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387 Kentish Town Rd, London, Nw5 2TJ

Design & Access Statement  
July 2018

## 1. INTRODUCTION AND SITE CONTEXT

This Design and Access statement has been prepared in support of the planning application to the proposed extension and change of use at 387 Kentish Town Road, London NW5 2TJ.

This planning application seeks approval for the following modifications to the existing building:

- Single storey rear extension at ground floor to enlarge existing shop
- Change of use of first and second floor from beauty salon (sui generis) to one residential flat (C3)
- New mansard roof structure to 3rd floor, to provide additional bedroom to new residential flat

The ground floor of the application site is a hairdresser (A1) and the upper floors are used by a beauty salon (sui generis).

The rear garden, which can only be accessed through the ground floor unit (hairdresser) has an existing extension on the ground floor, comprising storage space.

The adjoining properties to the south are commercial on the ground floor with residential use on the upper floors. This is very common within the area.

No 381 and 385, as well as many other properties within the area, have a mansard extension and established large rear extensions.

The adjoining property to the north is a single storey workshop.



Front view of application site and adjoining properties



Rear view of application site and adjoining properties

## 2. SITE LOCATION

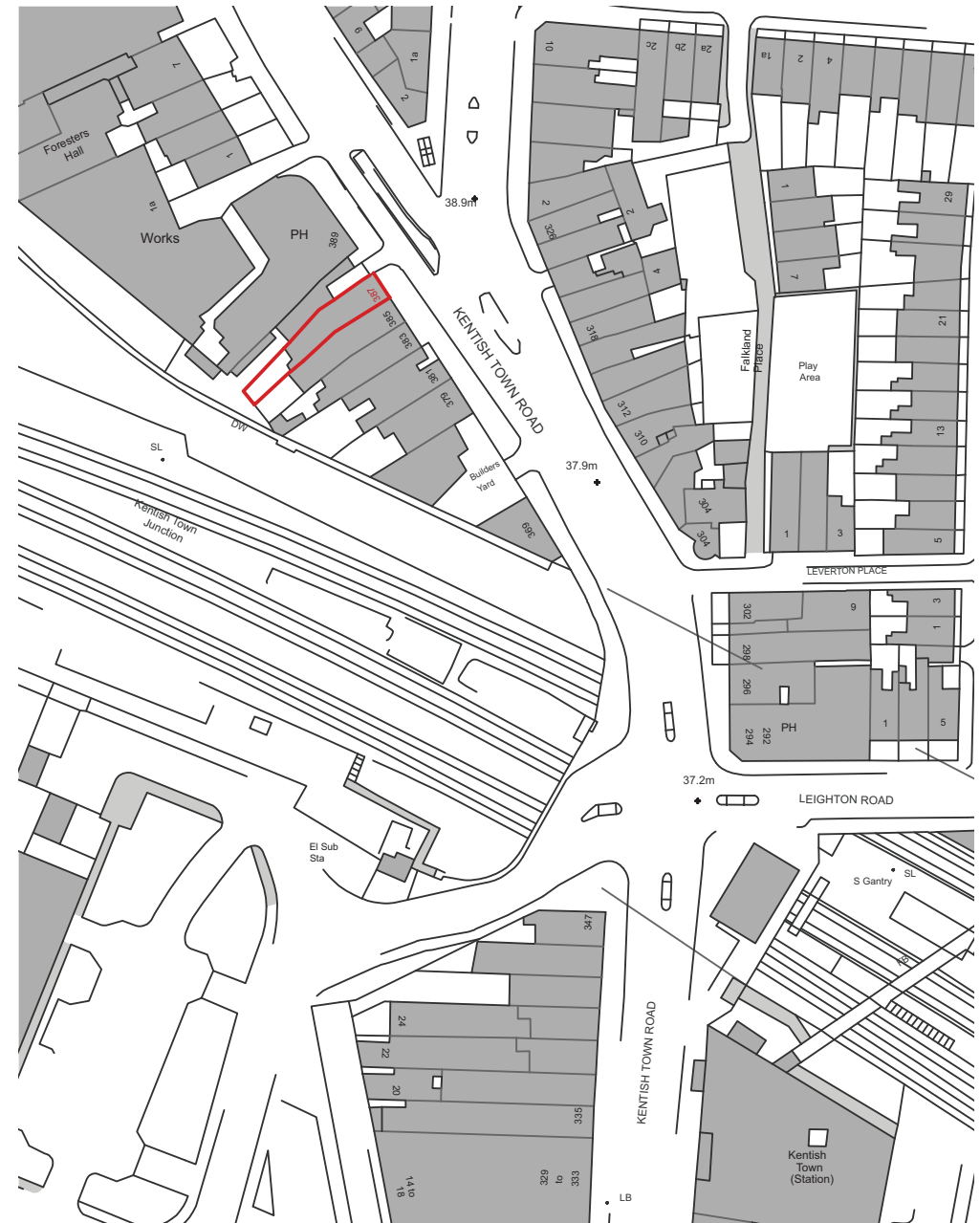
The application site is a three storey end of terrace, situated on the western side of Kentish Town Road, by the triangle and a short distance to Kentish Town underground and overground station.

