

PLANNING & DESIGN & ACCESS STATEMENT

**335 KENTISH TOWN ROAD
& 20 YORK MEWS
LONDON
NW5 2TJ**

Proposal:

Erection of part width rear extension up to second floor level; Erection of 3 storey building on York Mews, associated with various changes of use throughout to provide 5 Residential Units

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1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of a planning application for Erection of part width rear extension up to second floor level; Erection of 3 storey building on York Mews, associated with various changes of use throughout to provide 5 Residential Units
- 1.2 The ground floor is a cafeteria (A1 use). The upper floors of the front building to be converted to 3 x 1 bedroom flats, and to the rear at York Mews erection of of a 3 storey building to provide a 1x1 bedroom flat on the Ground Floor and a 2 bedroom duplex flat on the First and Second Floors.

2.0 SITE AND SURROUNDING AREA

- 2.1 335 Kentish Town Road is an existing four storey property with a shop (class A1 use) on the ground floor with a residential unit (Class C3 use above). The residential unit is in a very poor state of repair.
- 2.2 The site is located close to Kentish Town Tube and Railway station and generally good transport facilities.
- 2.3 It is not in a Conservation Area and the property is not a Listed Building.
- 2.4 Along the East side of Kentish Town Road, the buildings vary in height, no.327 is four storeys, and has a pitched roof possibly comprising a fifth floor within it. Continuing north along Kentish Town Road a terrace of properties increase to four stories. Opposite the application site is a variety of ground plus three storeys and buildings comprising ground plus two storeys buildings abutting the junction with York Mews. To the rear of the property there is a row of mews houses which sit to the rear of 323 and 325 Kentish Town Road. The application site is long and narrow with an existing vacant storage to rear part of the site on the ground floor and a studio flat, which is accessed from York Mews

3.0 DESIGN

The proposal seeks to convert the 3 floors above the existing front building from one dilapidated flat to 3x1 bed flats, there is a 2 storey rear extension required to accommodate these flats, and this would appear subordinate to the proposed building and would not result in a bulky form of design. The proposal would be in keeping with policies B1 and B3 and detailed design advice included within the Camden Planning Guidance.

The initial design changed numerous times to incorporate the advice of the Council's planning officer. The storage space and studio flat at the rear are not fit for purpose.

Please note the shop is a cafeteria within the A1 Uses Class Order and there is no change from the current Use Class A1.

The following changes were made after discussing with Gideon, the planning officer, during and after the Pre-Application advice:

1. Please find the certificates of lawfulness attached for the upper floors of 335 Kentish Town Road (flat 20 and 20b York Mews) as requested by the planning officer
2. The self-contained space to the rear of Caffè Nero was previously used as ancillary storage for the retail unit. This space is clearly not needed for Caffè Nero to operate successfully as it has been operating since 31 January 2017 and also has use of the basement.
3. The designs have been changed to accommodate the planner's concerns
4. The problem of overlooking has been mitigated with the use of appropriate landscaping, privacy screens, positioning of the bin storage and offset windows.
5. Daylight and Sunlight study attached.
6. Plant noise impact assessment report is attached as requested.
7. After speaking to Gideon, he said that if we can't accommodate cycle spaces, that would still be acceptable.
8. Please see CMP report as requested
9. We cannot feasibly provide bin storage for all the flats within our plans on the ground floor, but can provide them on the first floors as indicated for flats B,C,D and E. There are NO bin collections that happen on York Mews anyway, and currently residents have to take their bins to Kentish Town Road for collection.

The rear of this main building will have a small outrigger at the first floor to the front of the building that will run only part of the rear elevation rather than the whole width of the building. This is so that the layout and size conforms to the National Technical Standards.

At the rear of the property, which fronts York Mews, there will be a three storey new build, this will accommodate a 1x1 bedroom flat and a 1x2 duplexbed flat. The design of the elevation here replicates the front facade, and also gives a subordinate feel to the main building at the front. The mews building is very similar in many aspects to the design at 10 York Mews, and it will be no higher than that. The introduction of Juliet balconies is in keeping with designs that enhance Mews buildings. The detailed design of the mansard on the second floor is such that on the rear elevation it is proposed to keep the dormer window behind the front parapet wall therefore setting it back from the front elevation which would therefore not be a dominating feature. The proposed mansard roof would appear subordinate to the proposed building and would not result in a bulky form of design. The proposal would be in keeping with policies B1 and B3 and detailed design advice included within the Camden Planning Guidance.

The flats have either baths or wetrooms, in fact the 2 bedroom flat has a large bathroom on the second floor. We have tried the best to incorporate what we can from the Lifetime Standards within the constraints of the site, wheelchair accessibility is not possible.

