

Design, Access & Heritage Statement



Erection of single storey full width ground floor rear extension (following demolition of existing part width extension). Single storey side extension and half width first floor rear extension with roof terrace over. Combination of the ground & first floor flats into one single residential unit. Alterations to existing side dormer, windows and fenestration.

New boundary wall and railing to front elevation at **69 Patshull Road, London, NW5 2LE**

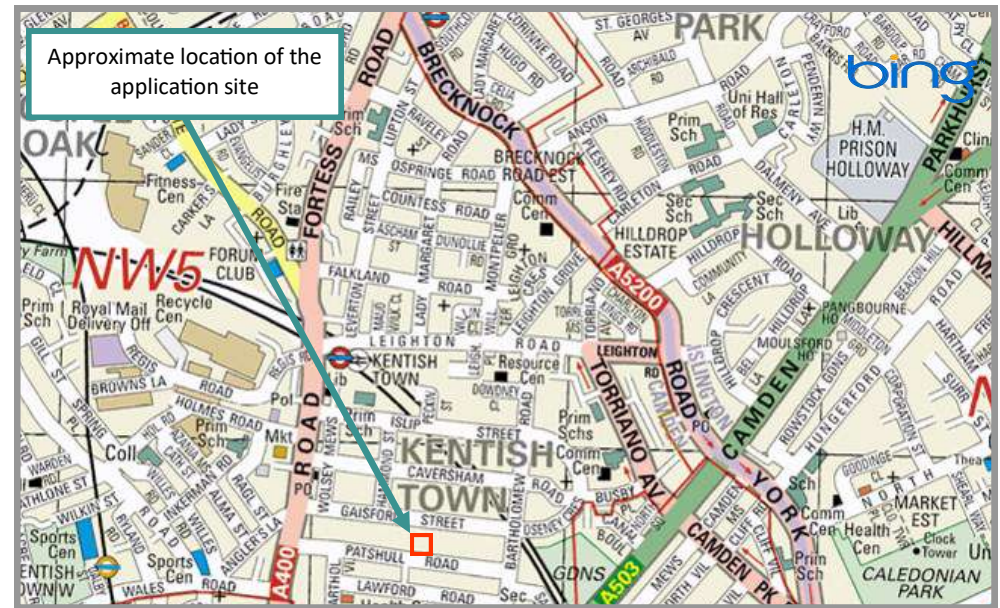
1.0 INTRODUCTION

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- 1.1 David Mansoor Consultants have been instructed by Mr Riccardo Calzavara, to prepare a design, access & heritage statement in support of a planning application for works to combine two existing flats to form a single residential flat, in conjunction with the erection of a part-single, part two storey side/rear extension, front boundary alterations and works to the existing side dormer window at 69 Patshull Road, London, NW5 2LE.
- 1.2 The development coincides with the requirements to embrace developments which take a sustainable approach to making efficient and effective use of urban locations, with this being more pertinent to sites in close proximity to town centre locations.
- 1.3 This proposal pays careful attention to the building's location, within a row of semi-detached properties, which make up the majority of Patshull Road and sets the area's wider design characteristics. The development is therefore reflective of other similar rear and side elevation alterations and looks to make the best use of the building without compromise to the wider character.
- 1.4 The principle of development was weighed against the site's opportunities and constraints. This proposal should be looked upon favourably as it will upgrade tired features such as the windows on a like-for-like basis, whilst reinstating other features to include the wrought iron flower boxes to the front elevation. In addition, the proposal will retain the appearance of the building whilst accommodating a newly combined 3 bed garden flat (family unit) at ground floor level, alongside the retention of a two bed flat over the upper floors. The conditions for development clearly follow the 'golden thread' of the NPPF, as will be discussed in the latter chapters of this statement.
- 1.5 This 'Design, Access & Heritage Statement' is submitted in support of the application and is pursuant to Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This application should be read in conjunction with the submitted forms, certificates and the accompanying architectural drawings.
- 1.6 The proposal endorses the relevant Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies taken from the London Plan 2016 (with further alterations). At a local level, the proposal was considered alongside the Camden Core Strategy 2010, the Development Policies 2010 together with a suite of Supplementary Planning Documents.

2.0 SITE AND AREA ANALYSIS

- 2.1 The application building is 3 storey plus habitable loft space, located on the northern side of Patshull Road, close to the junction with Patshull Place. The building currently supports 3 self-contained residential flats, with a one-bed garden flat at ground floor, a one-bed flat at first floor and a two bed maisonette arranged over the top & loft floor levels. All three units are currently vacant, due to the entire building being in a heavily dilapidated state.
- 2.2 A general site location map highlighting the approx. location of the application building is located opposite and is also accompanied by an OS map extract. Access to the property is served directly from Patshull Road.
- 2.3 The application site lies within the centre of Kentish Town. The application plot has an area of approx. 260 sq.m and is a defined urban plot. An extract from the Camden Policies Map is located on page 13 of this statement. A desk based search of the site confirms the historic planning record for the conversion of the property into three self-contained dwelling units, approved in Feb 1973 (Ref: 15269).
- 2.4 The application building is characterised by London stock brick façade to its first & second floor levels, with a rendered and painted finish to the ground floor level. Recessed timber sliding sash windows punctuate the front elevation and are the common window style seen along the majority of properties on Patshull Road. The wide protruding brick chimney stacks, offer a feature piece to the property. The existing roof profile is low, however, the loft level currently benefits from side and rear dormer windows, allowing for a second bedroom to the existing top floor maisonette. The area a mixed of building styles and sizes, with semi-detached and small runs of terraced properties making up the majority of the street. Building heights being consistent at three stories plus loft levels. A selection of photographs on page 6 of this statement show the application building at present.
- 2.5 69 Patshull Road is located within the Bartholomew Estate Conservation Area, however, the building is not Listed. Situated towards the centre of Kentish Town, the local residents currently benefit from the conveniences and commodities that this sustainable location brings, with Belsize Park situated to the west, Tufnell Park to the north, Holloway to the east and Camden Town to the south.
- 2.6 The subject site is sustainably located given its proximity to both Kentish Town West (Overground) & Kentish Town (Underground & Thameslink) Mainline stations, located to west & north respectively. These stations provide residents with direct routes into and out of Central London.
- 2.7 There are also a variety of bus services which operate from this location, which provide local connections to key destinations. Further information on the accessibility of the site via public transport is provided under section 5 of this statement. A desk based search of the application site confirms a PTAL rating of 5. This rating reinforces the location as being very accessible in regard to access to public forms of transport. The following page provides a PTAL map to confirm this rating in addition to a Time Mapping (TIM) assessment for the site to illustrate the indicative walking times from the site's location.



Extract from Bing maps to highlight the general location of the application site.



