

119 KENTISH TOWN ROAD

DESIGN & ACCESS STATEMENT
AUGUST 2018

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1. Introduction

The proposal includes the following:

- 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

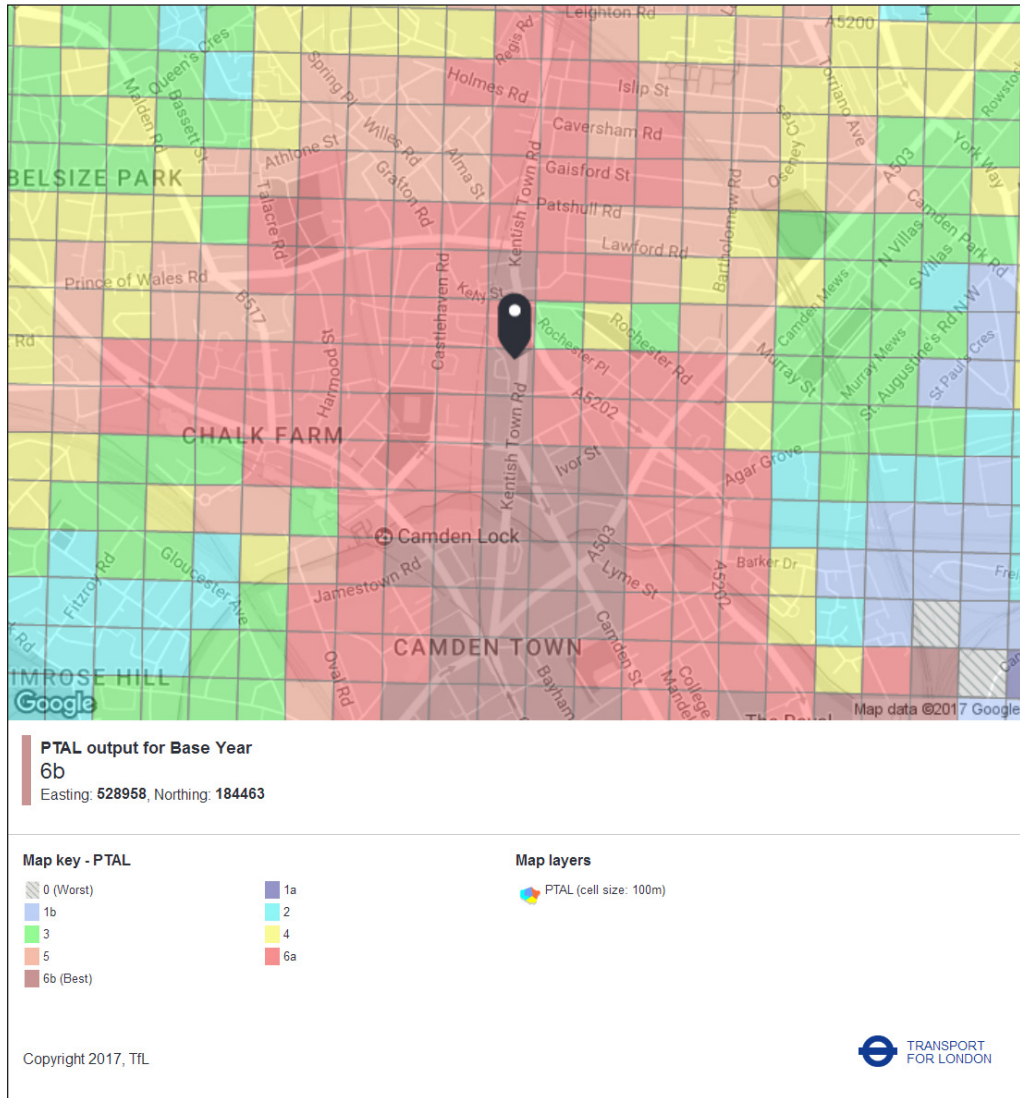
The existing property is a two storey terrace building and comprises of a newsagent at ground floor level with basement store and a studio flat at first floor level. The ground floor rear extension of the property was completed in 1999 and formed the expansion of the existing newsagent store.

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; which has now been constructed.

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

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





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 to the rear elevation and timber sash windows 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 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.

