



Design & Access Statement

Prepared by
Urbanist Architecture

Our Reference

102 - NW1 8PD

Report Date

20/07/2020

Address

175 Kentish Town Road NW1 8PD

Proposal

Conversion of a dwelling into 3 self-contained flats including 2 storey rear extension, side extension on the first floor and mansard roof extension.

Introduction

1.1 Urbanist Architecture Ltd has been instructed on behalf of the client to submit a full planning application for conversion of a dwelling into 3 self-contained flats including 2 storey rear extension, side extension on the first floor and mansard roof extension at 175 Kentish Town Road, London NW1 8PD.

1.2 This statement should be read in conjunction with the relevant set of planning drawings, documents, and assessments provided with the application. The drawings indicate the structural forms, placement of the flats and design decisions. The proposal has been designed to comply with the relevant planning policies at a national, regional and local level. These policies include:

- The National Planning Policy Framework (NPPF) (2019)
- The London Plan
- Camden Local Plan

1.3 The purpose of this design and access statement is to provide significant justification for the conversion and extensions. The proposal aims to positively contribute to the housing stock of the area.

1.4 This document forms part of the Planning Application for the development of the site and should be read in conjunction with the following supporting information:

- Existing & Proposed Drawings prepared by Urbanist Architecture

Planning Policy Context 1

National Planning Policy Framework (NPPF)

Paragraphs 2 and 196 state that Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Paragraph 6 of the NPPF states that, “the purpose of the planning system is to contribute to the achievement of sustainable development”. In the following paragraph, the NPPF refers to the three dimensions of sustainable development as: economic, social and environmental.

National Planning Policy Framework (NPPF)

Paragraph 14 of the NPPF states that a “presumption in favour of sustainable development...should be seen as a golden thread running through both plan making and decision taking”.

Planning Policy Context 2

National Planning Policy Framework (NPPF)

Paragraph 118 (e) states: “[Planning policies and decisions should] support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.”

Planning Policy Context 3

The London Plan (March 2016)

- Policy 3.3: Increasing Housing Supply;
- Policy 3.4: Optimising Housing Potential;
- Policy 3.5: Quality and Design of Housing Developments;
- Policy 3.8: Housing Choice;
- Policy 5.17: Waste Capacity;
- Policy 6.9: Cycling;
- Policy 7.1: Lifetime Neighbourhoods;
- Policy 7.4: Local Character;
- Policy 7.6: Architecture.

Camden Local Plan (July 2017)

- Policy H1 Maximising housing supply
- Policy H6: Housing Choice and Mix
- Policy H7: Large and Small Homes

Interim Housing CPG (March 2019)

- IH4.6

Planning Policy Context 4

Camden Local Plan (July 2017)

Camden's housing needs and targets

3.8 The National Planning Policy Framework (NPPF) requires the Council to plan to meet the full objectively assessed needs for housing in the area. The London Boroughs of Camden and Islington have been identified as a lower tier housing market area for the purposes of satisfying the NPPF requirements, and the two authorities have jointly commissioned an assessment of housing needs (Strategic Housing Market Assessment or SHMA). The assessment shows that Camden's full objectively assessed housing need for 2016-2031 is 16,800 additional homes, or 1,120 homes per year. This overall need includes the homes needed to meet the needs of different groups within the community, including families with children and people with disabilities.

