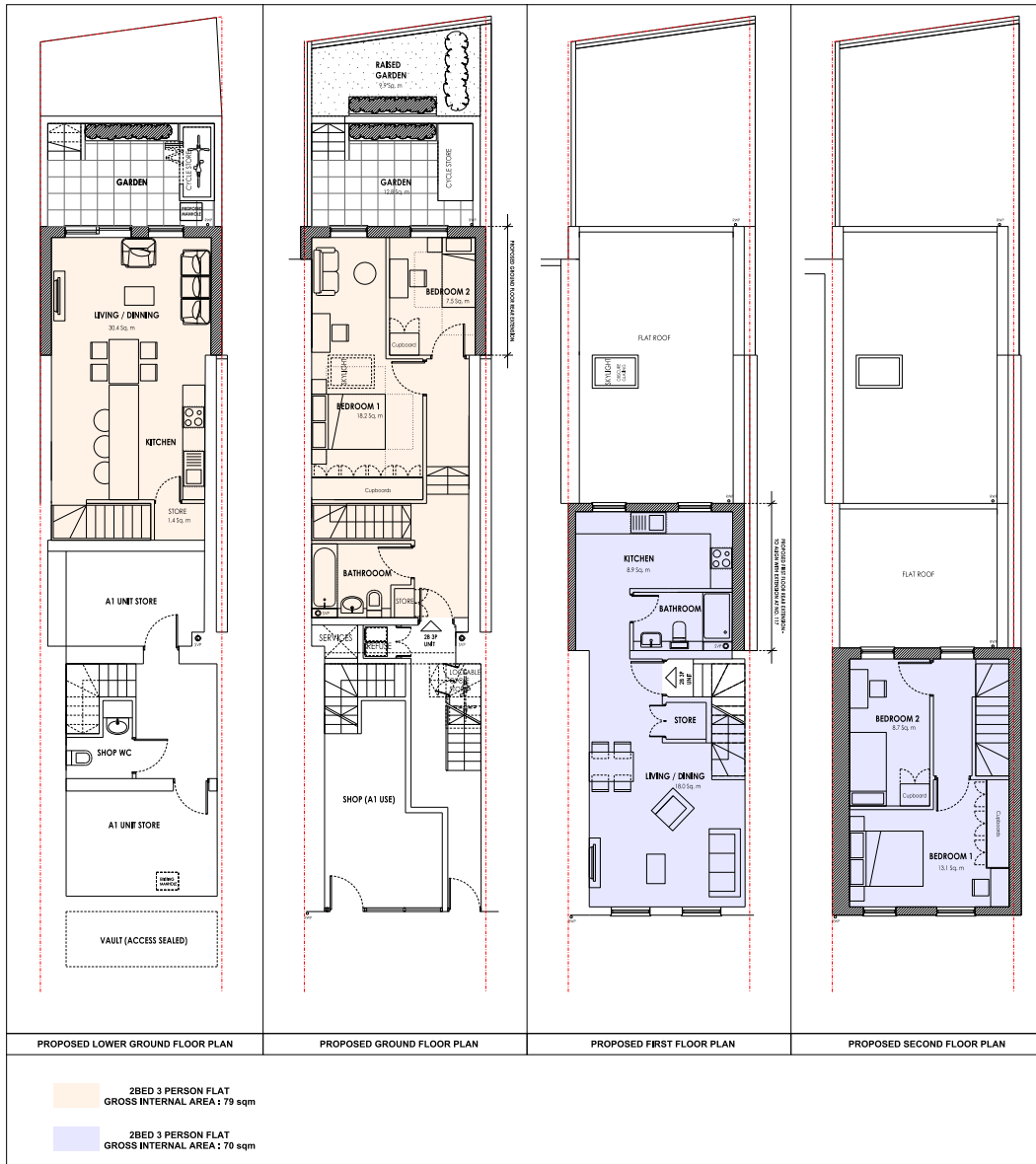




The roof to the ground floor extension will be raised by 450mm. This is in order to allow the existing floor joists to be raised and increase the ceiling height to the existing basement that will form part of the proposed 2bed 3person flat. In doing this, the extent of excavation required is significantly reduced to create the lower ground floor serving the residential unit. It should be noted that a large portion of the existing ground slopes down towards the existing basement level, which again also contributes to the reduced depth of excavation required.

