

296 Kentish Town Road

Design and Access Statement

010_DAS

13/12/18

Existing building

296 Kentish Town Road sits at the western edge of the Kentish Town conservation area, directly between The Assembly House public house to the south and 300 Kentish Town Road to the North. It is substantially smaller in scale than both of the adjacent properties and is of a significantly lower level of architectural quality (see images 1 & 2).

The rear of the building, and adjacent buildings, accommodate a large amount of extract ductwork, air handling plant and other service installations associated with the ground floor retail uses along Kentish Town Road. The rear elevation of 296 Kentish Town is only visible from second floor upwards and does not overlook neighbouring residential properties or amenity space.

The building currently houses a coffee shop, St Espresso, on the ground floor which has recently been refurbished to include a new shopfront and access to the basement. The basement is currently used as a cocktail bar, Knowhere Special.

The first and second floors contain three flats; 296A on the first floor looks onto Kentish Town Road, 296C sits to the rear of the first floor and 296B comprises the entire second floor and includes a staircase from first floor within its demise.

Design Principles

The proposal seeks to add an additional floor to 296 Kentish Town Road to accommodate a one bedroom flat. The design is intended to be sympathetic to the context and follows design principles similar to other properties along this stretch of Kentish Town Road and within the Kentish Town conservation area.

Externally a set back mansard is proposed to the Kentish Town Road elevation. This elevation will be set back c.1m from the current parapet line in a similar way to the non-original mansard extension on the adjacent 300 Kentish Road. The rear elevation of the existing building is set back from its neighbours and as a consequence it is proposed that the existing stock buff brick will be extended up to create the rear wall to the extension.

Scale

As noted above, 296 Kentish Town Road is significantly lower than both its neighbours. The proposed extension will increase the height of the building to a similar level as the Mansard extension to 300 Kentish Town Road, while continuing to be significantly lower than The Assembly House. Viewed obliquely along Kentish Town Road the mass of the proposed extension will be visually reduced by being set back significantly from the established building line created by The Assembly House, 296 and 300 Kentish Town Road.

Local Context

The site sits within the Kentish Town conservation area and, as such, the extension is respectful of the context. The design aims to draw from the variety of similar extensions that are found within the conservation and along Kentish Town Road.

The mansard treatment to the front elevation is commensurate with a number of similar extensions along this stretch of Kentish Town Road, most notably the adjacent 300 Kentish Town Road. It is proposed that this is clad in a natural slate.

The extension of the brickwork to the rear elevation will match the existing buff stock brick used on the existing elevation. There are number of properties within the conservation area where the rear wall has been extended vertically, most notably a stretch of houses along Leverton Street whose rear elevations are visible from Falkland Place (see image 3).

All windows within the extension will be double glazed timber sashes to match the second floor of the existing property.

Layout / Access

The extension will house a one bedroom flat with an open kitchen/dining/living room and separate bedroom.

The existing flats within 296 Kentish Town Road are accessed via a shared staircase from a communal landing at first floor level. The second floor flat is then accessed via a private staircase from the communal landing.

The proposal sees the existing access up to the first floor landing retained, the existing staircase which is currently part of the second floor flat becomes communal with a new stair created to allow access to the third floor. Both the second and third floor flats will be accessed from a communal landing at second floor.



Image 1 - 296 Kentish Town Road



Image 2 - 296 Kentish Town Road



Image 3 - Rear elevation of house on Leverton St.



Image 4. Rear of 296 Kentish Town Road from Leverton St.