



Proposal for:  
**6 KENTISH TOWN ROAD,  
LONDON, NW1 9NX**

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# 1.0 INTRODUCTION

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## 1.1 Executive Summary

**The purpose of this report is to highlight the proposed benefits for extending the existing basement depth at the property 6 Kentish Town Road.**

The proposal comprises the extension of the existing basement as ancillary space serving the ground floor.

The basement will be constructed beneath the existing ground floor footprint and will be of single level. It is intended for the proposed works to be constructed as sensitively to the neighbouring properties and surrounding area as possible.

The site is well located and less than a minute’s walk from Camden Town Underground Station. The station is also under review for potential redevelopment so it can ‘properly support the vibrant local community and economy.’ This will see a new entrance introduced on Buck Street, and the formation of new escalators and lifts, while the existing station is maintained. With the property at no. 6 being in such close proximity, there is likely to be a vast increase in footfall, positively affecting the existing ground floor use - hence a need for expansive works.

# 2.0 LOCATION

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- 2.1 The Site
- 2.2 Site Location
- 2.3 Local Sites
- 2.4 Conservation Area





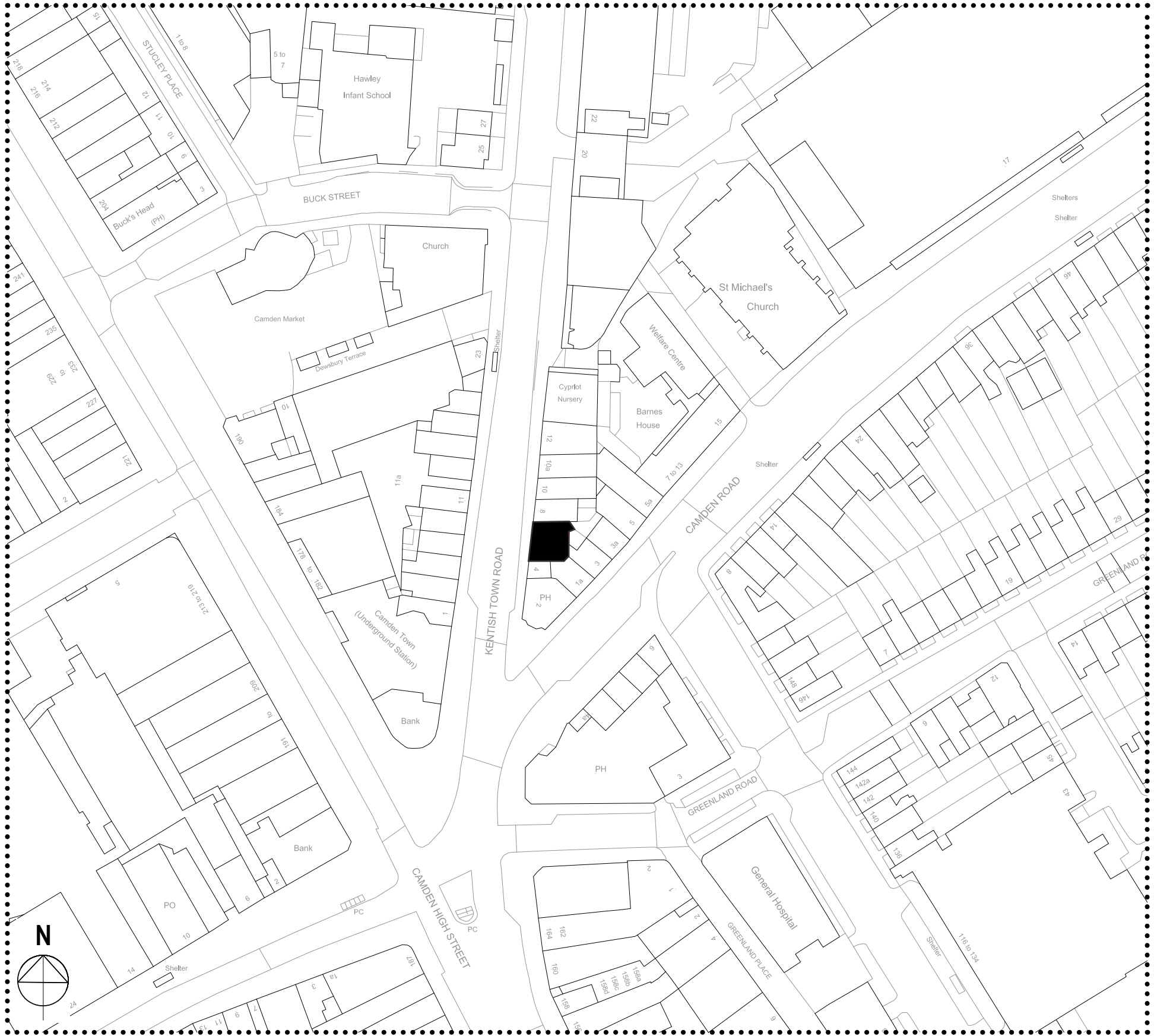
6 Kentish Town Road

6 Kentish Town Road is situated within Camden located approximately 40m north-east of Camden Town underground station.

The use of the ground floor is currently operating as a Chinese restaurant. Above this, the site history suggests that the use of the upper floors is residential.

