

DESIGN AND ACCESS STATEMENT

FLAT B, 104 MALDEN ROAD

01.03.20

1. SITE

1.1 DESCRIPTION OF PROPERTY

The property is located in Malden Road, London, NW5 4DA, within a row of georgian terraced houses. Number 104 is divided into two flats: Flat A comprises the lower and ground floor and Flat B the second and third floors. Both flats are entered via the main front door of the house and have access to the rear garden.

The present application does only apply to Flat B which currently has a kitchen, living room, bathroom and two bedrooms. This application requests the approval for an erection of a single storey roof extension that will result in an additional bathroom and bedroom.

The butterfly roof is not converted, although the rear brick wall has been raised and therefore the butterfly profile is already non visible at the rear facade.

This application takes precedent from two houses in the same street, numbers 92 and 84 that have a roof extension of the same proportions to the one here proposed.

The building concerned lies within a designated conservation area called West Kentish Town Conservation Area but it is not a listed building or locally listed structure.

The surrounding area is mainly residential with some retail units.



1.2 DESCRIPTION OF CONSERVATION AREA

LOCATION:

The West Kentish Town Conservation Area is located between Kentish Town to the east and Belsize Park to the West on a gentle east-facing slope. The valley of the River Fleet separates the Conservation Area from the centre of Kentish Town. Chalk Farm and Camden Town lie to the south. The Conservation Area stretches from Prince of Wales Road to Queen's Crescent, bounded to the west by a section of Malden Road. Talacre Road, with the Talacre Open Space, forms the easterly boundary.

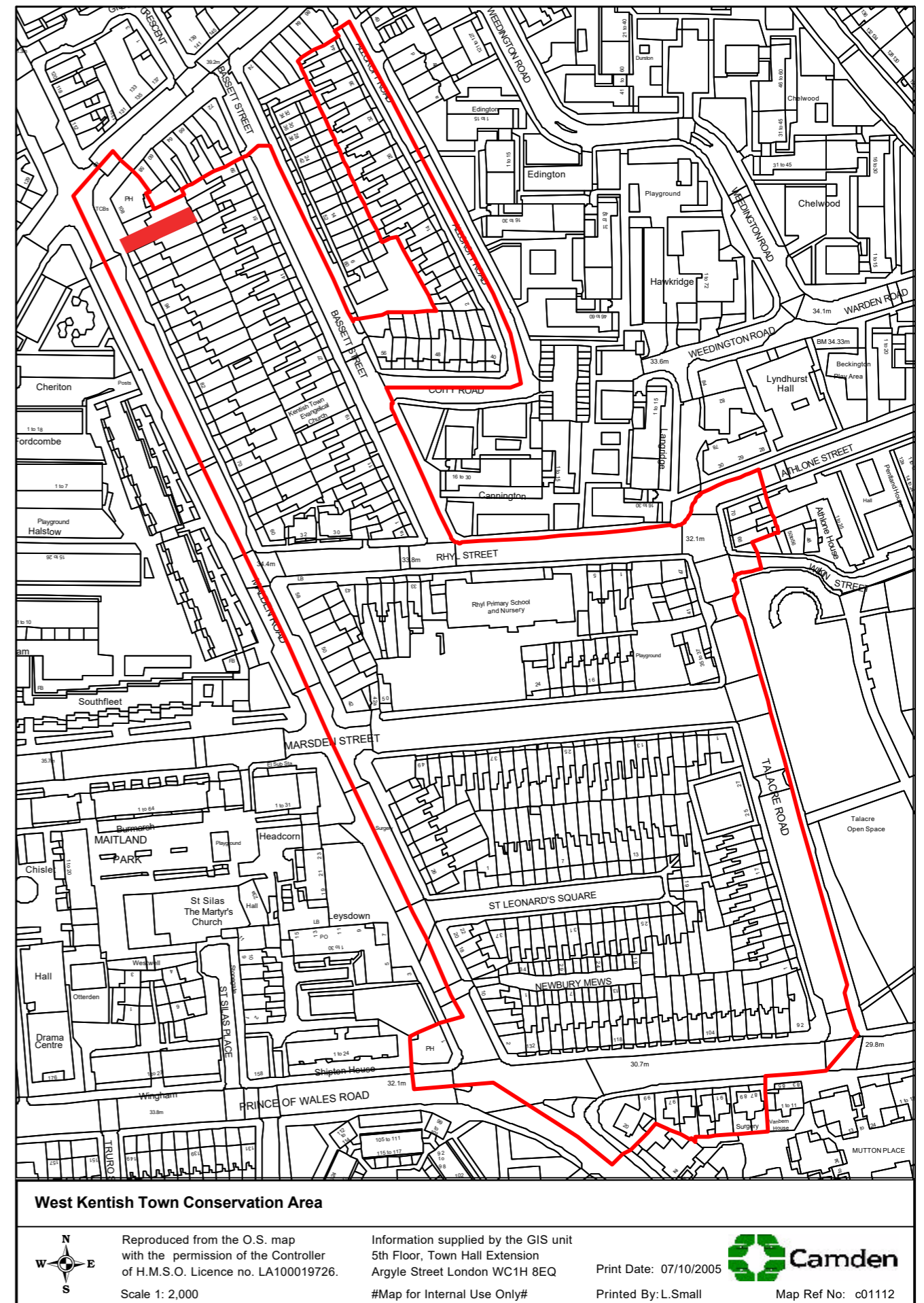
PLANNING HISTORY:

Designation date: The West Kentish Town Conservation Area was designated by the London Borough of Camden on 20th September 2005 following public consultation. The Conservation Area Statement was adopted on the same date.

MALDEN ROAD DESCRIPTION:

Malden Road is a route with a mixture of commercial and residential properties. Only the east side of Malden Road retains its historic buildings (no. 2-108), the west side being composed of a number of modern buildings, mainly large blocks of late 20th flats, which lie outside the Conservation Area. The area is shown on the 1849 map but the only buildings are nos. 24-40. Marked on the map as Newberry Place.

By 1862 nos. 2-22, and nos. 60-108 (the Robert Peel Public House) had been constructed. The last remaining section, nos. 42-58, were built between 1862 and 1870. The variation in date provides a corresponding variety in architectural detailing although the basic form – three storeys, in long terraces – remains consistent, punctuated by two public houses – the former Newberry Arms (No. 40) and the Robert Peel, have been converted into shops. Nos. 60-108 Malden Road were



built by 1862. They constitute a long terrace of similar houses, each three storeys plus basement high and two windows wide. Stucco architraves and parapets can be found and usually, each party wall is defined by a slight rise in the parapet line. Small front gardens, some retaining their original cast iron railings with very decorative spear heads, provide a slight respite from the road. There are good examples of original front doors in this group, such as no. 68.

1.3 PLANNING HISTORY

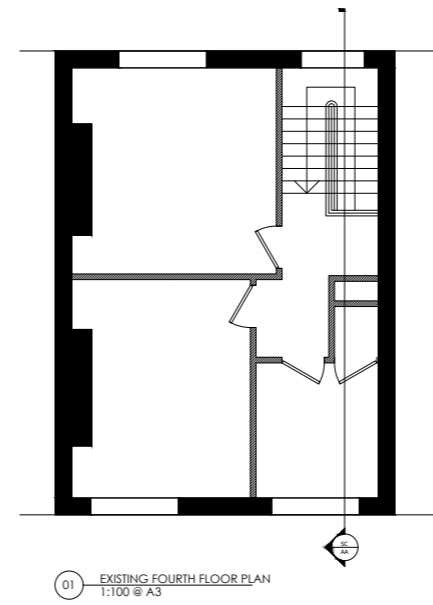
No relevant planning history for the application of a roof extension.