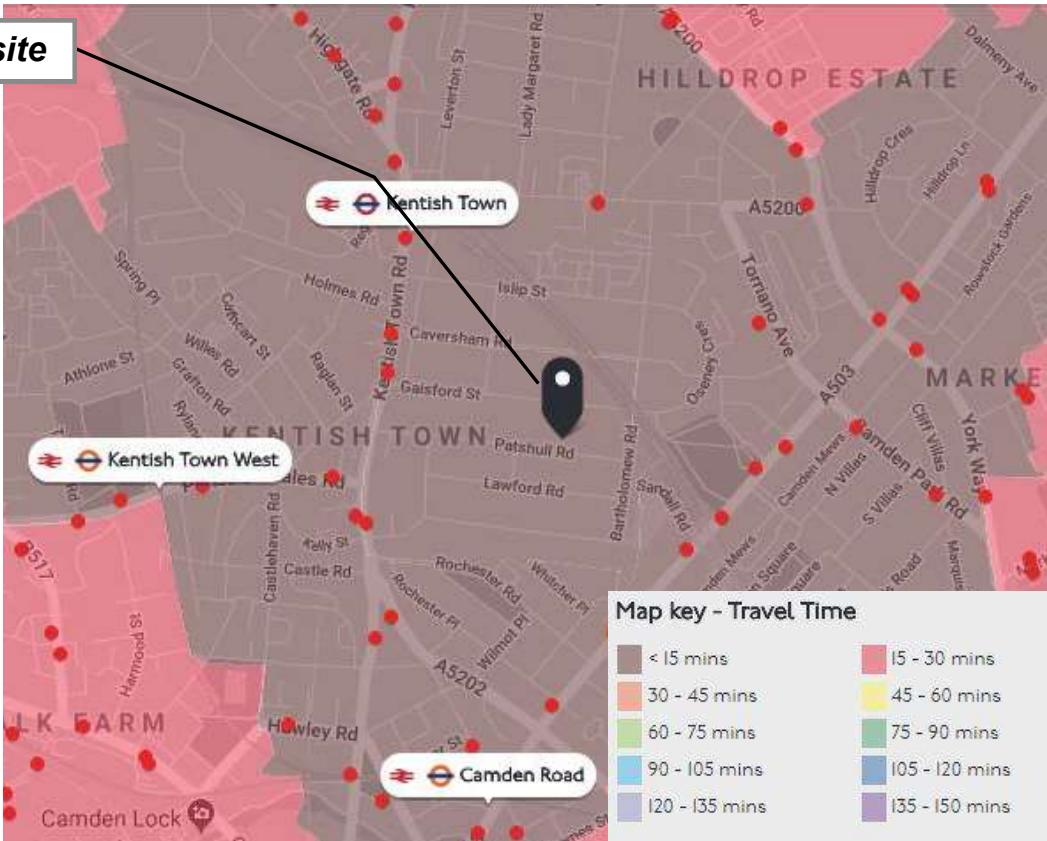
OS Map

Accessibility

Access Level (PTAL)



Time Mapping (TIM) - TIM: a new measure, looking at how far one can travel in a given journey time



Aerial Photography



***Aerial photograph outlining the location of application site and surrounding area taken from Bing maps.
This image shows the existing first floor rear extension with roof terrace over, currently to the rear of the neighbouring 71 Patshull Road.***

Photographic Analysis



View of the application building showing the boundary railings to the neighbouring 67 Patshull Road



View of the application building showing the existing front boundary wall & gate



Image showing the foot path between 69 & 71 Patshull Road



Side infill area to the rear of the ground floor flat



Rear elevation of 71 Patshull Road, showing their existing terrace at second floor level.



Rear elevation of 69 Patshull Road



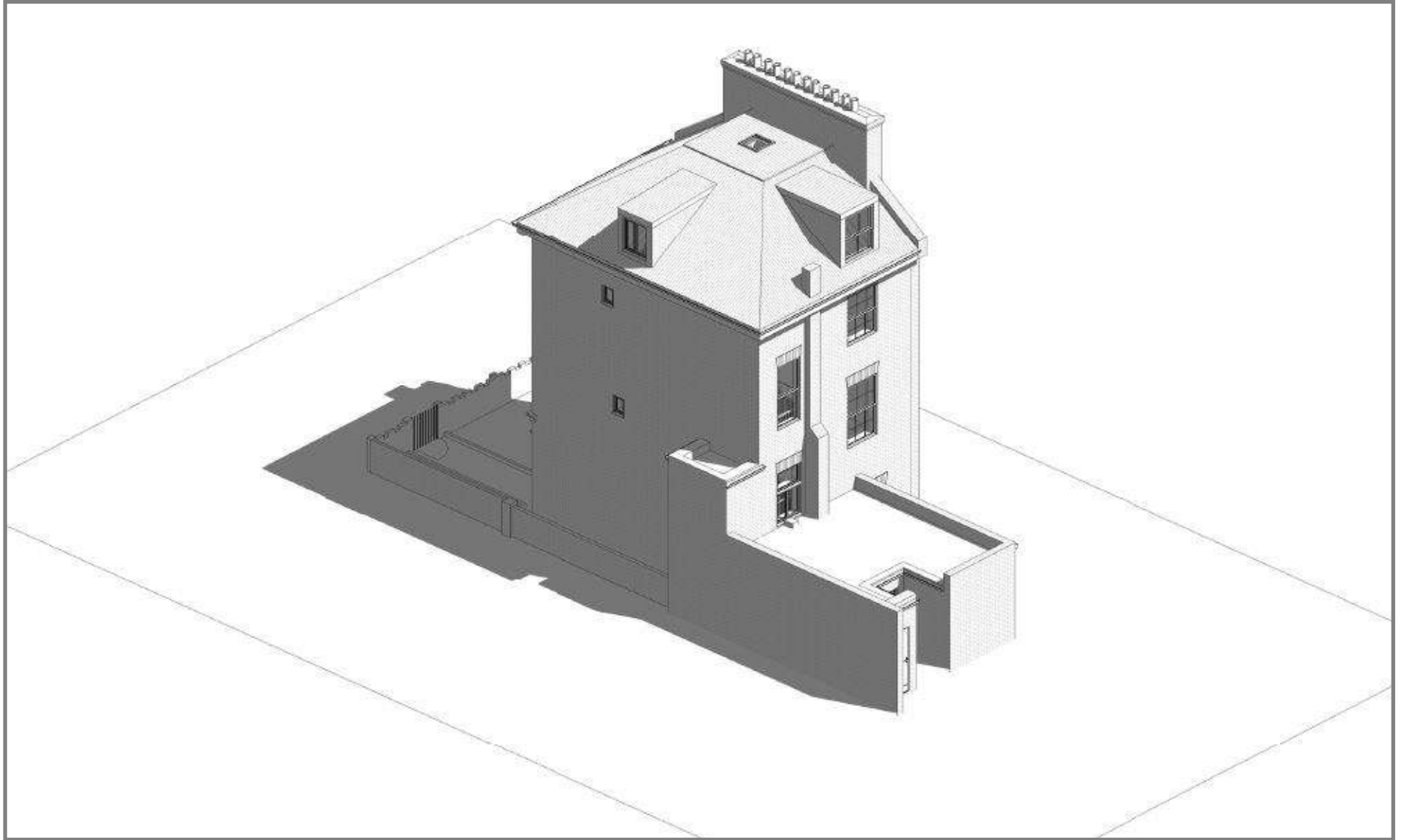
View looking over the single storey extension to the rear of 69 Patshull Road



Rear elevation 67 Patshull Road showing their existing single storey full width rear extension

