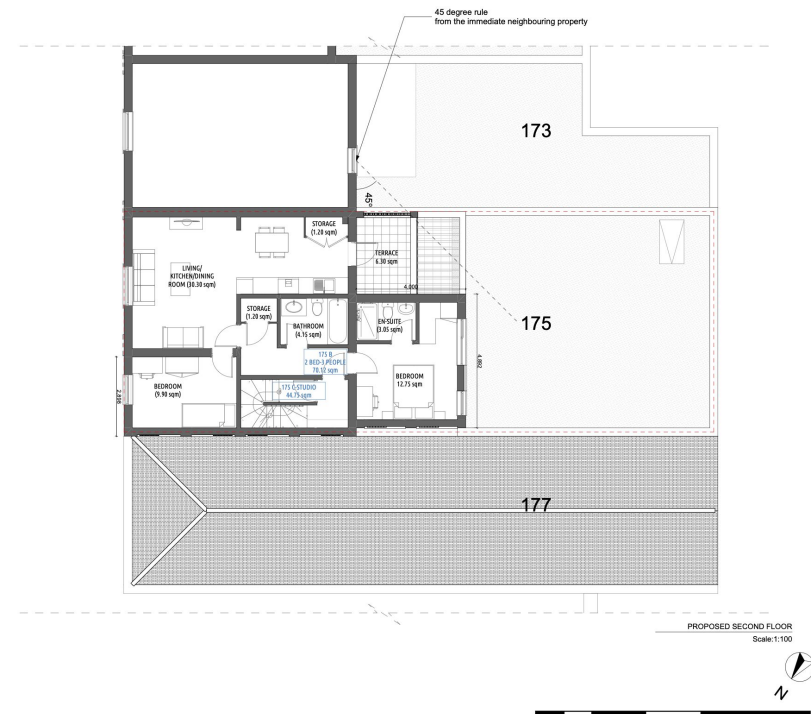


Existing and Proposed Second Floor Plans

Entry to the 2 bedroom 3 persons flat will be provided on the second floor along with the hallways and storage. As there is more daylight available on east and west of this floor, all rooms have been arranged accordingly.