FLAT SIZES:

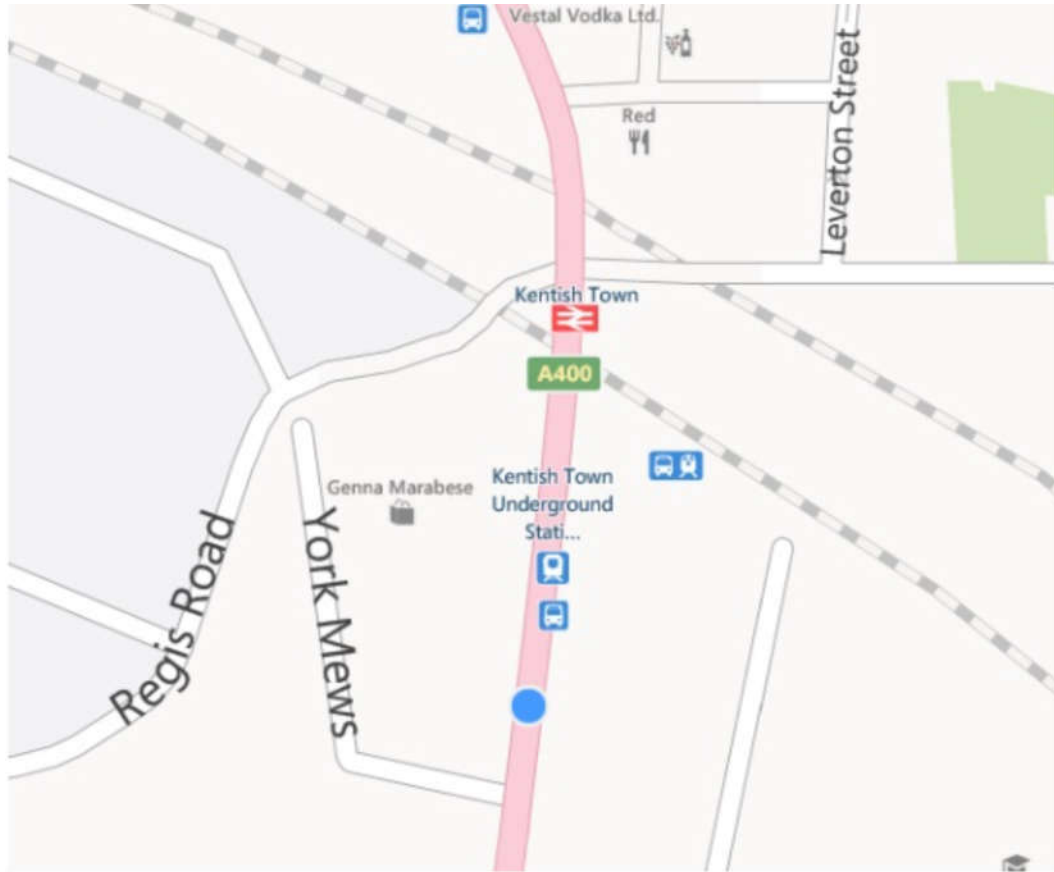
<u>Flat No:</u>	<u>No. of Bedrooms</u>	<u>Persons</u>	<u>National Technical Standards</u>	<u>Actual Sizes</u>
A	1	2	50 sq.mts	50sq.mts
B	2	4	79 sq.mts	78 sq.mts
C	1	1	39 sq.mts	42 sq.mts
D	1	1	39 sq.mts	42 sq.mts
E	1	1	37 sq.mts	41 sq.mts

All the flats exceed the sizes in the National Technical Standards for Housing except Flat B which is very marginally lower by 1sq.mt. The open plan lounges also comply with standards.

The terrace at the first floor level between the main building and the mews building has common amenity space which would have planting around. A lot of thought has been put into the design to avoid overlooking. The landscaping of this area will provide some amenity space and will be laid out to ensure privacy.

The 2 bedroom flat has been deliberately placed in the Mews wing as it is more conducive for families to have their accommodation closest to the main flat entrance and also to be away from the main hustle bustle of the high road in terms of noise and pollution.

The bin storage is approached from locked doors in the courtyard, this incorporates recycling facilities. The bins are not collected from York Mews, rather the residents have to take their rubbish out to the front at Kentish Town Road daily.



Kentish Town Road



20 York Mews

Rear Courtyard to Shop & Stairs for Flat



York Mews

York Mews

4.0 CONSULTATION

We held a consultation on site on the 24 June 2019 between 5pm and 7pm . Letters were sent out to 65 neighbours 2 weeks prior to the exhibition. The response was not very good, only the owners of 327 Kentish Town attended and their verbal comments were encouraging.

5.0 UNILATERAL SECTION 106 UNDERTAKING

The applicant's agent has broached the subject of Unilateral Section 106 Undertaking with the Planning Officer during the preparation of this application and the applicant is amenable to entering into this agreement during the course of this application should the Council require him to do so.

6.0 CONCLUSION

This proposal has followed all the guidelines of Camden Council, including pre-application consultations, follow up emails and local consultation, see attached, and it is our view that the final submission that accompanies this statement and the accompanying documents merits a positive result from the Council, therefore we hope that the application will be granted the requisite planning permission to create employment in the vacant shop and add new housing stock, and to also to add to the vibrancy of the area.