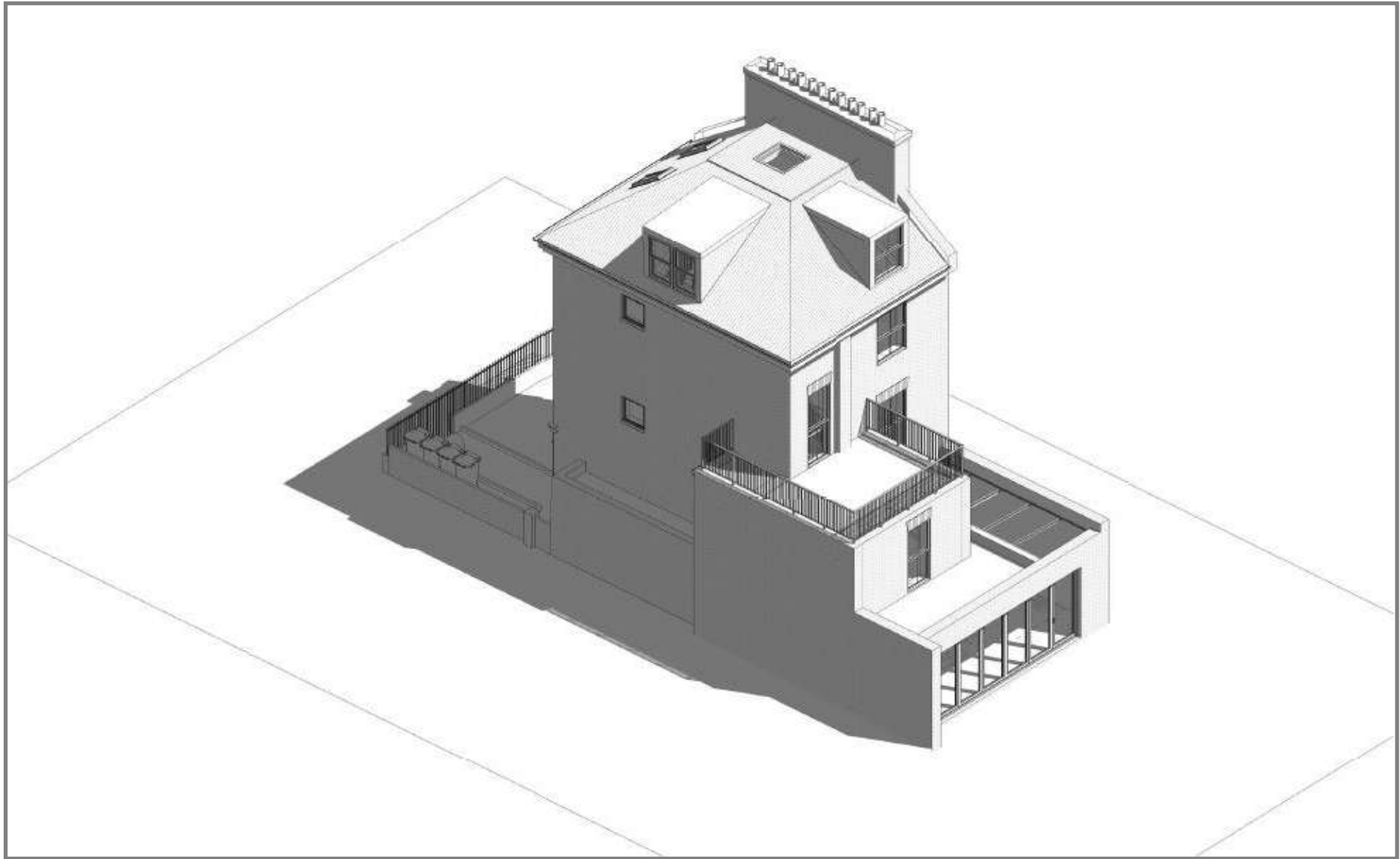
Photographs to show the site and surrounding area

Existing 3D Visualization Analysis



Existing 3D Visualization, showing the existing side and rear extensions in situation

Proposed 3D Visualization Analysis



Proposed 3D Visualization, showing the proposed side and rear extensions plus roof terrace

3.0 PLANNING POLICY CONTEXT

CENTRAL GOVERNMENT GUIDANCE

National Planning Policy Framework (NPPF)



- 3.1 The National Planning Policy Framework (NPPF) document sets out the Government's most up-to date vision for future growth. At the heart of the document is a presumption in favour of sustainable development. In the opening paragraph the Minister for Planning identifies that:

“The purpose of planning is to help achieve sustainable development.”

- 3.2 The Ministerial Foreword highlights that ***“sustainable development is about positive growth – making economic, environmental and social progress for this and future generations”***. The opening statement goes on to state that ***“Development that is sustainable should go ahead, without delay.”***

- 3.3 There are principally three aspects which define sustainable development and these are based on the associated economic, social and environmental roles that are brought about by development. In terms of the economic aspect land has to be made available where there is a demand to support growth. The social role is focused on providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment. The environmental role involves the protection of the natural, built and historic environment. The NPPF goes on to stipulate:

“to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system”

- 3.4 Paragraph 17 of the NPPF sets out the core planning principles. Of particular relevance to the proposed development the document states that Council's must look to:

“proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth and;

take account of the different roles and character of different areas, promoting the vitality of our main urban areas”

- 3.5 Paragraph 58 states that local planning policies and decisions should aim to ensure developments optimise the potential of sites in order to accommodate development. Paragraph 59 of the NPPF concerns design, and notes the following:

“Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings and the local area more generally”.

- 3.6 Chapter 7 is titled ‘Requiring good design’ and sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute to making places better for people. Paragraph 60 recognises that:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”

- 3.7 Paragraph 111 advocates:

Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

REGIONAL PLANNING POLICY

The London Plan 2016 (with further alterations)

GREATER LONDON AUTHORITY

- 3.8 The London Plan provides the Spatial Development Strategy for Greater London. The document has undergone a review. The London Plan is addressed alongside some modifications which have been taken into account upon analysis of the development.

3.9 The London Plan provides minimum space standards which are applied to new residential developments. Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment in order to protect and enhance London's residential environment and attractiveness as a place to live. Of particular relevance is table 3.3 and the space standards relating to 3 bed units. The relevant extract of the table is shown below for ease of reference. This development will comply with the internal room & space standards of the London Plan.

Number of bedrooms	Number of bed spaces	Minimum GIA (m2)	
		1 storey dwellings	2 storey dwellings
1b	1p	39 (37)*	
	2p	50	58
2b	3p	61	70
	4p	70	79
3b	5p	86	93
	6p	95	102

3.10 The table above, shows that the minimum floor area for a three bed five person flat arranged over two levels, should be 93sq.m. This proposal, looks to provide a three bed garden flat arranged over two levels, with a total internal floor area of 164sq.m—well in excess of the minimum floor areas required.

3.11 Having regard to density per hectare, this forms an important indicator when researching the ideal density characteristics for a site to ensure optimum efficiency and to meet housing need in London. The extract below is taken directly from table 3.2 of the London Plan. This illustrates the dwelling type to plot ratios against the PTAL rating of the site. For the purposes of this exercise, the location of the site is referred to as being within a 'Central' setting, which typically commands the highest density requirements for London. This table should be read in conjunction with policies 3.3 and 3.4.

Setting	Public Transport Accessibility Level (PTAL)		
Central	150-300 hr/ha	300-650 hr/ha	650-1100 hr/ha
3.8-4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha
3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha
2.7-3.0 hr/unit	50-110 u/ha	100-240 u/ha	215-405 u/ha

3.12 Policy 3.8 is entitled 'Housing Choice'. In particular the policy encourages Lifetime Homes standards to new development in addition to taking account of the changing age structure of London's population and, in particular, the varied needs of older Londoners in addition to affording the appropriate provision to accommodating families with attention being paid to their local needs.

3.13 Policy 7.2 is entitled 'An Inclusive Environment' and stipulates that:

"applicants for planning permission should demonstrate their commitment to achieving high quality inclusive design, how their proposals ensure an accessible environment, how they have engaged with users (including for example organisations of disabled and older people) and the processes used to achieve these."