The site is not located within any conservation and has a PTAL rating of 6a, which makes the site highly accessible.

As you can see in the image below the neighbouring properties to the south have extensive rear extensions. No 385's ground floor extension covers the whole of the rear garden.



Aerial of the rear of the application site and neighbouring properties



Site location plan



### 3. EXISTING BUILDING

The current building is occupied by a hairdresser (A1) on the ground floor and a beauty salon (sui generis) on the first and second floor.

Ground floor unit currently benefits from a single storey rear extension, which is not fully in use, especially the only outdoor accessible units. This rear part of this unit is in storage use and comprises a mess match of various materials.

The neighbouring property has been recently extended to the rear and has added a mansard at third floor.

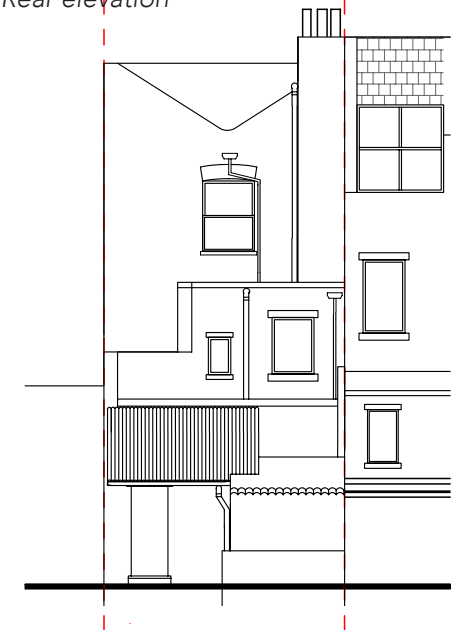
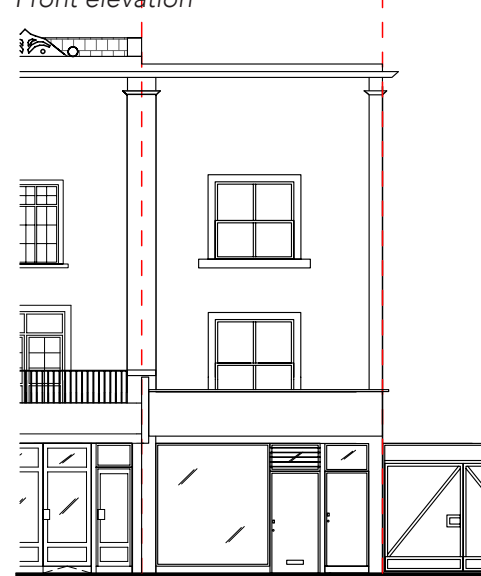
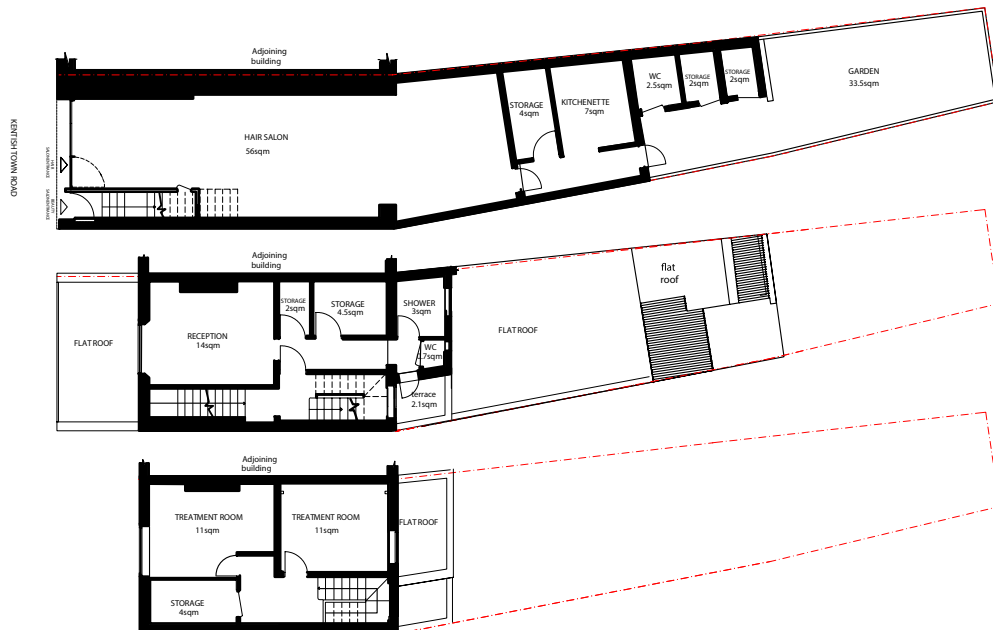
No 385 has a rear ground floor extension covering the whole of the garden. Only part of this extension has planning permission.



Front elevation



Rear elevation



Existing floorplans, please refer to drawing KT\_PL\_002\_RevB for details

Existing front and rear elevation, please refer to drawing KT\_PL\_003\_RevB for details

## 4. THE PROPOSAL

This proposal seeks to make improvements to an existing building in a generally poor condition. The single storey rear extension, will make the currently rather poor commercial unit more usable.

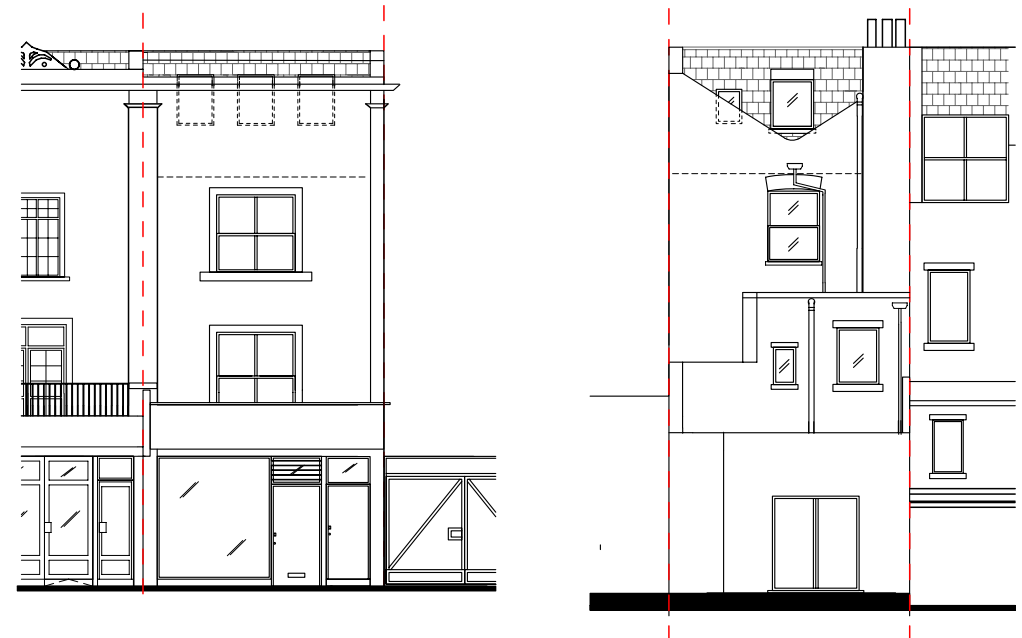
The proposed mansard height at third floor will be in line with the mansard extension on No 385 and 381 Kentish Town Road. The new floor will provide an additional bedroom with en-suite bathroom.