The existing basement will be refurbished and retanked throughout. A raised false floor will be constructed off the lower ground floor slab within the residential unit; installed with additional thermal and acoustic insulation.





### 3.3 Residential Units

The proposed development aims to provide a new 2 bed 3 person ground floor maisonette flat of 79 sqm (compliant with Nationally Described Space Standards March 2015). This will include the partial extension of the existing lower ground floor (3.5m) and refurbishment of the existing shop basement which will form part of the residential unit. The ground floor unit will benefit from outdoor amenity in the form of the rear garden of (approx 22sqm) which will be partially sunken to allow level access direct from the open plan living/ dining/ kitchen area.

The proposed first floor rear extension will align with the existing extension at no. 117. This extension combined with the proposed additional storey, will accommodate the 2 bed 3 person maisonette flat of 70sqm (compliant with Nationally Described Space Standards March 2015).

The existing residential entrance from Kentish Town road will serve both units. There is no proposed access from the rear of the property.

The proposed 2B3P units have been designed in accordance with the Technical Housing Standards (THS) – Nationally Described Space Standards:

		<b>Proposed Area (sqm)</b>	<b>THS Area (sqm)</b>
2B3P	GROUND FLOOR	Bedroom 1 (double)	11.5
		Bedroom 2 (single)	7.5
		Storage	2
		Storage (built in cupboards)	1.8

		<b>Proposed Area (sqm)</b>	<b>THS Area (sqm)</b>
2B3P	FIRST FLOOR	Bedroom 1 (double)	11.5
		Bedroom 2 (single)	7.5
		Storage	2
		Storage (built in cupboards)	1.5



### 3.4 Commercial Unit

The current owners of the newsagent at no 119 are freehold owners of the property and have run the Candy Box Newsagent since 1983. The retail unit has been on the market for sale since 2010; initially as a newsagent / convenience store and later as any other A1 use. (Please note further evidence can be made available upon request, demonstrating the pursuance of sale for the commercial unit between 2010 to 2017). This has been unsuccessful due to numerous reasons, mainly due to the perceived increase in retail competition within the area; in particular the major superstores located nearby on Kentish Town High Street. Sale as A1 alternative use has also been challenging with many prospective buyers finding the retail unit much larger than what they require as a start off business within the current market and therefore find the rent and council business rates for a large unit unaffordable.

At the start of 2016 the owners agreed to put the retail unit on the market as a change of use (subject to planning approval). This was based on advice from various appointed commercial letting agents who stated the demand for A3 use units within the local area. However, this too has failed to lead to a successful sale with many buyers particularly wary of the council rejecting the application for A3 use at no. 121 due to A1 use falling below 50% on the parade of shops.

For this reason the owners of 119 believe the reduction in size of the retail unit will help increase the opportunity of a potential sale as it may attract smaller start up businesses and create a more fertile ground for the sale of the retail unit. More importantly it will help contribute to the growing renovation of this parade that the owners of 119 have been part of for over 34 years.

## 4. Environment

### 4.1 Flood Risk

The proposed development is shown to be built within Flood Zone 1 defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding.

The site is also deemed to be of low risk to flooding from surface water.

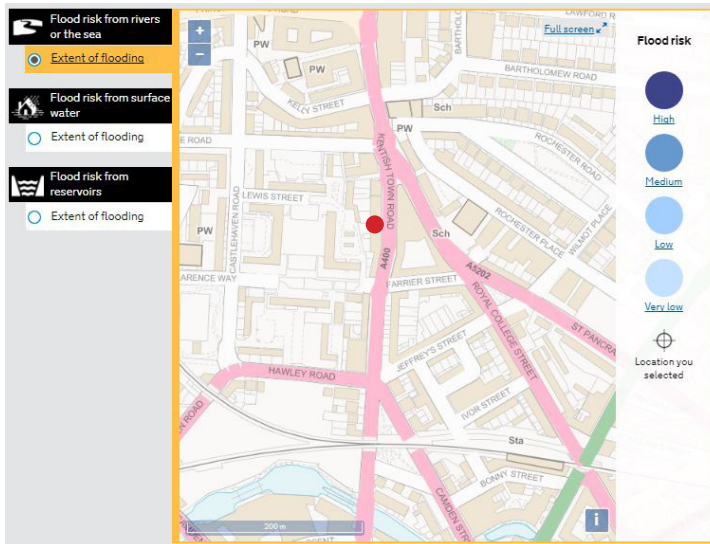
The proposed design is mindful of surface water flooding and has include the following to mitigate any risks:

- Rain water will be discharged to the mains drainage arrangement for the existing building
- Rainwater pipes have been located on the main front elevation to help ensure they are easily accessible for maintenance. All downpipes and gutter will comply with Part H Approved Building regulations
- As part of the development, a new man hole will be installed at the rear of the property to assist in maintenance of the existing drainage runs.

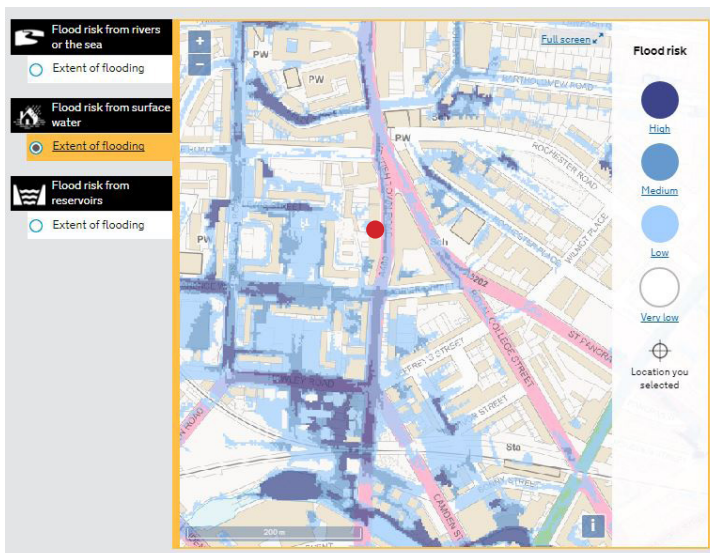
### 4.2 Water Efficiency

The proposed development aims to achieve a water consumption rate of 105 litres per person per day. The following methods have been considered to achieve efficiency in water consumption:

- use of a high efficiency toilet with low dual flush.
- Lower flow rate taps at sinks and low flow showerheads.
- Use of a dish washer. A modern model will use 10 litres or similar, which can be less than washing up by hand.



Flood risk map from rivers - GOV.UK



Flood risk map from surface water - GOV.UK

### **4.3 Cycle Parking**

The current studio flat has no designated cycle storage space. However, as per Camden's policy DP18, the proposed development aims to ensure there is cycle parking available to the residential units. This has been created in the form of a lockable store beneath the communal residential stair case and also an external lockable cycle store within the rear garden.

As per the Draft Local Plan policy T2, the proposed development will be car free. The excellent transportation links that serve the site, remove the need for car use. This is in keeping with Camden's policy CS11, DP18, DP19 and DP21.



APPENDIX: AREAS

**119 Kentish Town Road Existing and Proposed Areas**

**Overall Gross External Area (GEA)**

	Existing	Proposed	Difference	
	GEA (sqm)	GEA (sqm)		
Basement	74.6	91.4	16.8	lower ground floor extension
Ground Floor	74.6	91.4	16.8	ground floor extension
First Floor	35.5	54.6	19.1	first floor extension
Second Floor		35.5	35.5	additional floor
<b>TOTAL</b>	<b>184.7</b>	<b>272.9</b>		

**Change of Use Gross Internal Area (GIA)**

	Use	Existing	Proposed	
		GIA (sqm)	GIA (sqm)	
Basement	A1	60.3	38.8	(includes circulation)
	C3	0	34.4	
Ground Floor	A1	57.5	17.1	
	C3	2.8	57.9	
First Floor	C3	28.5	45.5	
Second Floor	C3		28.5	
<b>TOTAL</b>		<b>149.1</b>	<b>222.2</b>	