Existing step between two storey
and three storey terrace



Existing street elevation



Proposed street elevation

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.

Permission was granted to no. 123 and 125 to construct an additional storey (as per no. 127). This has now been constructed. Therefore currently there is an obvious step between the recently constructed three storey portion of the terrace and the existing two storey portion at no. 119 & 121.

The proposed additional storey at no. 119 and adjoining application for no. 121, will create a uniform roof line as can be seen from the existing and proposed street elevations.

Existing cill misaligned

Existing UPVC outward opening windows. Unequal in proportion



Painted brickwork peeling and motor joints have become damaged

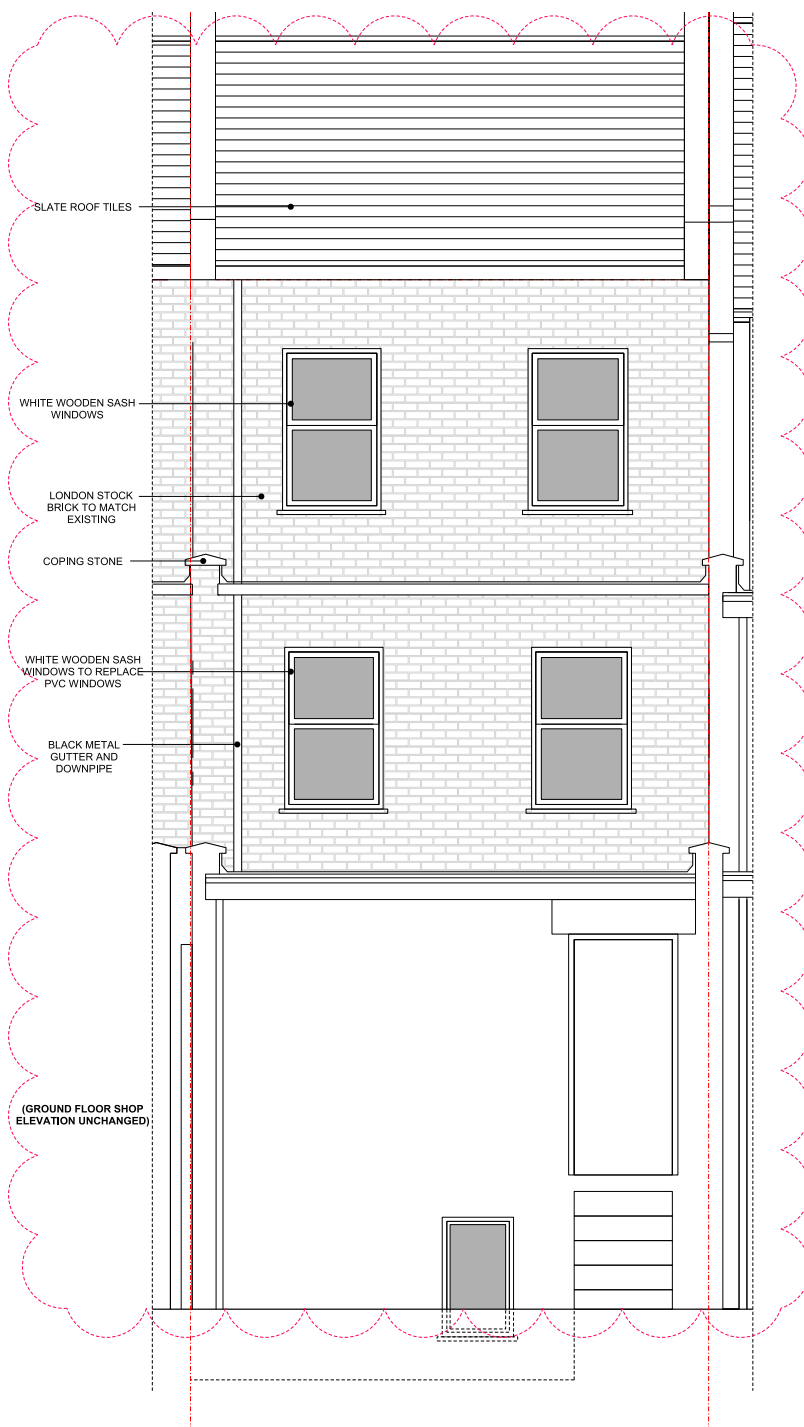
3. Proposal

3.1 Street Elevation

The proposed additional storey is similar in scale and volume to that of the recently constructed works at no. 127, 125 & 123. The proposed external materiality for no. 119 will be as per 123-127, in order to maintain continuity within the terrace.