Planning Policy Context 5

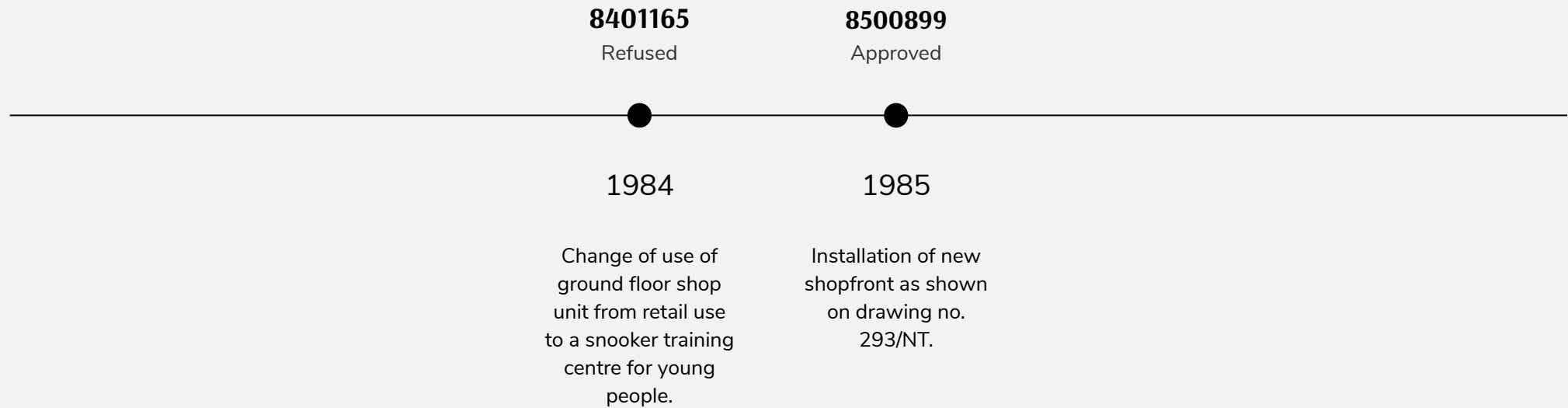
London View Management Framework (March 2012)

- Policy 7.11 Strategic:
Development will be assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view

- 2 London Panorama: Parliament Hill



Planning History



Location & Setting

The site of the proposal is located within the London Borough of Camden. It is in Kentish Town ward, in the north east of Camden. The surrounding districts are Highgate to the north, Gospel Oak to the north west, Haverstock to the west, Camden Town with Primrose Hill to the south, Canteloves to the south-east.

Kentish Town Road is home to mixed land use including retail, civic, residential and office. The majority of the retail-led building types on high street are street-facing with residential units above.

The property is located within a catchment area that supports a wider range of facilities and acts as the focus for a greater mix of uses including employment, local shops and community facilities.