1.4 PRE PLANNING APPLICATION

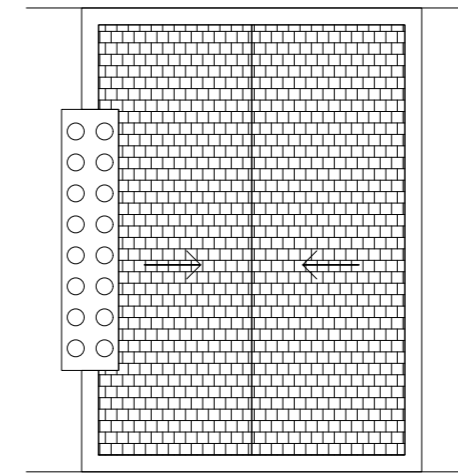
N/A

1.5 PROPOSAL

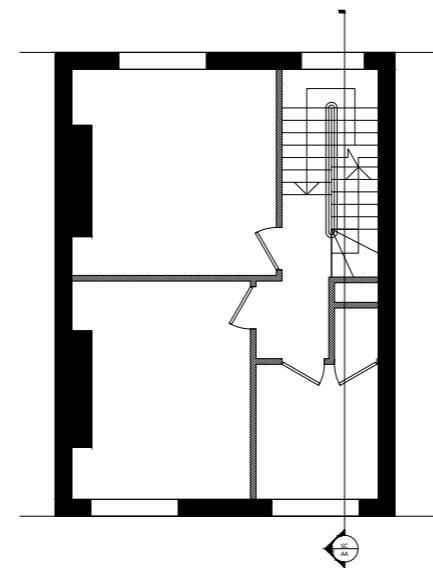
Erection of a single storey roof extension to provide additional living space. As stated in point 1.1, this will result in an additional bathroom and bedroom for Flat B. Due to the recession of the volume at the front facade, this extension will also provide exterior space in the form of a terrace.



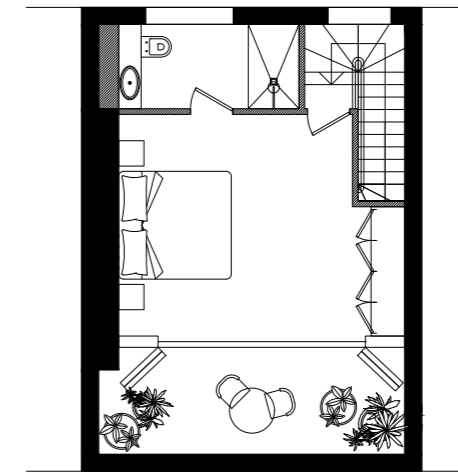
01 EXISTING FOURTH FLOOR PLAN
1:100 @ A3



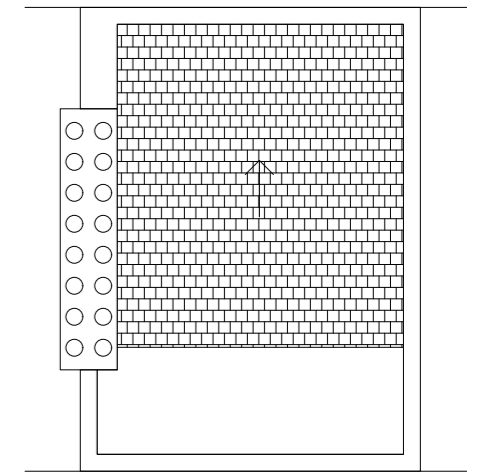
02 EXISTING ROOF PLAN
1:100 @ A3



03 PROPOSED FOURTH FLOOR PLAN
1:100 @ A3



04 PROPOSED FIFTH FLOOR PLAN
1:100 @ A3



05 PROPOSED ROOF PLAN
1:100 @ A3

2. DESIGN STATEMENT

2.1 SCALE AND APPEARANCE

The scale and proportion of the proposal take as precedent the roof extensions on numbers 92 and 84.

Following those as an example, the roof extension proposed is full width and contained within both party walls. The brick walls on either side will be risen to surpass the height of the extension. At the rear facade, the existing brick wall is to be extended and two new windows are proposed in line with the proportions of the existing ones in the lower levels. At the front facade, the extension is to be recessed to create a terrace and to avoid any change in the streetscape at eye level.

In terms of gross internal areas, Flat B is currently 86 sqm and the extension will add an approximate of 28sqm resulting in a flat of 114sqm.

2.2 MATERIALITY

The rear facade is to be kept in brick and the windows will be double glazed timber frame in a white finish to match the existing.

The roof is to be in metal, Green COAT PLX as a more sustainable option to zinc and in a black finish. The bifolding doors of the front facade are designed to be the same black finish but with an aluminium frame and double glazed.

The extension of the side walls are to be kept in brick to match the existing.

