

Design & Access Statement

Project: Alterations and Refurbishment
at 90 Malden Road, London, NW5 4DA

Reference: 1811_R001_A

Date: 23/01/2020

Applicants: Maria Amoroso
Basement & Ground Floor Flat
90 Malden Road
London
NW5 4DA

Agent: Neil Kahawatte Architects
Unit 310
4 Fortess Road
London
NW5 2ES



View of front of house (with black door), as existing

General

The existing property is a 4-bedroom maisonette arranged over the lower and upper ground floor levels of a Victorian terrace house, located on the eastern side of Malden Road and within the West Kentish Town Conservation Area. The property accommodates two additional flats at first and second floor levels that are outside the scope of this application.

The applicant wishes to subdivide the maisonette at lower and upper ground floor levels to provide two good-sized flats. Internal alterations and a modest extension will allow for the creation of a 2-bed unit on the lower ground floor and a 1-bed unit on the upper ground floor.

The information submitted here is for a retrospective planning application (and follows a previous application for the site, 2018/5318/P).

The Proposal

The scheme creates a 1-bed flat of around 51 m² over the upper ground floor, with open plan living and dining areas. The extension at the lower ground floor allows for a 2-bed flat of just over 65 m², with an open plan arrangement. The proposed flat sizes comply with the minimum gross internal area requirements set out in the London Plan (March 2016).

The extension replaces previous ad-hoc additions to the building giving an improved appearance to the rear elevation. The external walls to the extension are finished with render, complementing existing stucco details to the property. New doors and windows have metal frames with a dark grey powder coat finish.

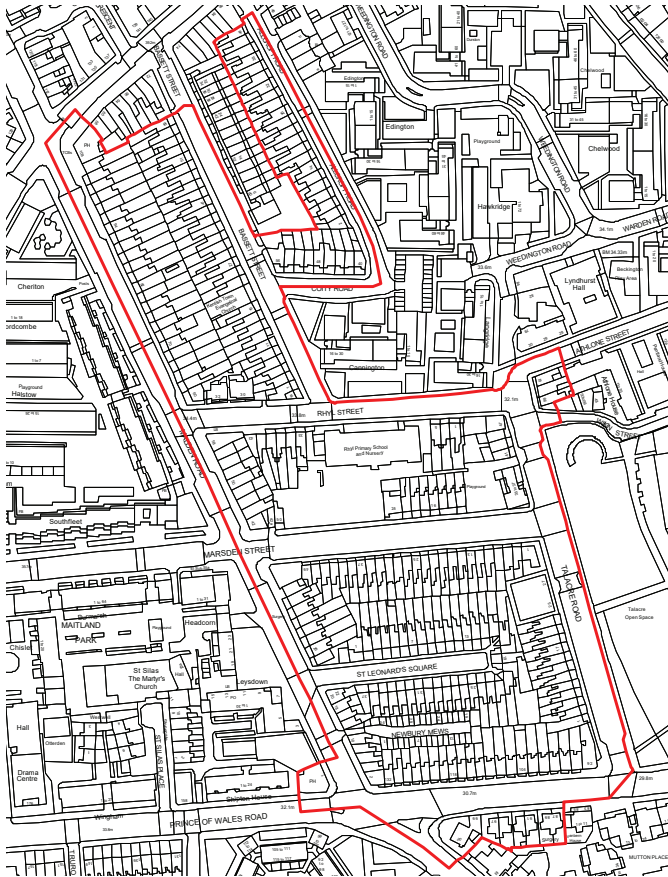


Part rear elevation, as existing



Part rear elevation, as proposed

Heritage Statement



West Kentish Town Conservation Area map. Malden Road runs along the western boundary of the Conservation Area.

The site is located within the West Kentish Town Conservation Area and the proposal seeks to avoid any negative effects on the characteristics of the area. The West Kentish Town Conservation Area Design Statement and Guidelines and the Camden Local Heritage Plan describe the key characteristics and appearance of the area and view on extensions as follows:

- The terrace is 3 storeys plus basement high and 2 windows wide.
- Stucco architraves and parapets can be found with each party wall defined by a slight rise in the parapet line.
- Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.
- Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions with the terrace.
- Extensions should be small in scale and subordinate to the original building.
- The Council will expect development schemes to provide a high standard of landscape design.

The proposals here align with the statements given above and seek to preserve the characteristics of the Conservation Area.

Precedent

The proposal is well precedented, with similar schemes approved in recent years at properties in the immediate area. In particular, extensions and/or subdivisions at the following properties should be noted:

48 Malden Road

- 2011/0317/P
- Approved 21/03/11
- Terrace house into 5 self-contained flats
- Two storey rear extension

119-121 Malden Road

- 2015/4101/P
- Approved 18/07/16
- 2x self-contained flats and bedsits into 6x self-contained flats

114-116 Malden Road

- 2013/0350/P
- Approved 25/04/13
- 1x3 bed maisonette and 1x2 bed maisonette into 2x1 bed and 2x2 bed self-contained flats

66 Malden Road

- 2014/1552/P
- Approved 08/12/14
- Provisions for new 1x2 bedroom maisonette

53 Glenmore Road

- 2017/2579/P
- Approved 29/05/18
- 3 partially self-contained flats into 2x1 bed and 1x2 bed fully self-contained flats

54b Malden Road

- 2014/3533/P
- Approved 19/09/14
- Single storey rear extension

66a Malden Road

- 2010/0781/P
- Approved 12/04/10
- Single storey rear extension

Daylight & Sunlight

The new rear extension does not have any impact on the skylight or sunlight available to neighbouring windows or external spaces.

Flood Risk

The Environment Agency's flood risk maps show the site to be within Flood Zone 1 (land with less than 1 in 1,000 annual probability of river or sea flooding).

Sustainability

The new external fabric of the extension is detailed to provide a good level of thermal performance, reducing the overall energy requirement of the property.

Access

Access to and from the property is not adversely affected by the alterations. The lower ground floor flat is accessed from the light well at the front of the property, while access to the upper ground floor flat is via the main front door from the street. Both flats have good access to the rear garden.

The increased floor area at a consistent level across the lower and upper ground floors provides increased amenity to any inhabitants or visitors with visual or mobility impairments.

Parking and Transport

Resident parking is provided on street. The site has very good public transport connections. A bus stop for the 24 and 46 bus is located within 20m of the application site, providing frequent connection to central London.

Trees

There are no trees within falling distance of the new rear extension.

Waste

An area for the storage of bins is shown on drawing A002_C. This area allows for the separate storage of general and recyclable waste.