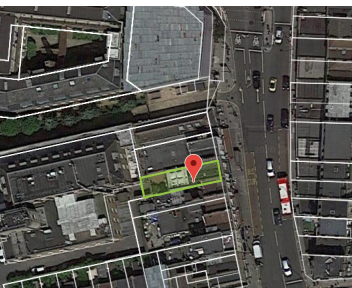
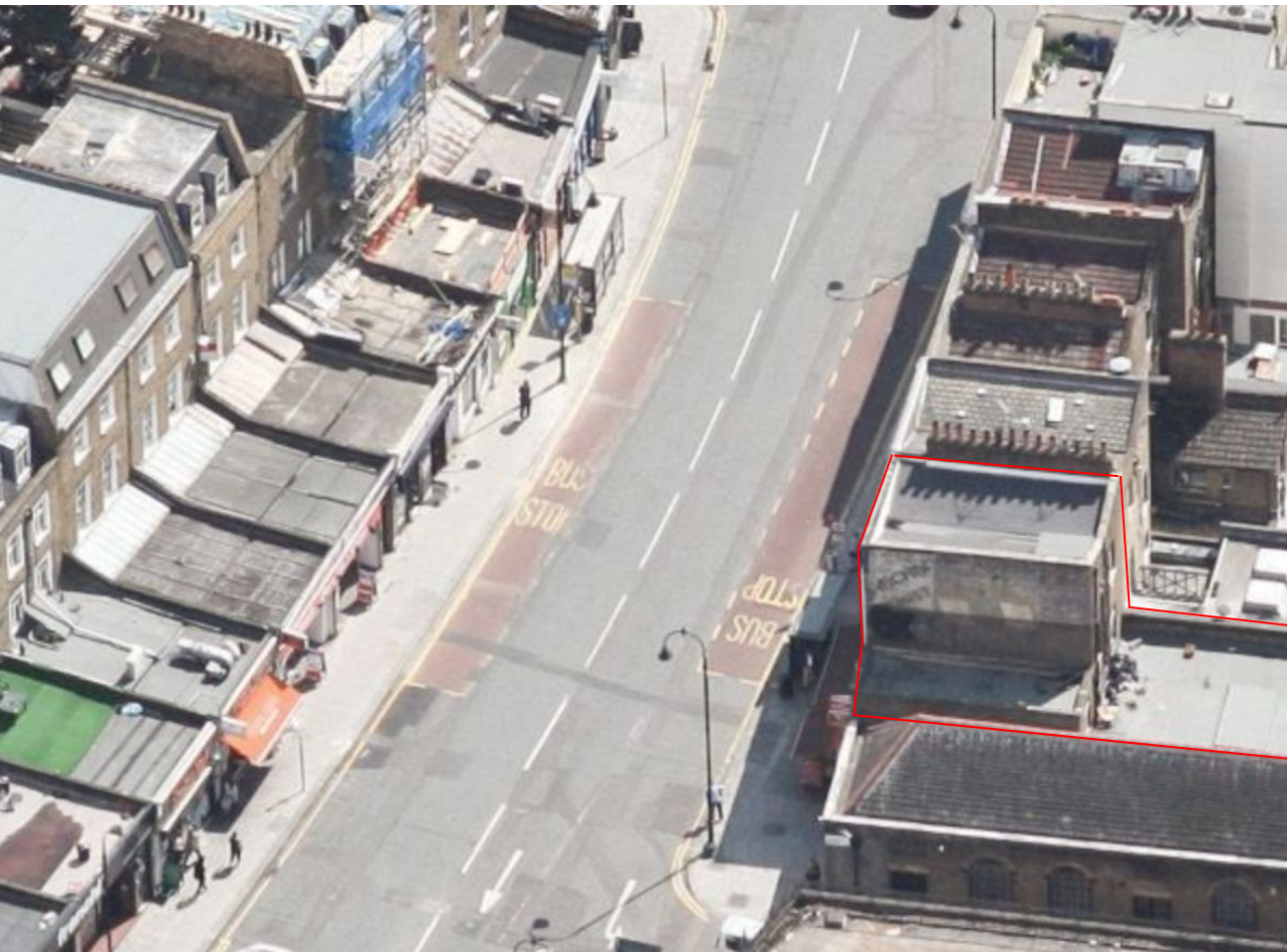
It is designated as a Town Centre.

177 Kentish Town Road, 187 Kentish Town Road and 1 Prince of Wales Road are locally listed.

There are Grade II listed terrace houses on Kelly Street.

175 Kentish Town is not in a conservation area, although there several nearby conservation areas: Inkerman Conservation Area to the north, Kelly Street Conservation Area to the south and on the eastern side of Kentish Town Road, Bartholomew Estate Conservation Area and Rochester Conservation Area.

The site is not part of a complete original terrace.



Transport

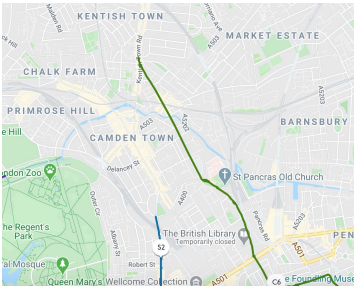
The site benefits from an excellent level of accessibility, including public transport, walking and cycling.

The PTAL is 6b.

Camden Road to the south, Kentish Town Station to the north and Kentish Town West to the west play a significant role in providing high level of public transport accessibility level to this site. These stations are within 5 minutes from the project site by bus and within 15 minutes on foot.

175 Kentish Town Road is located between Finchley Road to the west and the A1 to east, both red routes crucial to London's network of major roads.

Kentish Town Road forms part of Cycleway 6.





Use

The current use of 175 Kentish Town Road is A1 (ground floor) and one C3 dwelling, known as 175A Kentish Town Road (floors above). The proposed use is for the ground floor to continue as A1 and the floors above to contain three C3 dwellings.