The existing façade is in need of renovation with the painted brickwork peeling and misalignment of UPVC windows. The recent renovations at no. 123-127 have provided a positive transformation of this parade and the proposed development at no. 119 aims to contribute to this.

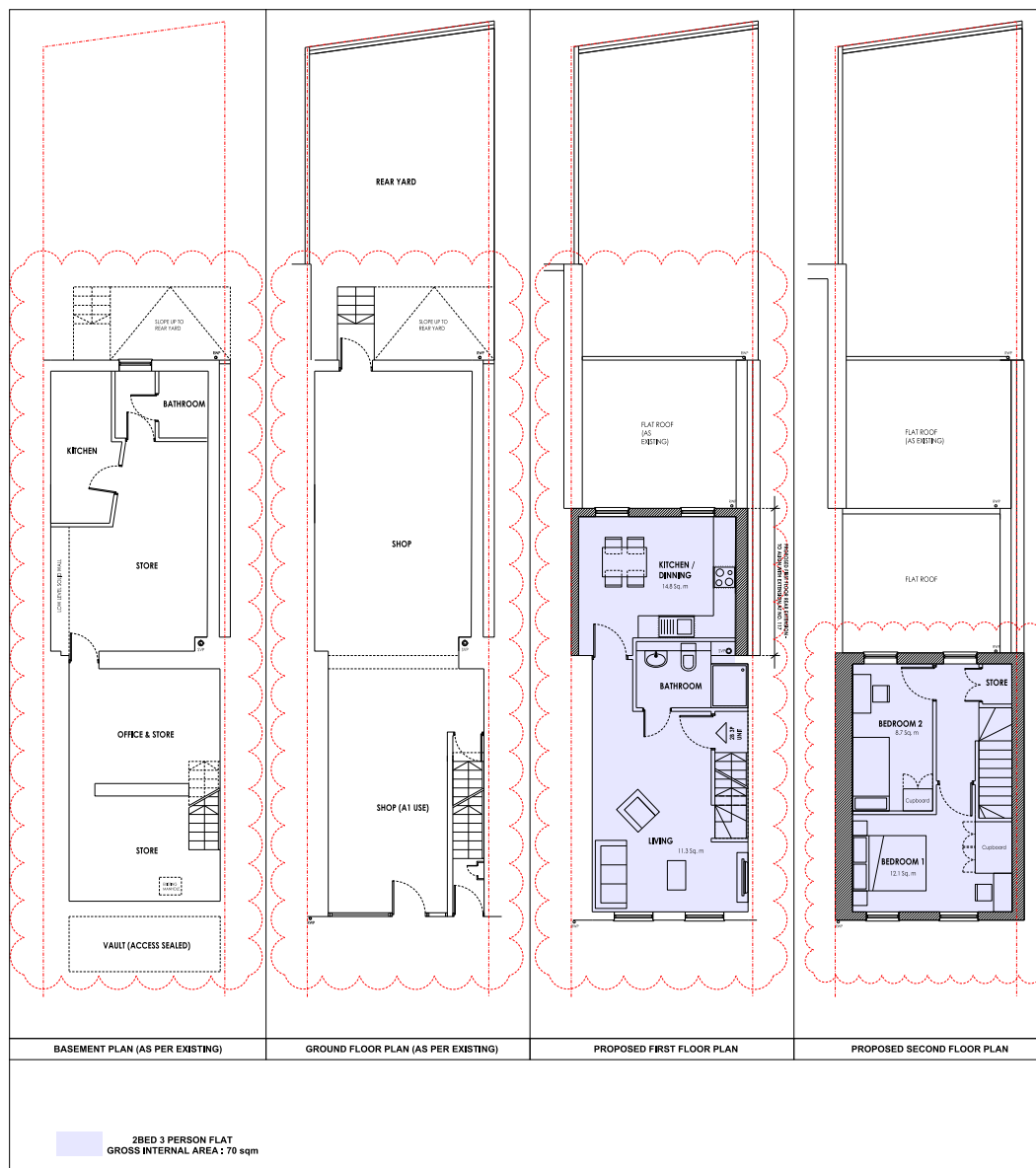
The existing UPVC, outward opening windows are to be replaced with timber sash windows, again relating back to the original building features.