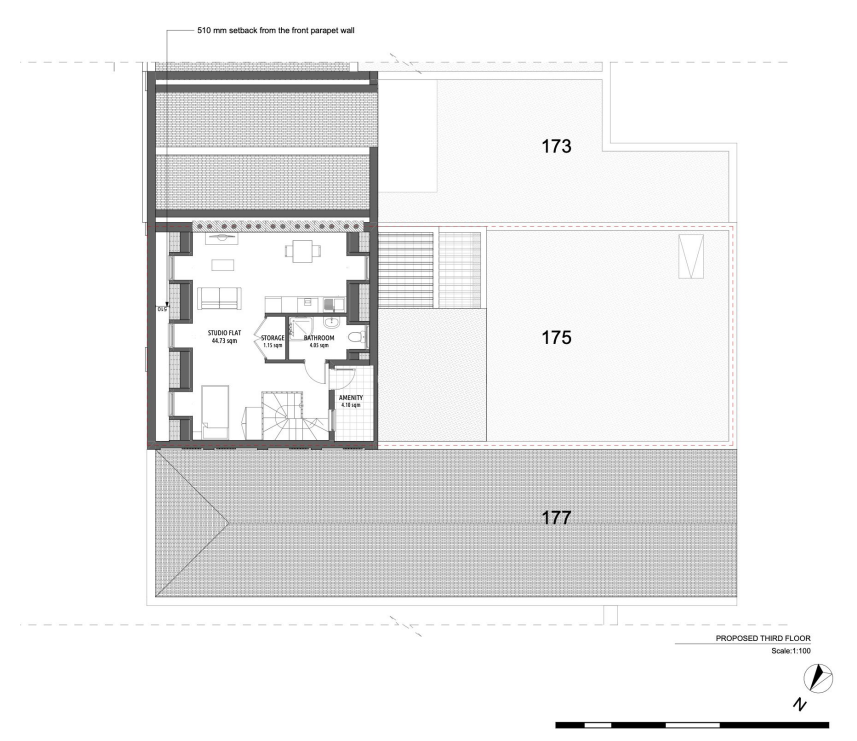
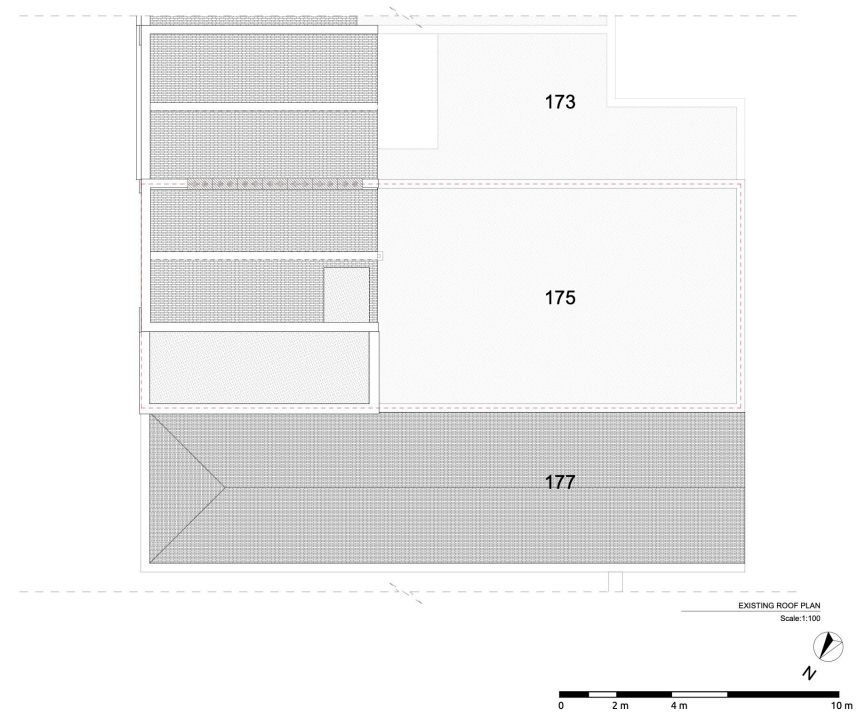
A terrace at the rear provides an outdoor amenity space – it will be shielded from no.173 Kentish Town Road.