Amount & Layout

The intended 2 storey rear extension has a projection of 4m. The width of the rear projection will be 4.8m. The proposed infill side extension on the second floor level will continue over the existing footprint of the side extension on the first floor level. The width of the side extension will be 2.9m in size.

Existing Internal Areas

- The total internal area of the existing property on the ground floor is 165.10 sqm.
- The total internal area of the existing property on the first floor is 61.27 sqm.
- The total internal area of the existing property on the second floor is 37.98 sqm.

Proposed Internal Areas

- The total internal area of the proposed development on the ground floor is 165.10 sqm.
- The total internal area of the proposed 2 Bed (3 person) self-contained flat on the first floor is 70.12 sqm.
- The total internal area of the proposed 2 Bed (3 person) self-contained flat on the second floor is 70.12 sqm.
- The total internal area of the proposed self-contained Studio flat on the third floor is 44.75 sqm.

The scale is proportional in relation to what is existing and to its surroundings, and in keeping with recent and proposed developments on the road, with no impact to the urban fabric.

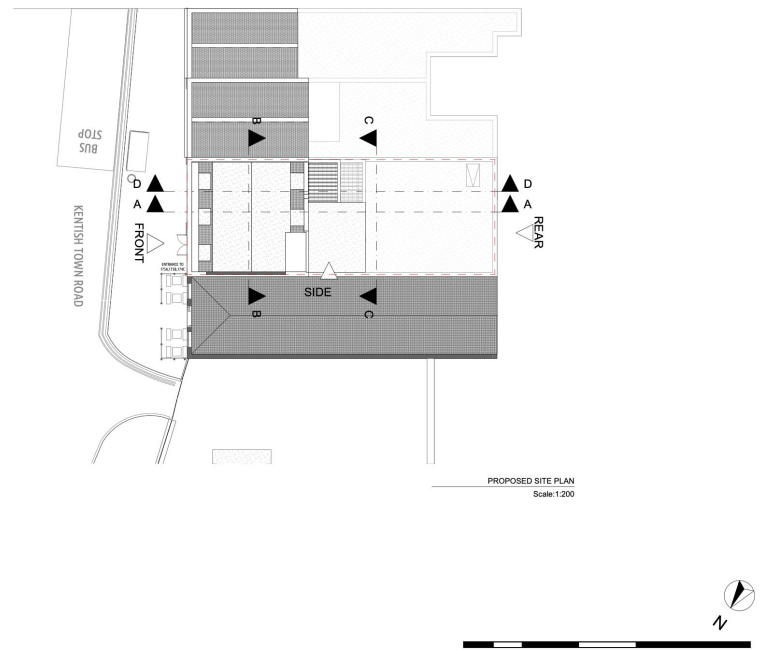
The development will not have an overbearing impact or cause a significant sense of enclosure, or loss of outlook from, or light to, principal windows of habitable rooms of neighbouring property.

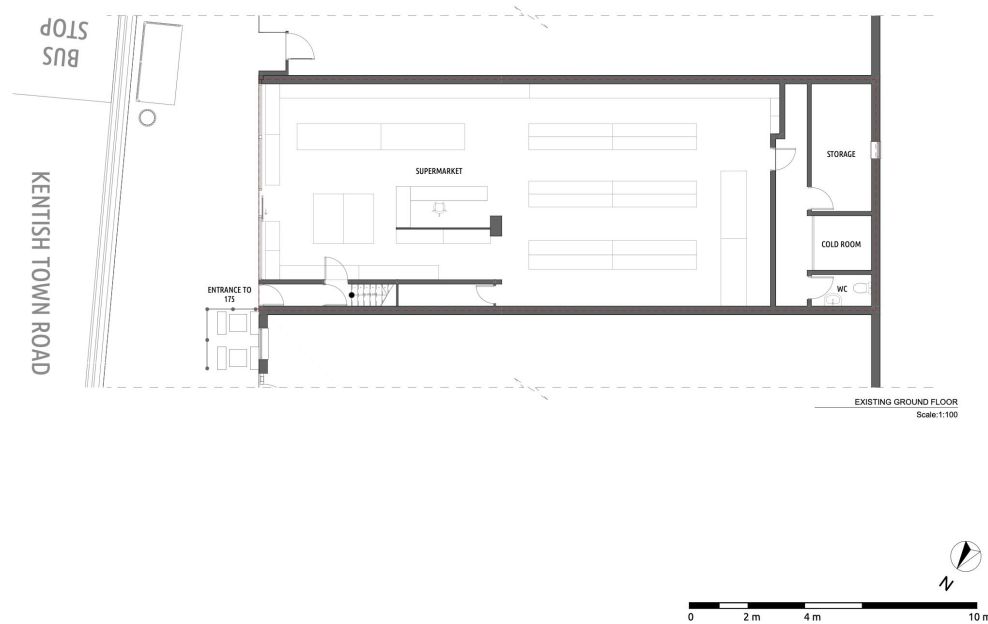
The proposed layout of 175 Kentish Town Road has been designed in line with the Interim Housing CPG. The three new self-contained flats are all dual aspect, all have natural light and all meet minimum space standards. Room uses are stacked over the three residential floors. All have outdoor amenity spaces.