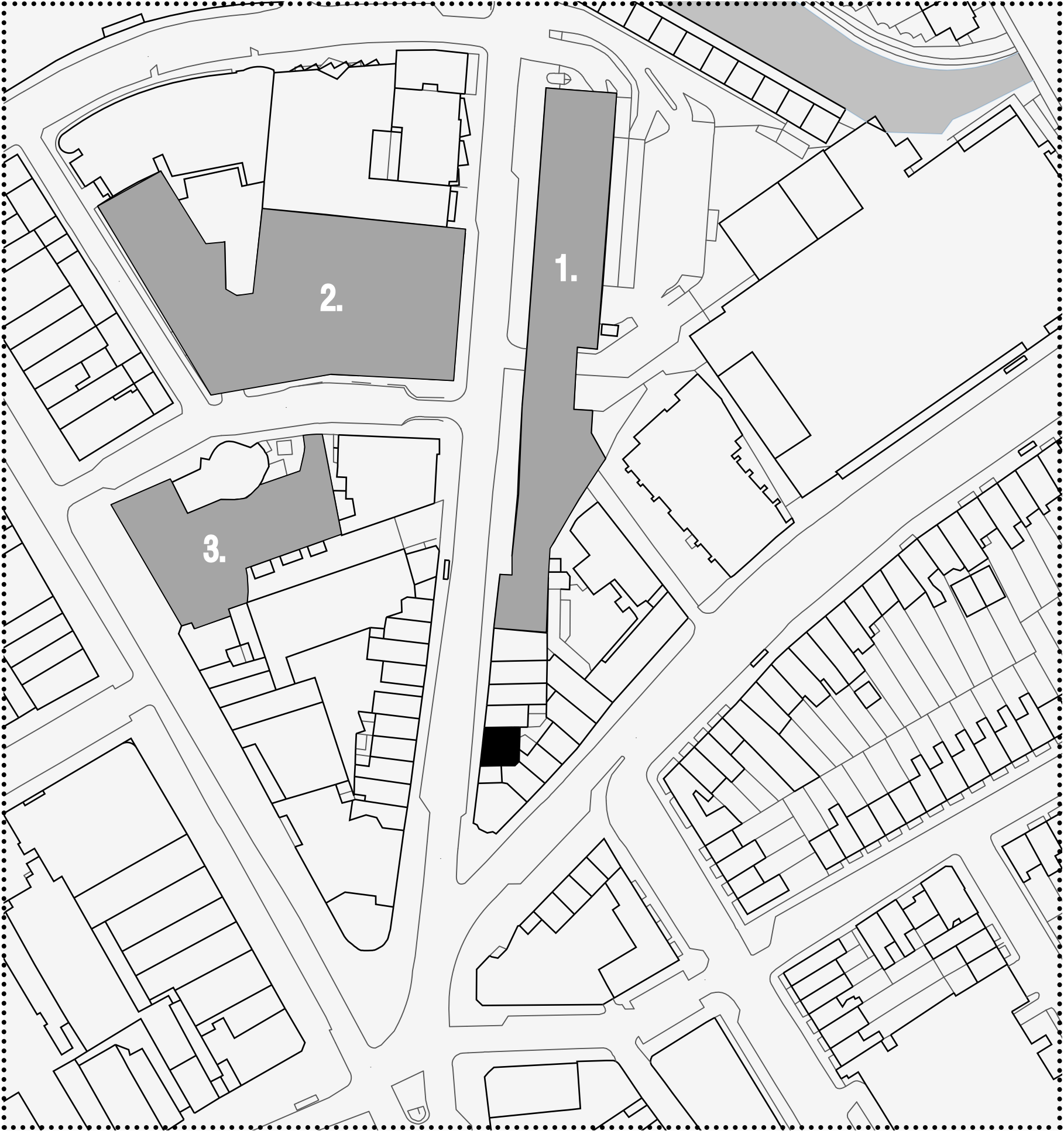
The active pedestrian frontage is a common typology shared along this part of Camden Road. Much of the immediate High Street is poorly maintained and there are strong signs that the surrounding area is undergoing a gradual transition of improvements. The majority of the immediate buildings vary in use with some residential and some office use at upper floor levels and mostly retail at ground floor.