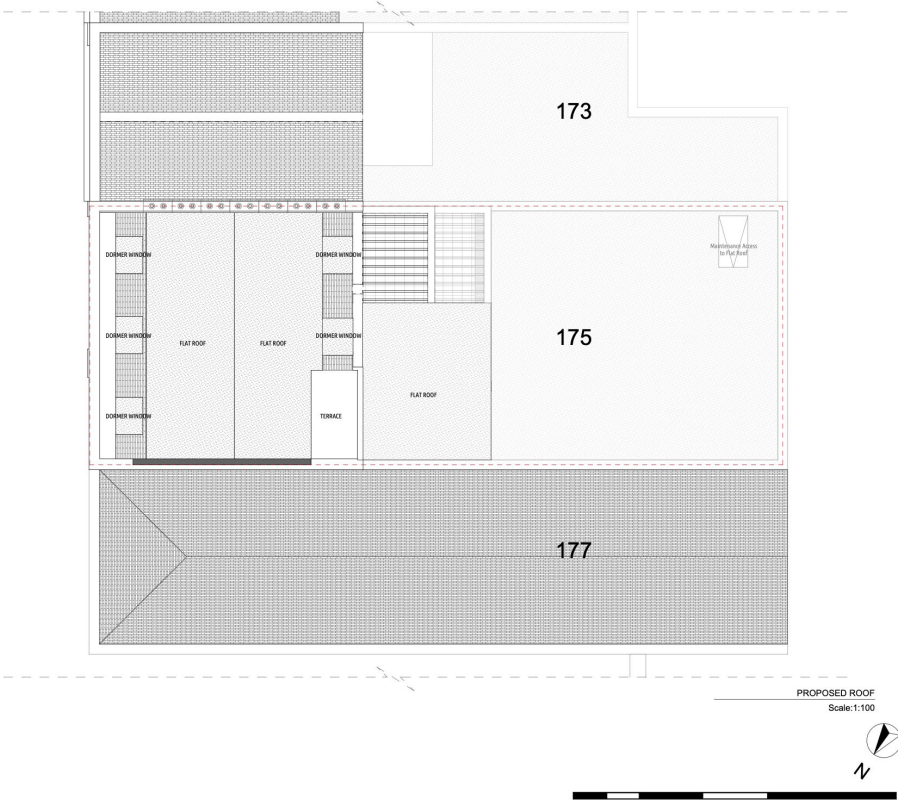
Existing and Proposed Third Floor Plans

By building a mansard roof, the new third floor will house a 1 bedroom flat. This will have a dual aspect arrangement to allow maximum daylight to the living area facing east and west.

An outdoor amenity space will be created at the rear.



Proposed Roof



Scale

The scale of the proposed development at 175 Kentish Town Road is in proportion to the surrounding area and remains similar to adjacent properties in terms of size, height, depth and footprint.

The new mansard roof is 1.45m higher than the existing roof. This will not have a significant impact on a terrace where there is no regularity of building heights.

The 2 storey rear extension protrudes 3.0m from the rear wall of the original dwelling. The depth and height of the 2 storey rear extension 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 properties.

The projection of the proposed 2 storey rear extension has a scale similar to the neighbouring properties to the south.

The proposed extensions are of a size not to dominate the elevations and the scaling of the different proposed components have been designed so that no overscaled massing parts are present or dominant.

The proposed infill side extension on the first floor will continue over the existing footprint of the dwelling by 2.8m.

Please refer to drawings enclosed.