3.14 Policy 7.4 Local Character states that development should provide a high quality design response that has regard to:

- a) the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;***
- b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;***
- c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;***
- d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area***
- d) is informed by the surrounding historic environment"***

3.15 Policy 7.6B states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy and overshadowing.

LOCAL PLANNING POLICY

Local Development Framework Core Strategy

- 3.16 Policy CS1 refers to making efficient use of land and in particular, stipulates that development will be resisted if it is found to make inefficient use of Camden's limited land. In addition to this, there is also a requirement to ensure development, makes full use of the site, takes into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other consideration relevant to the site.
- 3.17 Policy CS5 is entitled '*Managing the impact of growth and development*' and encourages high quality and sustainable developments. There is also emphasis on protection of people who live and work in the borough with development needing to reflect the characteristics and requirements of local communities.
- 3.18 Policy CS6 is focused on primarily providing quality homes whereby there is clear emphasis on delivering more family sized homes for the borough. The recognised target within the Core Strategy aims on providing 8,925 homes from 2010-2025. In addition to meeting affordable housing, which does not apply to this scheme, the policy also recognises that there should be a mix of housing types and sizes.
- 3.19 Policy CS9 places focus on achieving a successful Central London where point 'B' states that there should be a focus for Camden's future growth in homes, offices, shops, hotels and other uses. Meanwhile, part 'D' acknowledges that neighbour amenity is an important consideration together with the need to provide more housing under criterion 'E'.
- 3.20 Policy CS11 promotes efficient and sustainable travel with the consensus of the policy bearing weight upon the need to promote car free travel and there also being an emphasis on use of public transport and car sharing schemes. It is reiterated that the proposed development will be car-free.
- 3.21 Feeding on from CS11, Policy CS13 is focused on tackling climate change. There is some correlation between both policies in terms of promoting car free transportation in addition to effective energy generation and consumption by using technologies where possible to address many of the key criteria of policy.
- 3.22 Policy CS14 'promoting high quality places and conserving our heritage', focuses on the protection and conservation of the boroughs heritage assets. This policy is of particular relevance, given the sites location within the Bartholomew Estate Conservation Area.

- 3.23 Weighing in favour of the proposed development, paragraph 4.17 recognises that Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings, taking account of context and local character is regarded as being particularly important. The heritage assets of the borough are also important where sites lie in close proximity or within actual designated areas.

Local Development Framework Camden Development Policies 2010

- 3.24 The following policies were identified as being the most pertinent when assessing development of this kind. The original concept of the proposal has a firm affiliation with the key policy sentiments to ensure that the scheme strikes a clear balance with the borough's requirements for new development.
- DP2** (Making full use of Camden's capacity for housing)
DP5 (Homes of different sizes)
DP18 (Parking standards and limiting the availability of car parking)
DP19 (Managing the impact of parking)
DP22 (Promoting sustainable design and construction)
DP24 (Securing high quality design)
DP25 (Conserving Camden's heritage)
DP26 (Managing the impact of development on occupiers and neighbours)
- 3.25 Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss of two or more homes. This application proposes to combine two one-bed flats to form a single three bed unit. This application will therefore see a net loss of 1 x one-bed flat.
- 3.26 As the proposal would not result in the net loss of residential floor space & would only involve the loss of one residential unit it is considered to comply with these policies.
- 3.27 Policy DP5 makes clear recognition of the need to provide a good dwelling mix with the deciding factors relating to the type of tenure, the location, site size and demand. **The table below is taken from Policy DP5, amplifies and clearly stresses that there is a medium to very high demand for 2 & 3 bed units in the borough where the open market is concerned.**

Dwelling Size Priorities Table					
	1-bedroom (or studio)	2-bedrooms	3-bedrooms	4-bedrooms or more	Aim
Social rented	lower	medium	high	very high	50% large
Intermediate affordable	medium	high	high	high	10% large
Market	lower	very high	medium	medium	40% 2-bed

- 3.25 Policy DP6 stresses the importance of Lifetime Homes standards with there being a requirement for all housing developments to meet lifetime homes standards. The proposed development will seek to embrace these requirements throughout.
- 3.26 Policy DP24 is entitled ‘*Securing High Quality Design*’ the policy is highlighted in full below:

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context & the form & scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.”

- 3.27 In the interests of neighbour amenity, policy DP26 fittingly follows on from the previous two policies. The policy asks that regard is given to visual privacy, overshadowing, outlook and light. In addition to the above, facilities for refuse, storage and recycling are also encouraged. The scheme pays close attention to both these matters albeit through the retention of the existing ample amenities currently on site.

- 3.28 The Development Plan policies are accompanied by a suite of Supplementary Planning Guidance documents (SPGs). The following SPGs are of acknowledged importance to the proposal:

Camden Planning Guidance 2011:

CPG1 Design; CPG2 Housing; CPG3 Sustainability; CPG5 Town Centres, Retail and Employment; CPG6 Amenity; CPG7 Transport; CPG8 Planning Obligations.

- 3.29 CPG1 and CPG2, owing to the importance on character, design and living standards is touched upon briefly below. These guidance documents form a useful tool to clarify many aspects already addressed by planning policy at a local level.

Camden Planning Guidance 1: Design (CPG1)

- 3.23 Paragraph 2.9 states that good design should: **“positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views”.**
- 3.24 Paragraph 2.12 states that: **“Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration. The quality of a well designed building can be easily reduced by the use of poor quality or an unsympathetic palette of materials.”**

Camden Planning Guidance 2: Housing (CPG2)

- 4.14 The overall internal floorspace in new self-contained dwellings (excluding communal lobbies and staircases) should normally meet or exceed the minimum standards set out in the following table.