View from Camden Town Underground Station exit





2.0 LOCATION



2.3 Local Sites



1. Proposal for Grand Union House



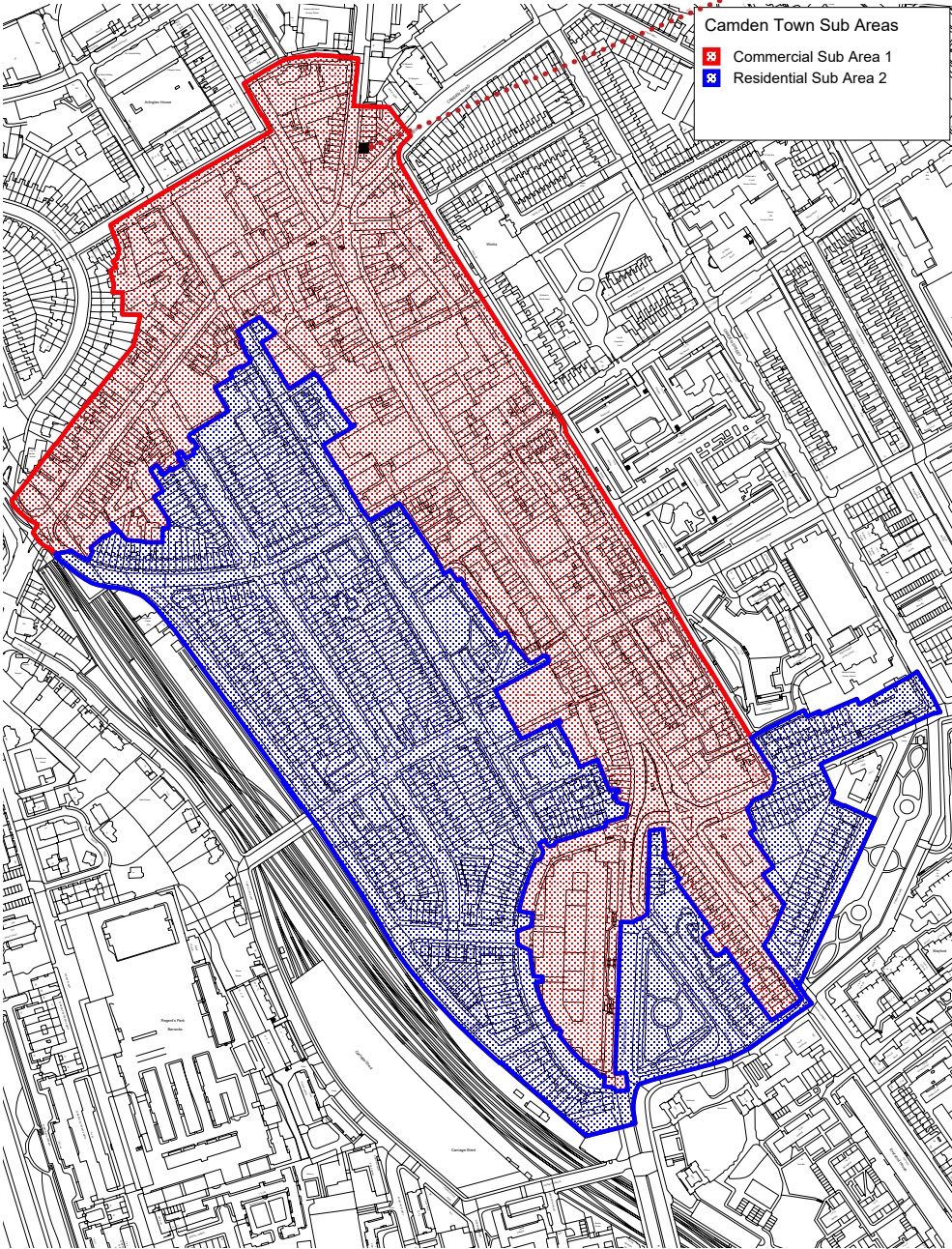
2. Proposal for Buck Street entrance to Camden Town underground station



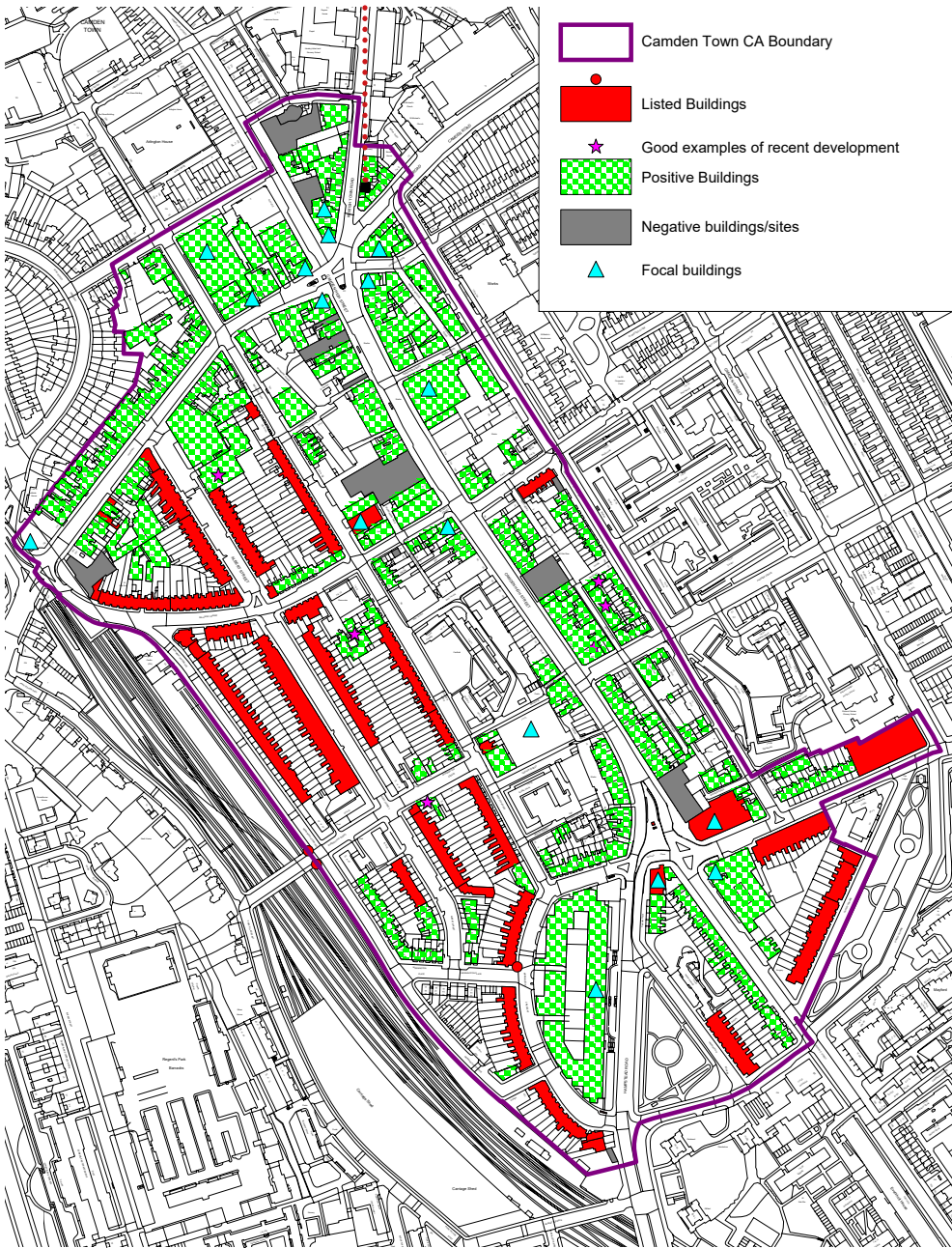
3. Bustle of Camden Market



NO.6 KENTISH TOWN ROAD



Camden Town Conservation Area Townscape Appraisal, 2006



Camden Town Conservation Area Character Sub Area, 2006



From left to right (highlighted): London, London Borough of Camden, Camden Town Conservation Area

Kentish Town Road is located in the London Borough of Camden. Within the borough, the site is located within the Camden Town Conservation Area, which itself is split up into two distinct areas, one being predominantly residential and quiet, whilst there is a contrastingly busy retail area which makes up the other half.