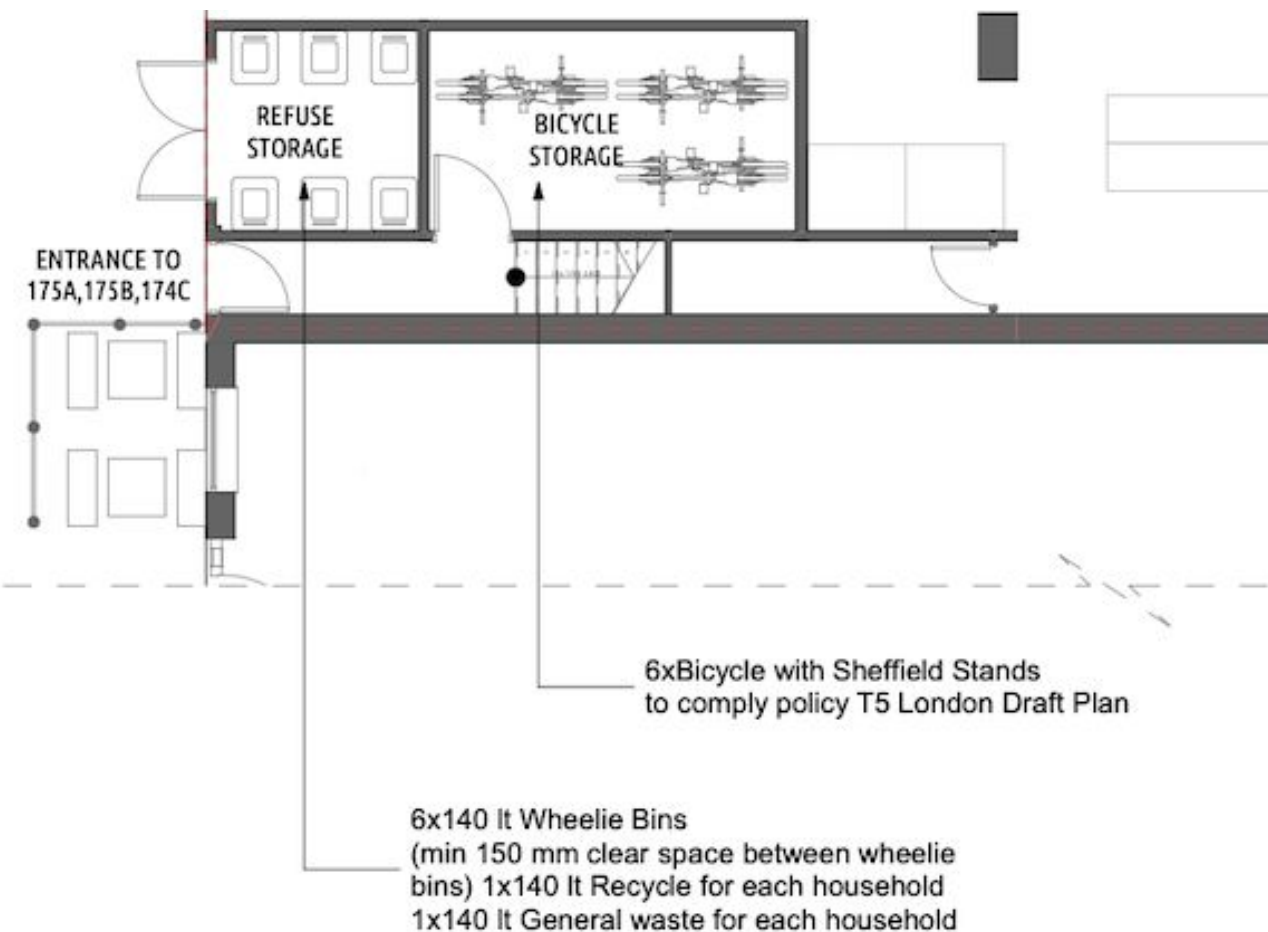


PROPOSED FRONT ELEVATION
Scale: 1:100

Respecting the Protected View

As can be seen here, although we are proposing adding one floor to the property, it will be still be lower than the new 187 Kentish Town Road to the north and 1 Prince of Wales Road to the north-west. Therefore, the changes proposed will do no harm to the protected view from Parliament Hill to St Paul's Cathedral.





Landscaping + Storage + Waste

1. There is no landscaping associated with this project.
2. There will be storage for six bicycles provided on the ground floor, in line with Para 8.6 of Camden Transport Policy Guidance (March 2019):
(2 for each 2 bedroom flat, 1.5 for the 1-bedroom flat equals 6).
3. A new bin area will be created at the front of the ground floor.

Archaeological risk model	Outside APA	Archaeological Priority Area		
Scale of development	Tier 4	Tier 3	Tier 2	Tier 1
4 Large Major Site area 2 hectares or more	Medium*	High	High	High
	Low			
3 Major Site area 0.5 to 2 hectares	Low	Medium	Medium	High
2 Minor Site area less than 0.5 hectares New basements	Negligible	Low	Medium	High
1 Very minor Householder developments** and equivalent minor works	Negligible	Negligible	Negligible	Medium

Greater London Archaeological Priority Areas Archaeological Risk Model ©
Historic England

Archaeology

No.175 Kentish Town Road lies within a Tier 2 Archaeological Priority Area. However, as we are proposing no disturbance of ground (as explained at <https://www.camden.gov.uk/archaeological-assessment>) and undertaking works that fall into the negligible category of Historic England's archeology risk model (see table), we believe the changes will cause no harm to archaeological assets.



Heritage Statement

Although no.175 Kentish Town Road is not in a conservation area and has no designation as a building, it is in the proximity of locally listed no.177 Kentish Town Road, no.187 Kentish Town Road and 1 Prince of Wales Road. Additionally, there are a number of Grade II listed houses on nearby Kelly Street. The Inkerman, Kelly Street, Bartholomew Estate and Rochester Conservation Areas are all within 10 minutes walk.

Accordingly, the proposed additions to no.175 Kentish Town Road have been designed to be respectful to the look and character of the surrounding area. It will not detract from or affect the view of any of the heritage assets.

The front elevation will continue the look of the current building, with the mansard set back to be barely visible from the street. The side wall and rear extensions use attractive modern brickwork that – like the rebuilding of no.187 Kentish Town Road (in progress) – will provide a balance between past and present. The rear extension is set back to avoid any sense that it dominates no.177 Kentish Town Road.

Appearance

The changes have been designed to preserve the existing character of the building as it faces onto Kentish Town Road and to cause no disruption to the look of the surrounding area. The side extension will give the building as a whole a more regular appearance than it has currently.