Number of Persons	1	2	3	4	5	6
Minimum floorspace (sq m)	32	48	61	75	84	93

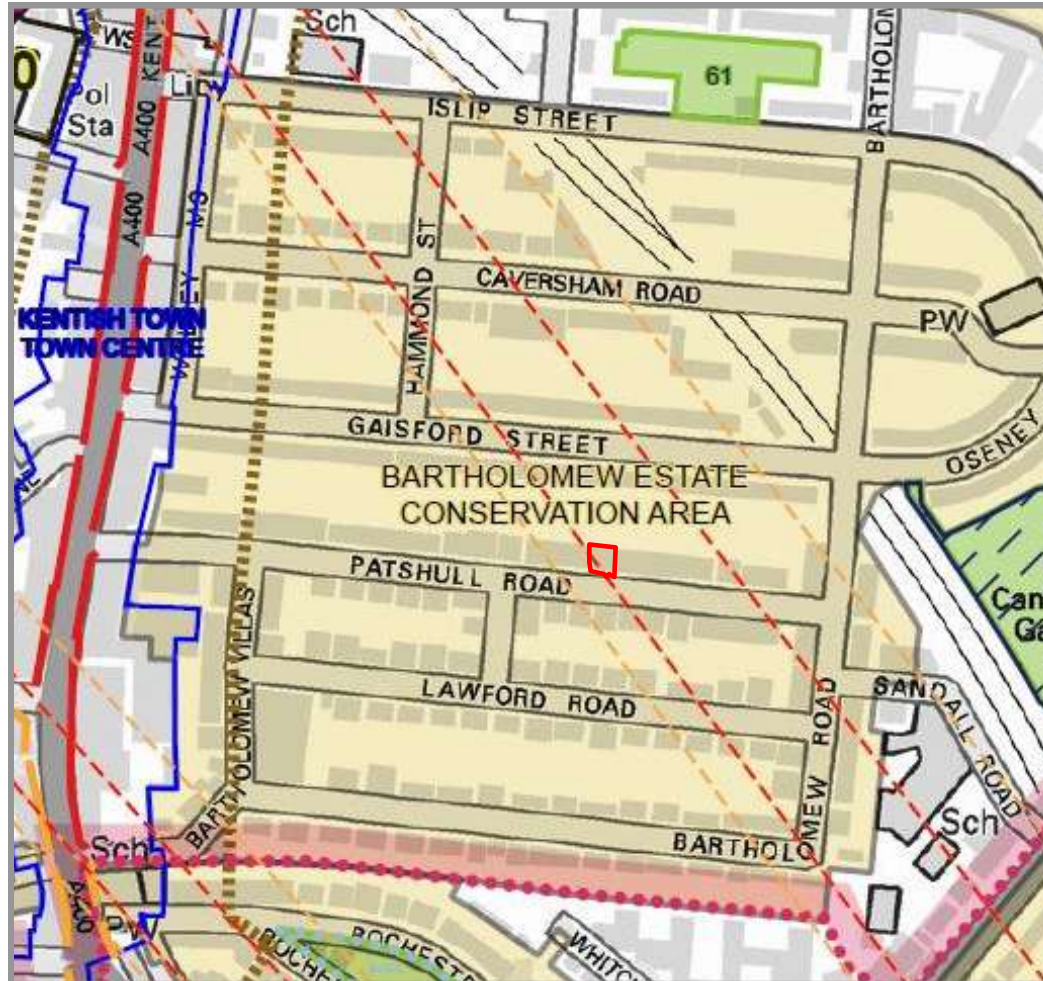


- 4.16 The Council will expect bedrooms to meet or exceed the following minimum sizes:

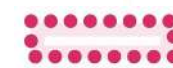
- First and double bedrooms - 11.0 sq m
- Single bedrooms - 6.5 sq m



Proposals Map



Map key



Areas with a made
Neighbourhood Plan



Conservation Area

Extract from the Camden Planning Policy Map

4.0 DESIGN AND HERITAGE

4.1 Planning permission is sought for works to the existing property to include the erection of a single storey ground floor full width rear extension (following the demolition of the existing part width extension), single storey side extension and half width first floor rear extension with roof terrace over, to facilitate the combination of the ground & first floor flats into a single residential unit. Plus alterations to existing side dormer, windows and fenestration. New boundary wall and railing to front elevation.

The key aspects of the proposal are summarised below:

- The development encourages efficient and effective use of a site in a sustainable town centre location;
 - The development will take into consideration the existing outlook offered and will maintain neighbour amenity to existing and future occupiers;
 - Based on the character profile of Kentish Town, the development would introduce a part width first floor rear extension and roof terrace over and would respond to the immediate extensions already present to both neighbouring properties and others along the street;
 - The development would create a generously sized 3 bed family flat with access to a sizable rear garden, whilst introducing private outdoor amenity space for the existing top floor flat in the form of a roof terrace;
 - The development would meet the requirements of the London Plan and the Council's very own housing space standards;
 - The overall design and layout would not undermine the visual integrity of the building.
 - The future family occupiers would make good use of the improved access provision, secure cycle storage & the overall improvements to the building, in addition to the town centre's excellent accessibility and amenities.
- 4.2 The proposal was brought forward in recognition of a number of factors which include the need to improve the living conditions at this site and the drive to reinstate dilapidated features to include replacement of all existing timber framed single glazed sliding sash widows for thermally efficient double glazed timber sliding sash windows on a like for like basis.
- 4.3 This applications looks to benefit from the ability to introduce an extension in line with modern standards; respect the wider character of the area; the need to utilise the finite land available within the borough and generally, to build in a sustainable 'forward thinking' manner. These points alone meet the 'golden thread' of the NPPF and should therefore be afforded significant weight.

4.4 The development was also considered alongside a number of competing demands for achieving the proposed design. The opportunities outweighed any constraints identified with the principle of development, together with the economic and social benefits brought about, were at the forefront of the considerations.

4.5 The development would encourage both efficient and effective use of a site in a Kentish Town central location. The development was also considered alongside the knowledge that the site is within the Bartholomew Estate Conservation Area with requirements to protect Camden's Heritage assets.

4.6 The surrounding area is characterised by residential properties built to medium to high densities. Patshull Road falls almost within the very centre of the Bartholomew Estate Conservation Area and represents a typical example of a multi-storey residential property.

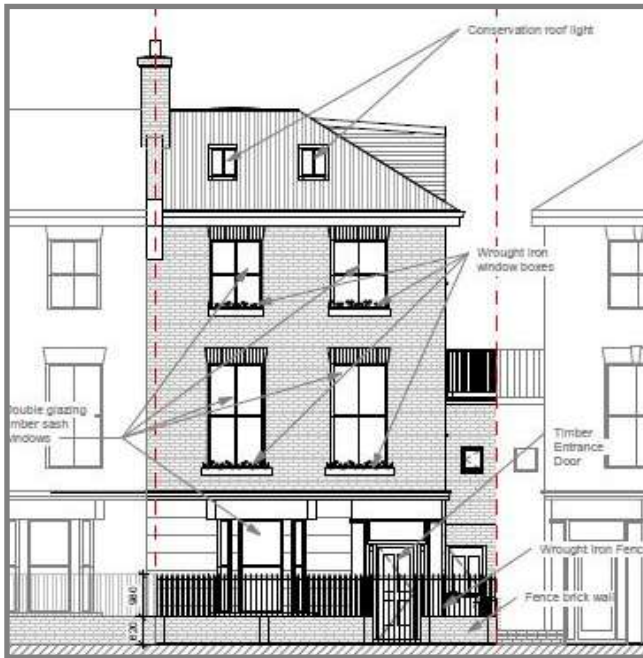
4.7 In the interests of neighbour amenity, the development will ensure that the proposed full width ground floor rear extension, supports a depth no greater than the existing built form to either neighbouring property, with the proposed first floor rear extension, designed to mimic the depth and height of the adjacent property at 71 Patshull Road. As is the case to this neighbouring property, the first floor rear extension would support a 17sq.m roof terrace over, allowing for the introduction of a secure private external amenity space to be afforded to the existing top floor (two bed four person) family maisonette. In the interest of neighbour amenity, a 'green-screen' is proposed to the side of the terrace overlooking No.67, to a height of 1.6m using potted plants, to act as a natural 'screen' buffer between the units.

4.8 The proposed combination of the ground and first floor one bed flats, to form a single three-bed family unit, would be built to lifetime homes standards which primarily revolve around creating spaces that are easily adaptable to meet the future needs of residents. The standards will help to play an essential role in later life when the stresses and strains of finding alternative accommodation can be avoided and homes can be easily adaptable to meet emerging, mostly ambulatory, needs of individuals.

4.9 As noted previously, Policies DP2 & CS6 of the LDF seeks to protect existing housing by resisting development that would involve the net loss of 2 or more homes. This application proposes to combine 2x1 bed flats to form a single 3 bed unit. This application will therefore see a net loss of 1x1 bed flat. As the proposal would not result in the net loss of residential floor space & would only involve the loss of 1 residential unit, it is considered to comply with these policies.

4.10 The layout of the proposed ground floor maisonette, would in turn create a generous living environment with provision for 3 good sized bedrooms at first floor level with the master bedroom situated to the front of the site. The development would therefore directly reflect the need for family units in the borough.