There is a much lower proportion of listed buildings in this sub area which derives from increased pressure for redevelopment since the later 19th century and subsequently a greater tendency for alterations throughout.

# 3.0 PLANNING HISTORY

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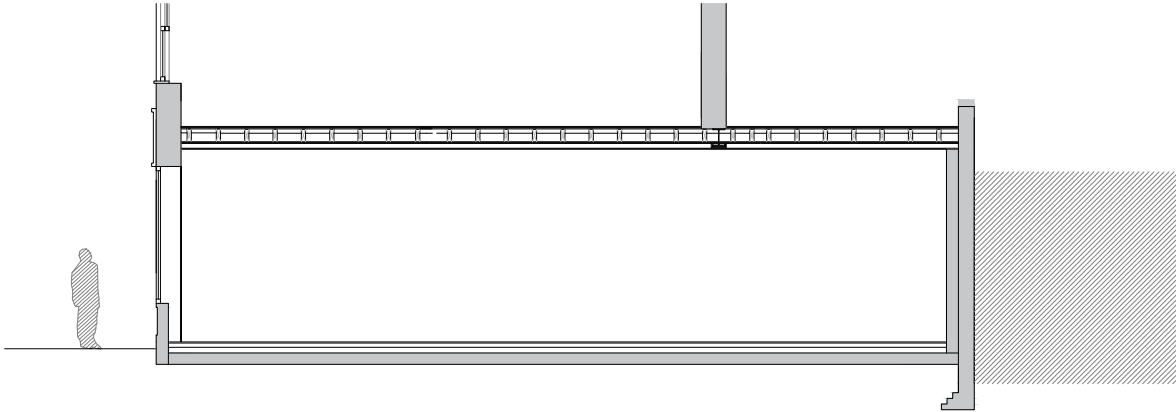
- 3.1 Neighbour No.8 Kentish Town Road
- 3.2 Neighbour No.4 Kentish Town Road

## 3.0 PLANNING HISTORY

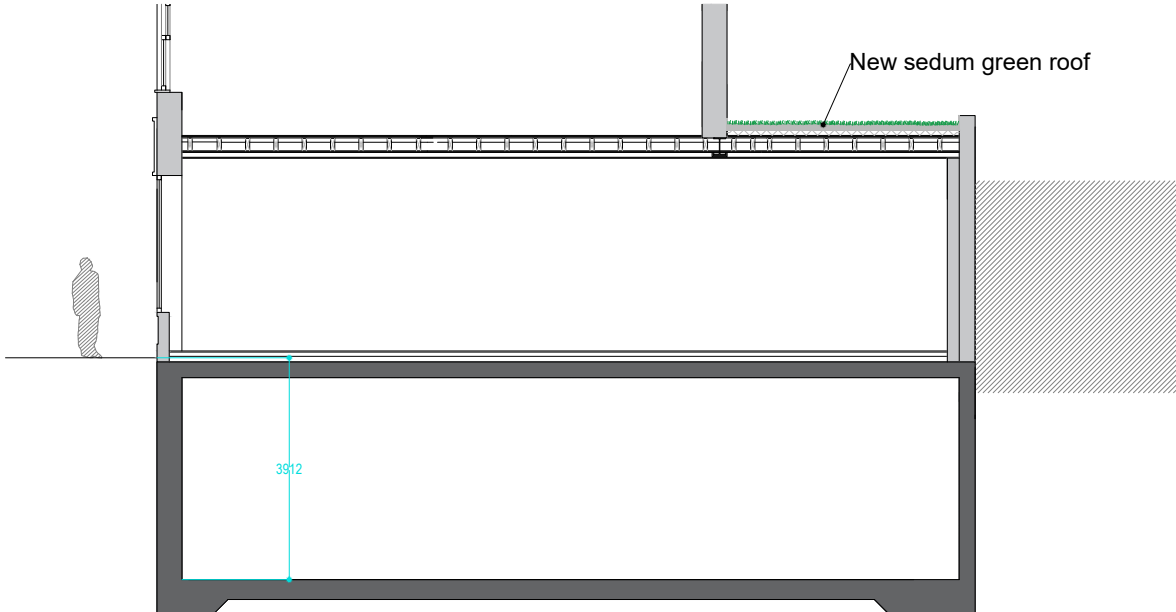
### 3.1 Neighbour No.8 Kentish Town Road

Property: **8 Kentish Town Rd**  
Application No.: **2018/3613/P**

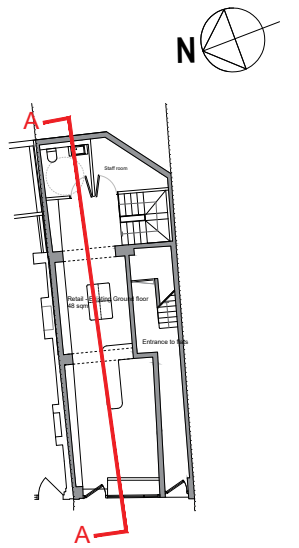
## Basement Drawings



00 Existing section AA



01 Proposed section AA

[illegible]

Project	No 8 Kentish Town road
NW1 9NX	
Title	Existing and proposed section AA

Job No. A17012	Date April 2018	Drawn JG
Scale 1:50_@A1 1:100_@A3	Drawing No. PR0110	Revision PL01