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.



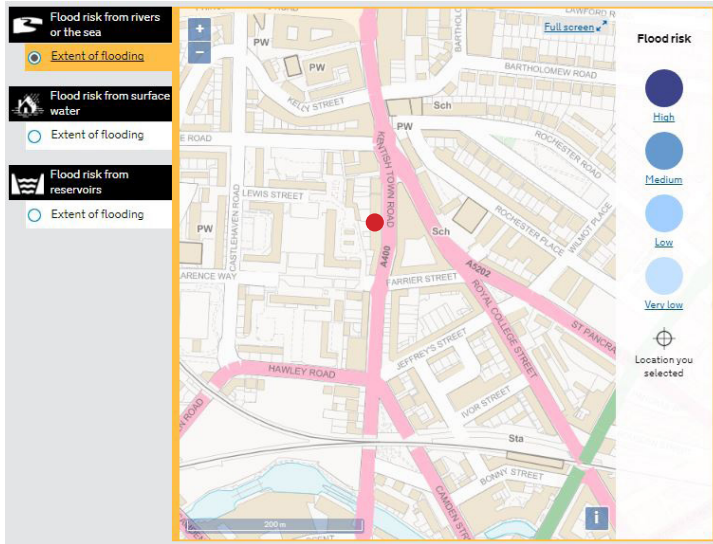
3.3 Residential Units

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).

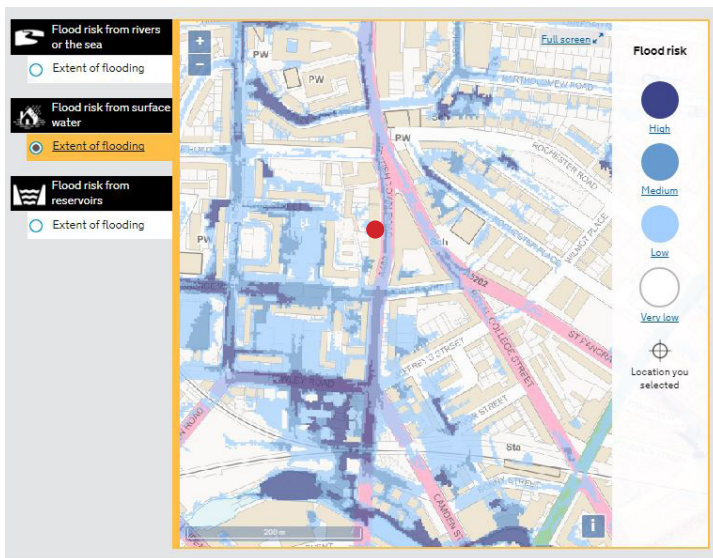
The existing residential entrance from Kentish Town road will serve the residential unit (as per current). There is no proposed access from the rear of the property.

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

		Proposed Area (sqm)	THS Area (sqm)
2B3P 1st & 2nd FLOOR	Bedroom 1 (double)	12.1	11.5
	Bedroom 2 (single)	8.7	7.5
	Storage	1.1	2
	Storage (built in cupboards)	1.5	



Flood risk map from rivers - GOV.UK



Flood risk map from surface water - GOV.UK

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.

APPENDIX: AREAS

Overall Gross External Area (GEA)

	Existing GEA (sqm)	Proposed GEA (sqm)	Difference	
Basement	-	-	0	no change
Ground Floor	-	-	0	no change
First Floor	35.5	54.6	19.1	first floor extension
Second Floor		35.5	35.5	additional floor
Total		90.1		

Gross Internal Area (GIA)

	Use	Existing GIA (sqm)	Proposed GIA (sqm)
First Floor	C3	28.5	45.5
Second Floor	C3	-	28.5
TOTAL			74