ELEVATIONS AS PROPOSED



Proposed Front Elevation

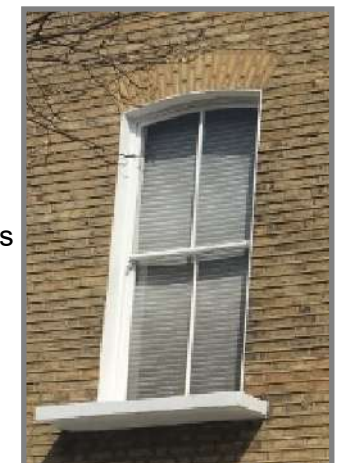


Example of a Wrought Iron Window Box as seen on a neighbouring property

- 4.11 As part of the extensive refurbishment works proposed to the property, this application proposes the replacement of the existing single glazed part timber framed part upvc windows with conservation area compatible timber framed sliding sash windows to all elevations. All brickwork and keystone detailing would be retained as existing. In respect to current window hierarchy, the renovation of the windows and the introduction of wrought iron window boxes as proposed, would add visual interest to the façade without appearing overly dominant or intrusive to the overall design and appearance of the building. The proposed floor plans and elevations are discussed further on the following pages of this statement.
- 4.12 As part of the refurbishment works to the front elevation, the design would also see the front garden mainly laid to lawn with mature flower beds added to give visual interest, alongside the introduction of wrought iron railings set atop of lowered facing brick boundary wall to the front elevation, to mimic the design seen to neighbouring 67 Patshull Road. Refer to Fig. 1 below showing the existing railings to this neighbouring property. Mimicking the design, ensures that the architectural integrity of the building is maintained. Owing to this precedent set on the street, the development will not affect the setting of the Conservation Area.
- 4.13 Two Conservation area compatible Velux style roof lights have also been proposed to the front elevation, to complete the design. Two Velux style rooflights are currently present to this same neighbouring property. This element of the proposal, again looks to mimic this feature of the neighbouring property.