Property: **8 Kentish Town Rd**  
Application No.: **2018/3613/P**  
  
Basement Drawings

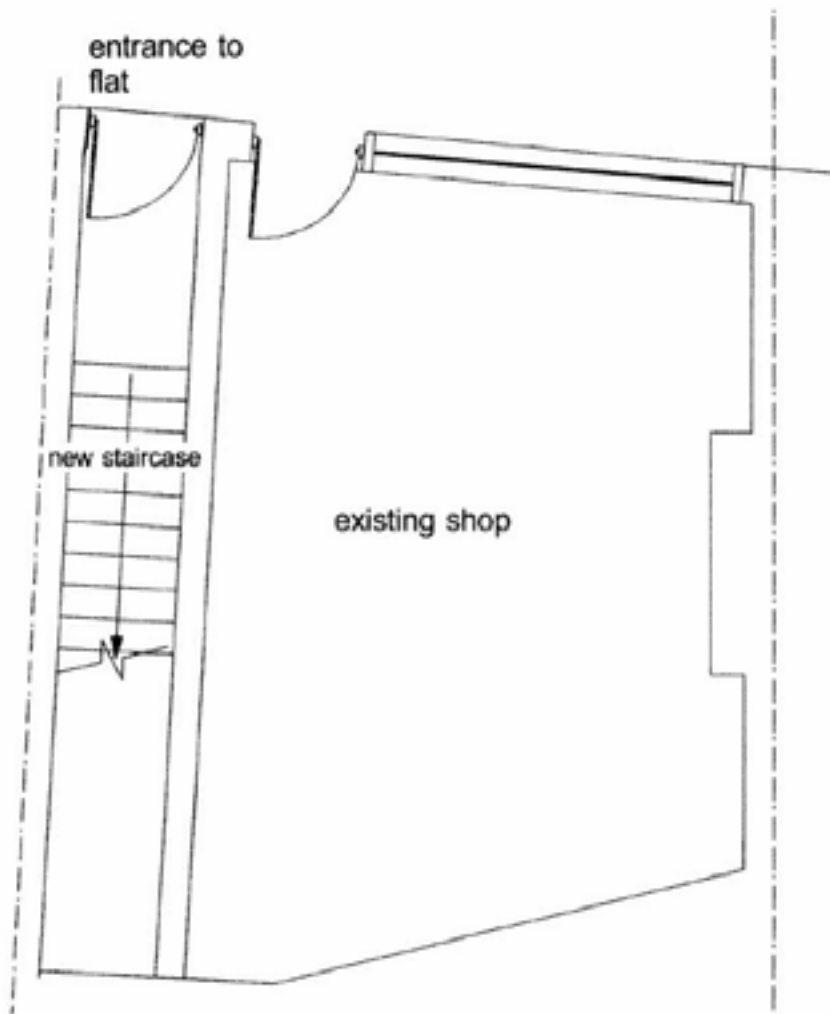




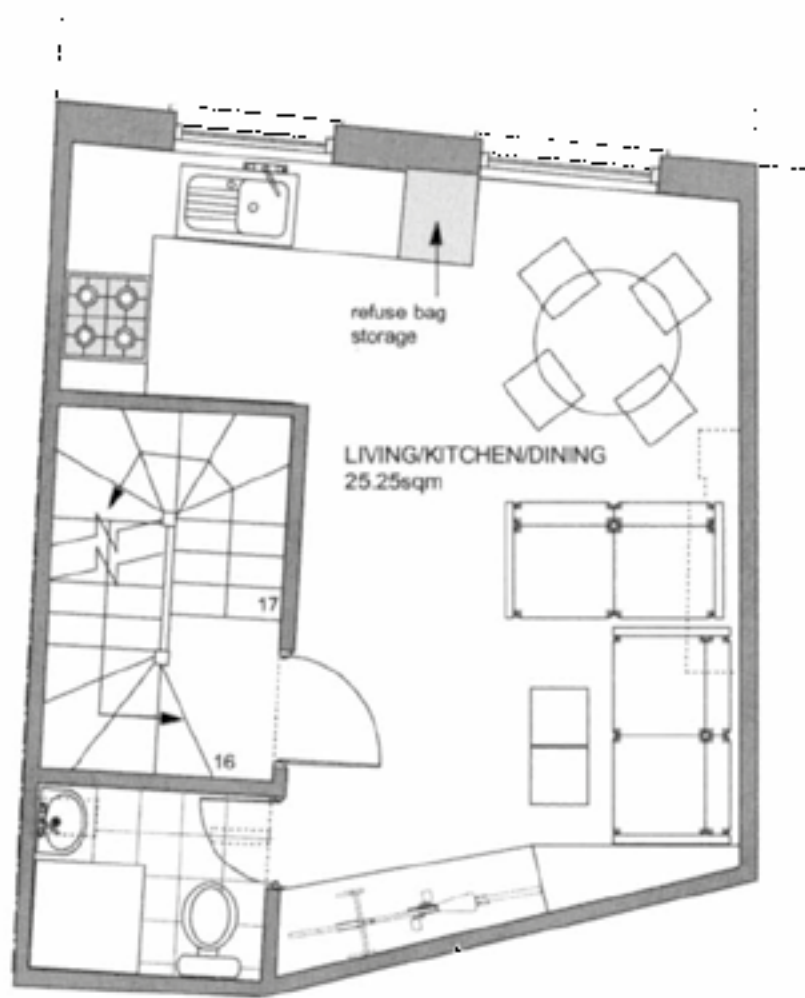
# 3.0 PLANNING HISTORY

# 3.2 Neighbour No.4 Kentish Town Road

Property: 4 Kentish Town Rd  
Application No.: 2010/6008/P  
Proposed Plans (no basement)