The mansard roof will be set back in order to keep the current butterfly roof to the rear. The proposed materials will match the existing materials of the building. The mansard roof will be zinc, in line with other mansards within the area. The flank parapet will be raised, to follow in line with the mansard shape.

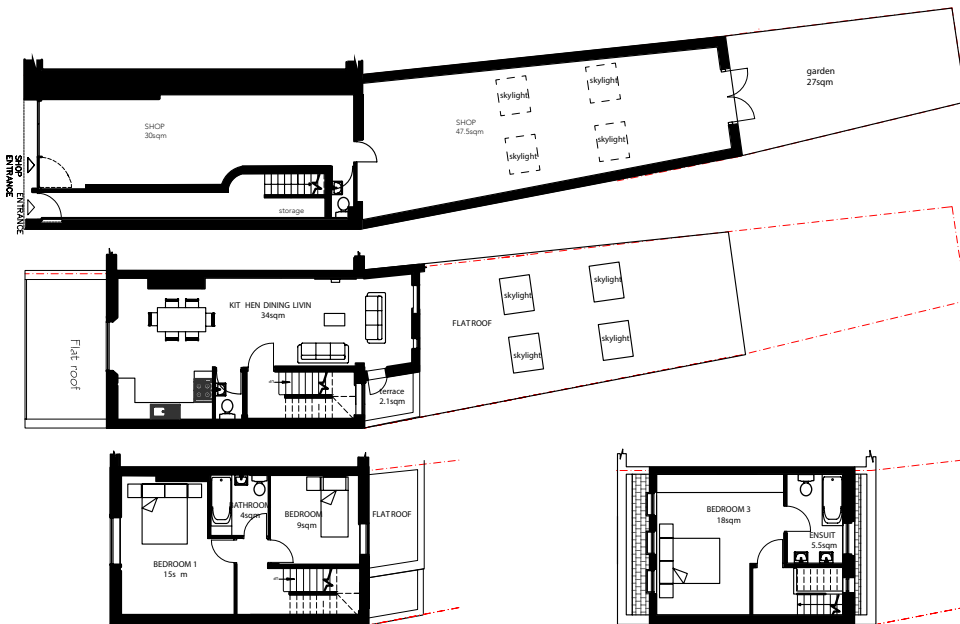
The new proposed flat will comply with space requirements of London Plan Policy 3.8 and London Plan Housing SPG.

FLOOR	TYPE	GIA existing	GIA proposed
ground	A1	84sqm	113sqm
first	current: sui generis proposed: C3	42sqm	42sqm
second	current: sui generis proposed: C3	37sqm	37sqm
third	current: n/a proposed: C3		29sqm
TOTAL	1 x A1 unit, 1 x C3 unit	163sqm	221sqm

Existing and proposed schedule



Proposed front and rear elevation, please refer to drawing KT\_PL\_005\_RevC for details



Proposed floorplans, please refer to drawing KT\_PL\_004\_RevD for details