Proposed Rear Elevation

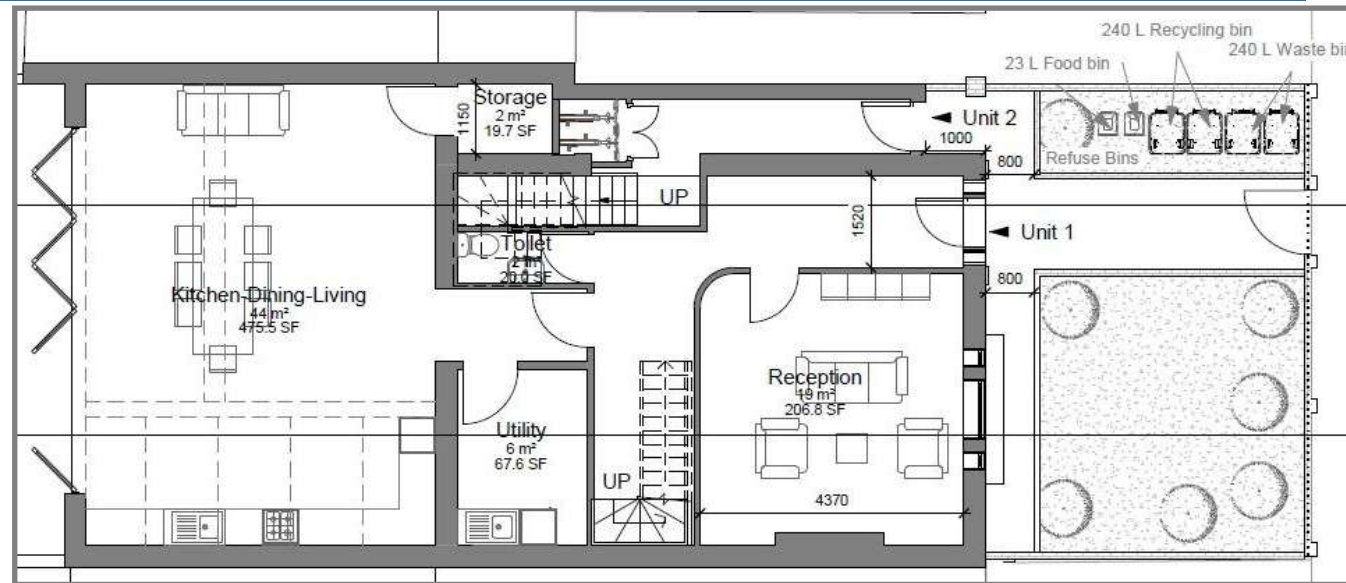


Example of a Timber sliding sash window as seen on a neighbouring property

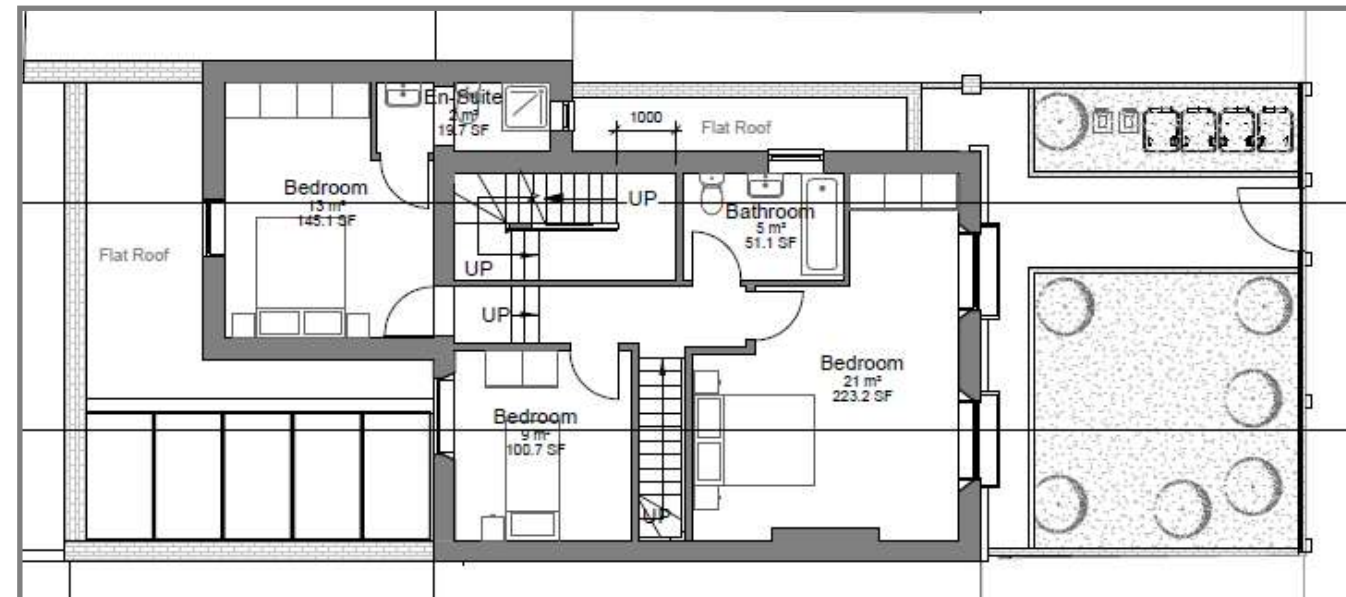
INTERNAL LAYOUTS AS PROPOSED

- 4.14 Having regard to the proposed internal living arrangement, the combination of the existing 2x one bed flats to form a single three-bed family unit, supporting an internal floor areas in excess of 160sq.m, would go some way to providing an essential family home, the borough desperately needs.
- 4.15 The ground floor maisonette will be accessed via the main entrance serving the host building, whilst the introduction of a recessed single storey side extension, will feature the primary entrance to the upper floor maisonette. Precedent for the introduction of this side addition, can be seen at the neighbouring 65 Patshull Road (Ref: 2015/1557/P), which achieved consent in May 2015 for the introduction of a part 1/part 2 storey side extension.
- 4.16 The upper floor maisonette would benefit from the exclusive use of the main staircase raising up to the existing flat. As part of the works proposed, both the existing upper floor maisonette and the proposed ground and first floor maisonette, would benefit from the provision of dedicated secure cycle storage, in line with current London Plan requirements. Repositioned refuse and recycling provisions would also be put in place, as part of the refurbishment and tidying-up works proposed to the front of the site.
- 4.17 The proposed single storey rear extension would be finished in matching materials with powder coated aluminium framed bi-fold doors to the rear, opening onto a mature garden, mainly laid to lawn. The extension would support a depth and height to match either neighbour, with a part glazed roof form, adjacent to the neighbouring 67 Patshull Road.
- 4.18 With a combined kitchen / dining and living area being positioned to the rear of the ground floor level, this design is reflective of modern living requirements. To complete this flat, a replacement obscured glazed window is proposed to the side elevation, serving a family bathroom. This feature is replicated at second floor level, serving the top floor maisonette. All materials proposed are designed to match existing.

The first floor extension would again match the depth of the neighbouring first floor development and would be finished with facing brickwork, timber framed window features and brick lintel detailing.



Ground Floor Plan (above) - First Floor Plan (below)



INTERNAL LAYOUTS AS PROPOSED

4.19 Having regard to the proposed internal living arrangement for the existing top floor maisonette, this unit will mainly see alterations to its internal layout, in conjunction with the introduction of private external amenity space in the form of a rear roof terrace. Whilst an existing residential flat in its own right, this retained two bed flat, would support an internal floor areas in excess of 70sq.m and would continue to provide a medium-sized family dwelling to the market.

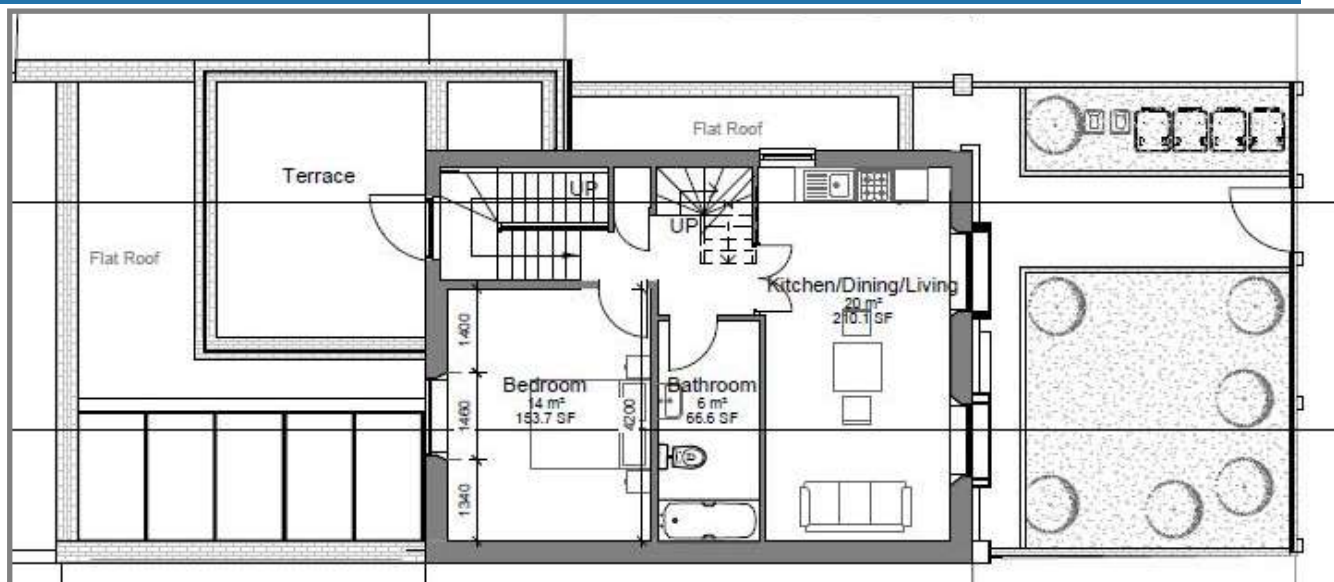
4.20 The proposed roof terrace would feature a wrought iron railing balustrade around its perimeter, in line with the neighbouring terrace at 71 Patshull Road. Access to the terrace would be gained via a white painted timber framed doorway off the second floor staircase in a matching style to the proposed windows. In addition, the terrace would support an outdoor amenity area in excess of 17sq.m.

4.21 The upper floor maisonette would benefit from two good sized double bedrooms with one bedroom positioned to the rear of the second floor level and the remaining bedroom, positioned at top (third) floor level within the existing habitable roof void.

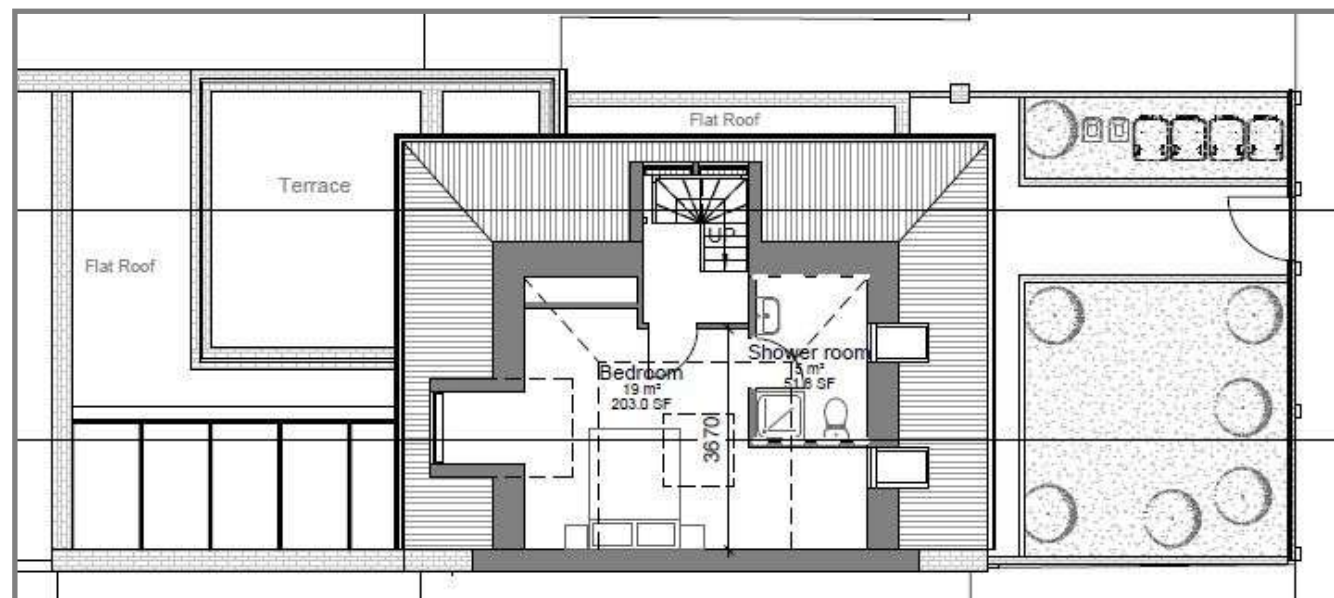
4.22 The upper floor maisonette, currently benefits from two dormer features, one to the rear and one to the side elevation. These dormers would be finished with a lead skin to ensure longevity. The rear dormer, from a design perspective, is considered to be well proportioned within the roof slope of the building. The proposal looks to widen the existing side dormer, to allow for a revised internal layout. Similar width side dormers are common along the street and in particular, the side dormer to the neighbouring No.67, which supports a wider existing side dormer.