GROUND FLOOR PLAN (PROPOSED)

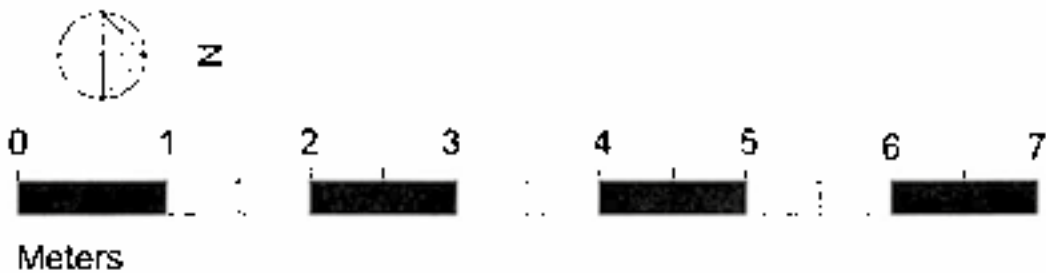


1ST FLOOR PLAN (PROPOSED)



2nd FLOOR PLAN (PROPOSED)

TOTAL AREA RESIDENTIAL 53.2SQM



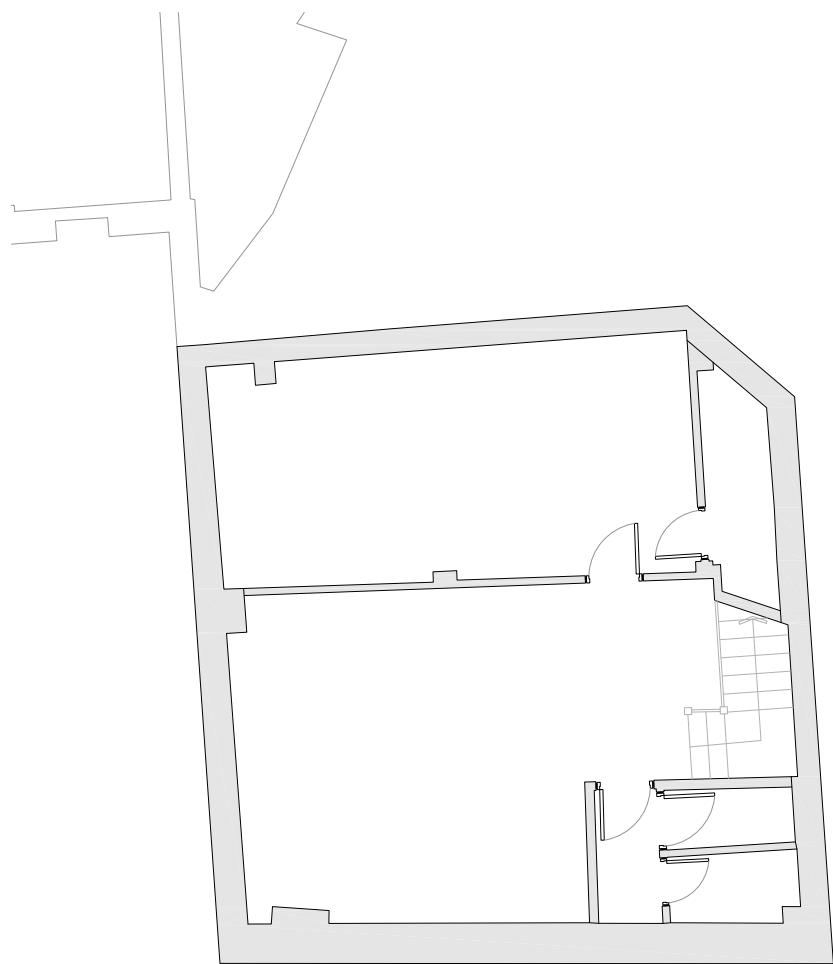
ALTARAS ARCHITECTURE LTD 4 KENTISH TOWN ROAD, LONDON NW1  
41 High Street, Barkway  
Herts SG8 8EA  
Tel: 01763 848852  
Fax: 01763 848001  
email: do@ores@allamarchitecture.co.uk  
Proposed Conversion of 1st and 2nd floors  
to 1 no. 2 bed residential unit  
PROPOSED FLOOR PLANS

Drawn by DA  
Checked by  
Scale 1:50@A3  
Date OCT 2010  
Dwg No Z/KTR/P03 Rev 1