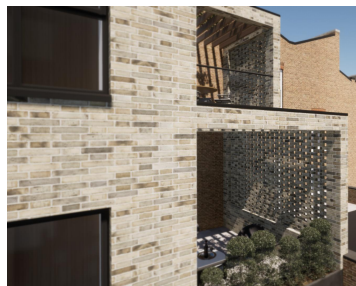
The existing front elevation of no. 175 Kentish Town Road consists of white painted Flemish bond brickwork and timber framed windows. The side extension will continue this style to complete the front elevation.

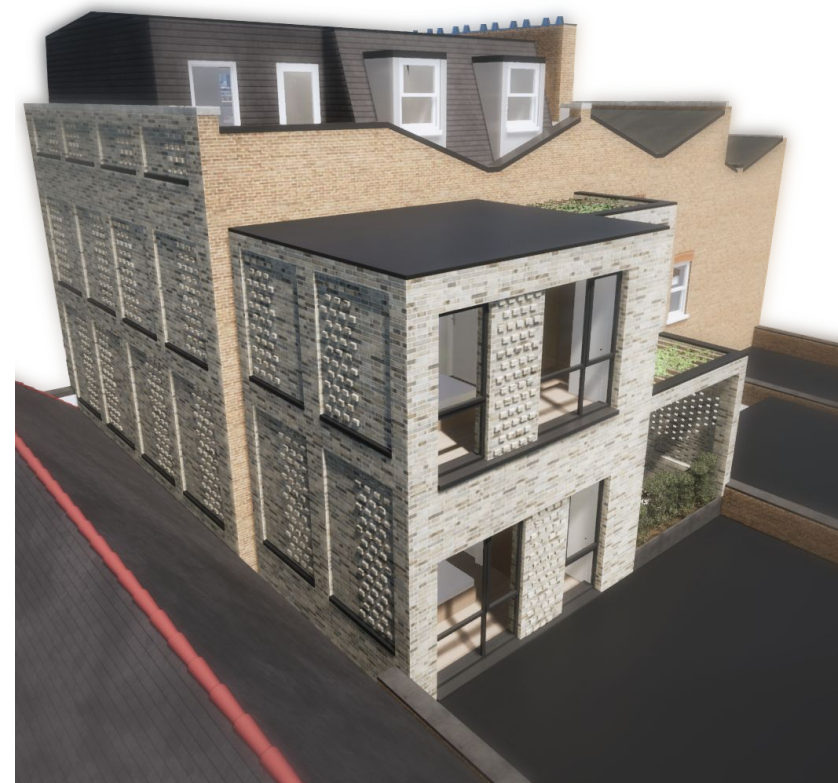
The side wall and the 2 storey rear extension will be in light brick with protruding brick detail. The colour and detailing are designed to prevent any sense of bulkiness and to provide a contrasting backdrop to the dark bricks of no.177 Kentish Town Road when seen from the north.

At the rear, perforated brickwork is used to shield the outdoor amenity spaces of the first and second floor flats from neighbouring buildings, as well as providing more attractive detailing. The balconies have pergola roofs, adding greenery to the outdoor space.

The original butterfly parapet is retained.

Please refer to drawings enclosed.

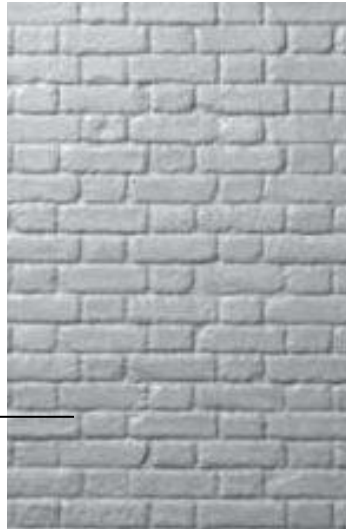




Materials

Painted brick

For facade



Brick

For side wall and rear extension



Lifetime Neighbourhoods & Access

The proposals have been made with reference to Lifetime Neighbourhoods principles (Policy 7.1 of The London Plan), which aim to give London of all ages the chance to live full and active lives.