4.23 The outlook from the dormers was considered as part of this application. The dormer to the rear is an existing feature and as such, will not have a negative impact of the streetscape. The side dormer overlooks the roof of the neighbour at No.71, however this property does not benefit from any roof extensions. The marginal increase in dormer width, is therefore not expected to have any impact on this property. The proposed side dormer will continue to serve the staircase up to loft level rather than to a habitable room.

4.24 The development would not create any harm to neighbour privacy insofar as this would reflect the existing arrangements seen throughout the building and is common to other living arrangements on the road. In this regard, the development would respect the amenity of others living and using the area.



Second Floor Plan (above) - Third Floor Plan (below)



5.0 ACCESS

Vehicular Access and Parking

- 5.1 The application provides no on-site parking. Owing to its high sustainability credentials and the ease of access to public transport from the site, this application provides suitable accommodation for two families. The site lies within a CPZ owing to its central location within Kentish Town. Whilst the site currently benefits from three parking permits, this would likely be reduced to two, as part of this application.

Inclusive Access

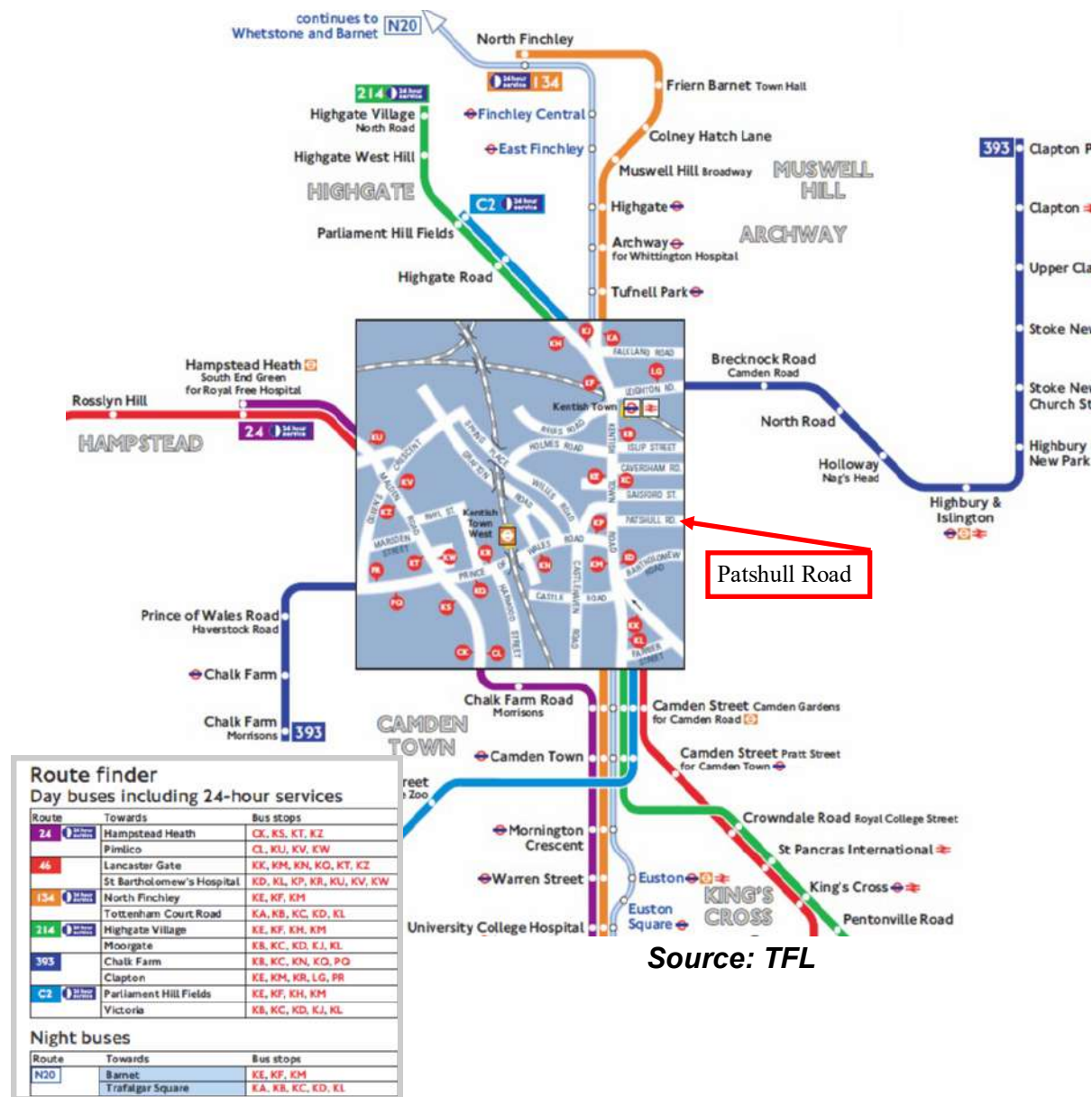
- 5.2 The proposed works would ensure that accessibility is reflective of the lifetime homes standards to account for differing needs of future residents. The development in any event would be compliant with the relevant requirements of Part M1 & M2 of the Building Control Act.

Refuse and recycling

- 5.3 The property would incorporate a separate bin storage area located within the front garden, positioned in a suitable location for collection by existing council arrangements on collection days. It is anticipated that general waste and recyclables will continue to be collected on a weekly basis.

Public Transport

- 5.5 The site is highly sustainable when taking into account the excellent public transport links all within walking distance from Kentish Town Underground and Mainline stations. A bus map is shown opposite, providing route details from Kentish Town and further emphasises the site's accessibility by public modes of transport.



6.0 CONCLUSION

- 6.1 Planning permission is sought for works to the existing property to include the erection of a single storey ground floor full width rear extension (following the demolition of the existing part width extension), single storey side extension and half width first floor rear extension with roof terrace over, to facilitate the combination of the ground & first floor flats into a single residential unit. Plus alterations to existing side dormer, windows and fenestration. New boundary wall and railing to front elevation.
- 6.2 The application site is recognised as being located in a highly sustainable location whereby existing and future residents will benefit from all the public transport facilities located a short walk to and from the site.
- 6.3 The proposal would seek to make efficient and effective use of building in a town centre location. The principle of development should be considered alongside the precedent set for rear and side extension works in the immediate surrounding area and compliance with the relevant space standards.
- 6.4 The development would be carried out in full compliance of the relevant Central Government Guidance and Development Plan Policies contained within the London Plan 2011 (with amendments), the Camden Local Development Framework Core Strategy and the adopted Development Policies. The application has also paid attention to Camden's relevant Planning Guidance documents.
- 6.5 For the reasons outlined within this statement, it is requested that the Council look upon this request for planning permission favourably.