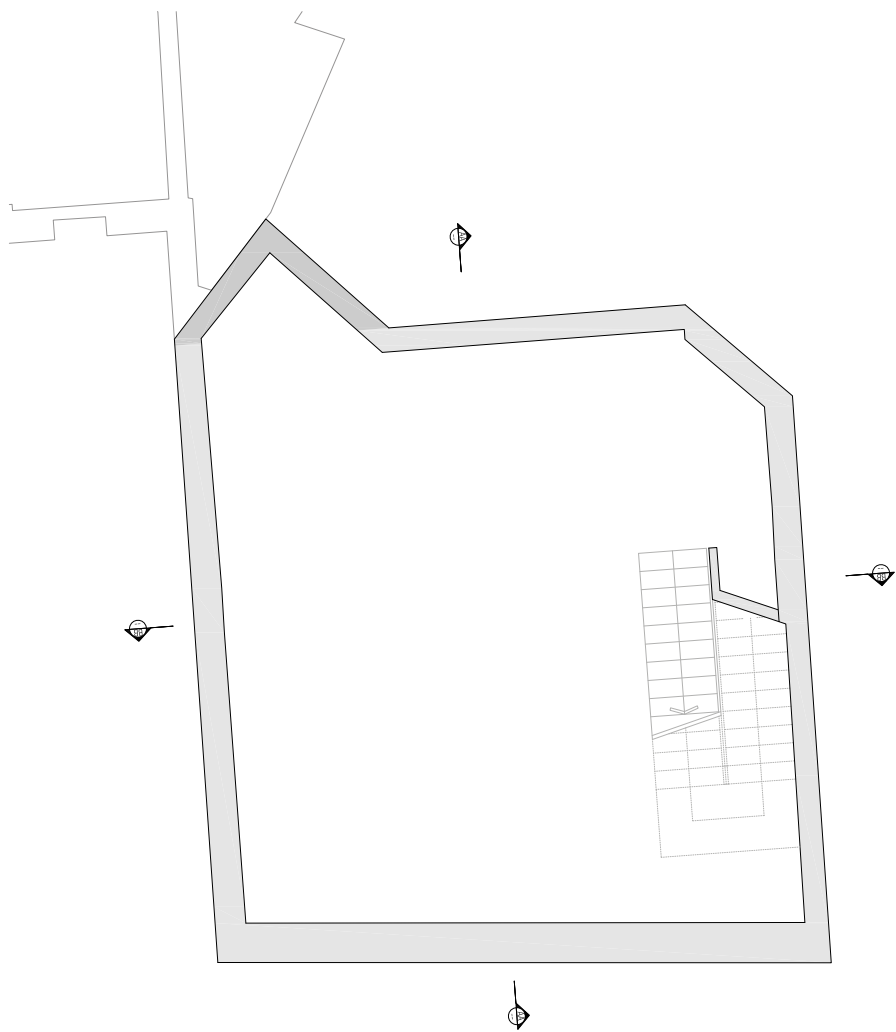
# 4.0 DESIGN

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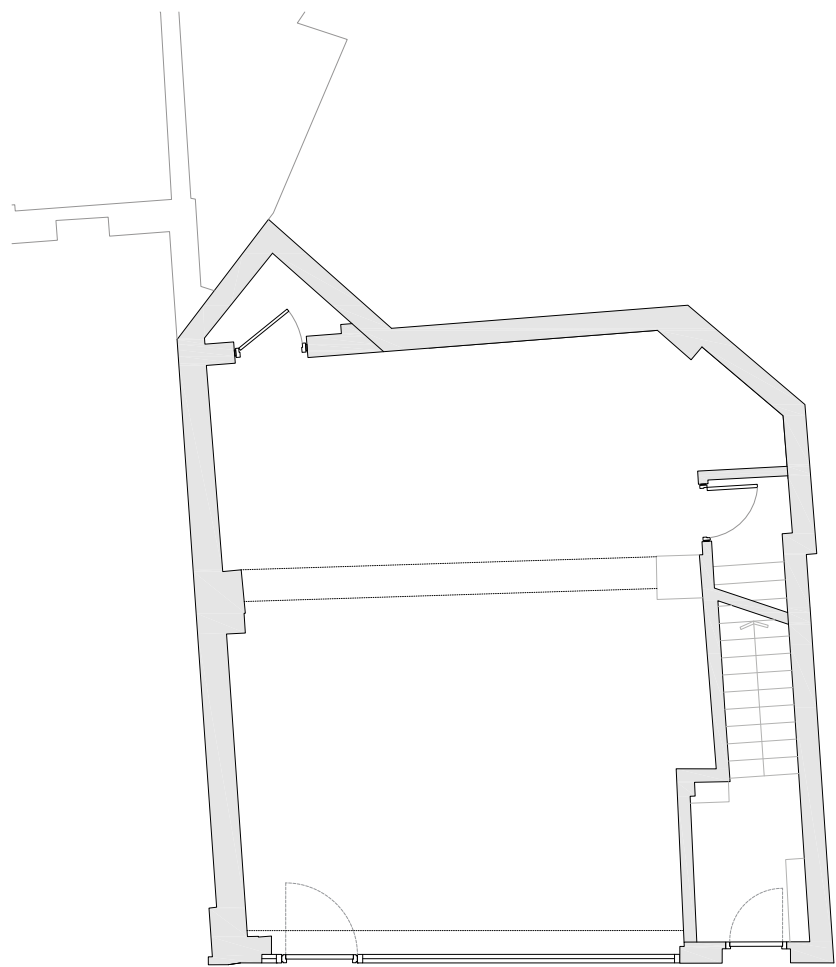
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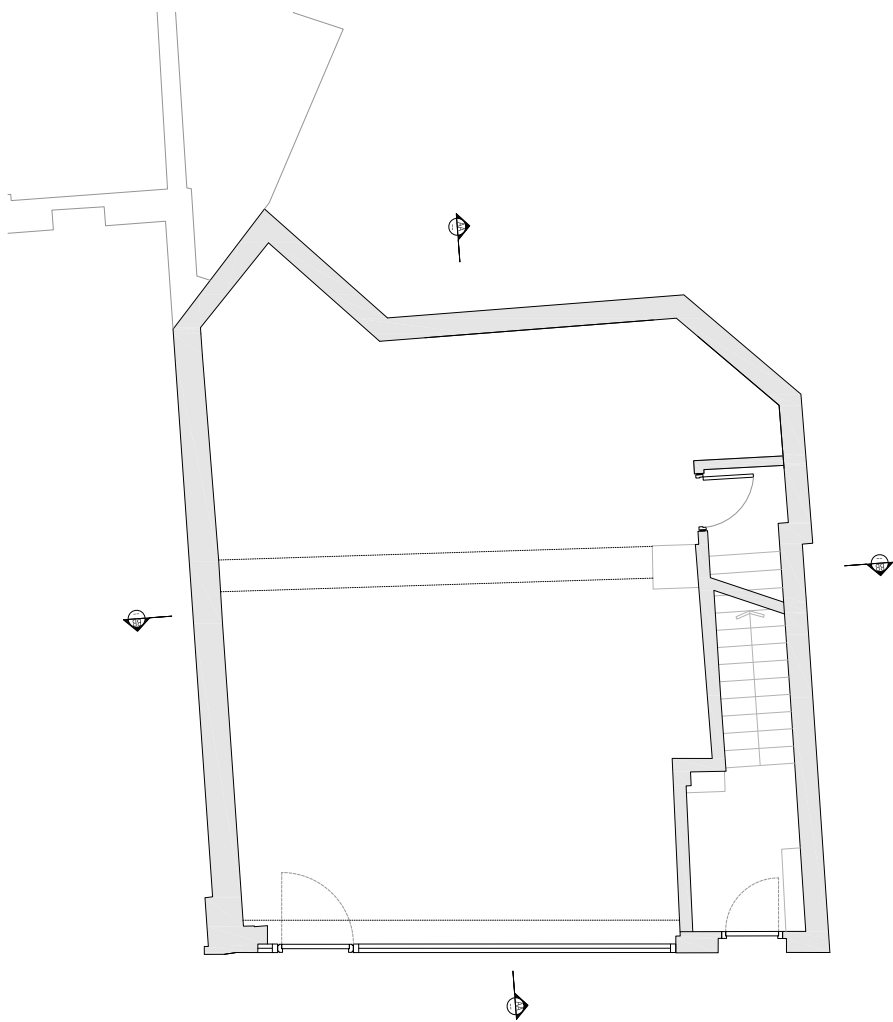
Existing Basement  
1:100