Care has been taken that the proximity of the new units to each other does not cause their occupants or neighbours undue disturbance.

Existing and Proposed Site Plan

Additional usable space will be created for 175 Kentish Town Road by extending 2 storeys to the rear, and adding an infill extension above the existing ground floor side extension and a mansard roof.





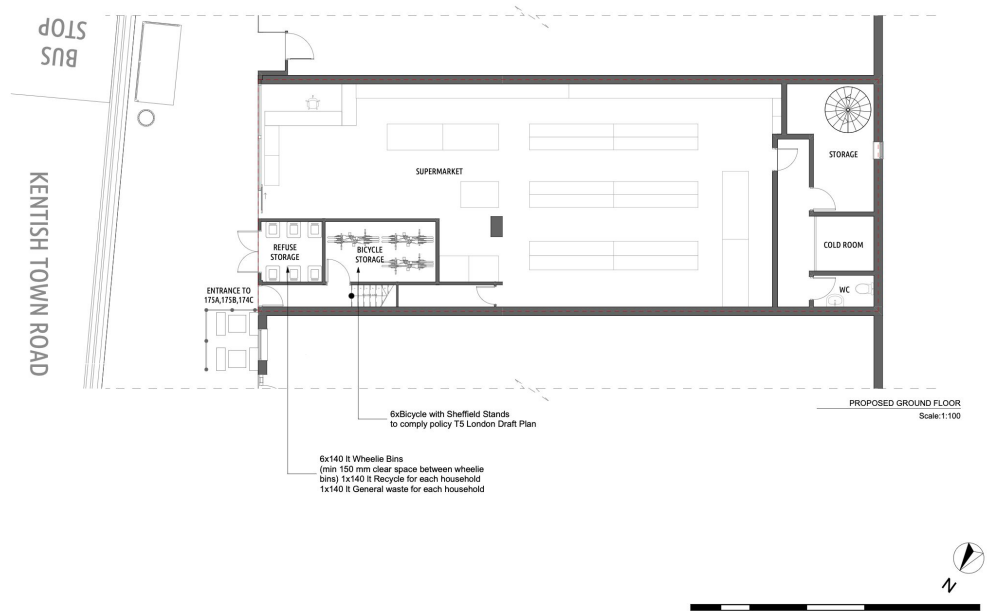
Existing and Proposed Ground Floor Plans

The layout of the ground floor will remain largely similar to its present arrangement.

There are two significant changes:

- 1) to create space for waste and cycle storage
- 2) the installation of a spiral staircase in the rear storeroom to allow access to the flat roof of the commercial unit..

The cycle bay will have room for 6 cycles to comply Para 8.6 of the Camden Transport Policy Guidance (March 2019).



Existing and Proposed First Floor Plans

The building will be extended at the rear by 3m.
 The 2 bedroom 3 person flat on the first floor will consist of a dual aspect arrangement to allow maximum daylight to the living area facing east and west.

An outdoor amenity space has been created at the back, shielded from no.173 Kentish Town Road.