Proposed Basement  
1:100



Existing Ground Floor  
1:100

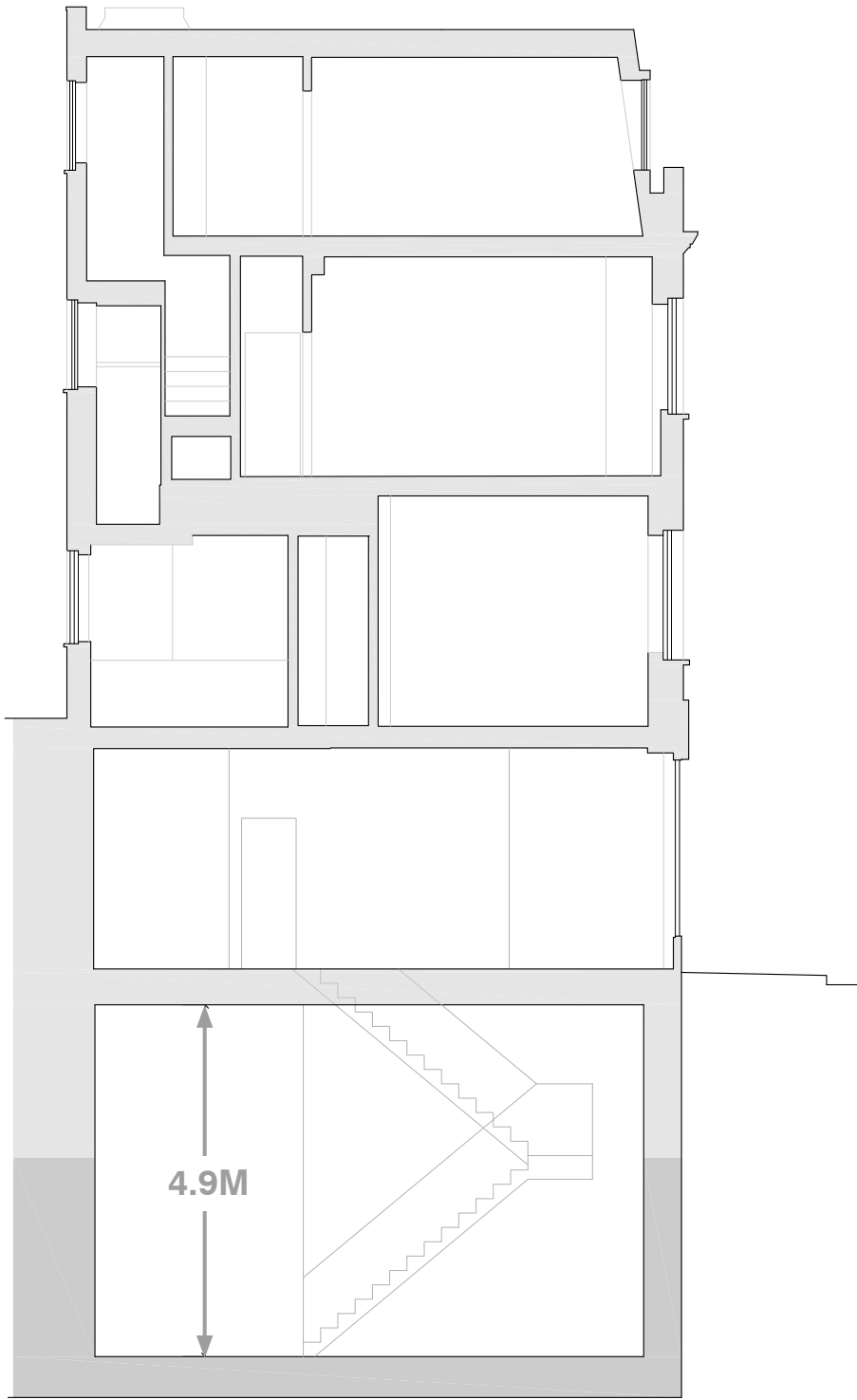


Proposed Ground Floor  
1:100





Existing Section AA  
1:100



Proposed Section AA  
1:100



Existing Section BB  
1:100



Proposed Section BB  
1:100

ambigram architects