Under that policy, it should be noted the proposal will provide additional living space in area with the highest levels of public transport availability and with a wide range of shops within 5 minutes walk, with amenities such as parks and other communal facilities within short distances.

Entrance to the flats will be continue to be through the west door located at the front elevation on Kentish Town Road. The communal staircase providing access to all flats has been designed in accordance with Part M of the Approved documents of Building Regulations.

The passageways and internal staircases are all barrier-free and as wide as is practical within the constraints of the building. They allow easy and unrestricted movement within the property. The entrances to self-contained flats are designed to be safe, secure, visible, accessible, well lit and convenient. The rooms of the self-contained flats have reasonable and suitable access and egress.

Each new dwelling is on one level that includes the outdoor amenity space.

Please refer to drawings enclosed.



Summary

According to Policy H7 of the Camden Local Plan, “The Camden SHMA indicates that the greatest requirement in the market sector is likely to be for two- and three-bedroom homes, followed by one-bedroom homes/studios.” This proposal is to replace a single flat with 2 x 2 bedroom flats and 1 x 1 bedroom flat, making a net contribution to the housing supply in the borough with minimum disruption to the neighbourhood and preserving the commercial premises that forms part of a busy and valuable high street. It is adding dwellings in a 6b PTAL zone, thus in a part of the borough most suited to additional housing.

This scheme has been developed in accordance with all relevant policies in the London Plan and any relevant policies of Camden Council.

This development will be car-free and is designed with sufficient cycle storage.

The proposed changes will not have a damaging effect on the amenity of neighbouring properties or protected views, and has been carefully designed to be respectful to the heritage of the area.

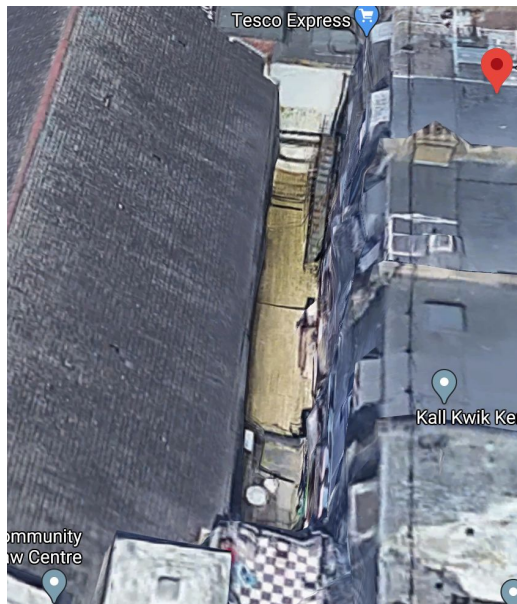
The side proposed extension will make the end of the terrace look more regular and thus be a positive addition to the streetscape.

Should there be additional information or clarification required in order to progress this application please do not hesitate to contact Urbanist Architecture Ltd. We are more than happy to make any amendments to the scheme the planning department may suggest.

Precedents

01

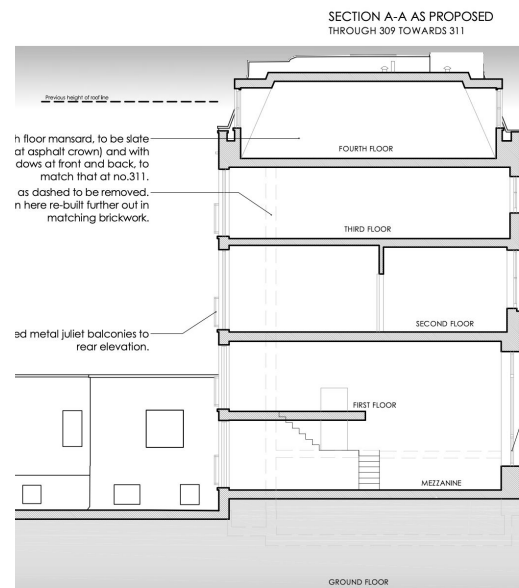
2010/0234/P
Approved



Erection of a mansard 4th floor roof extension to create a one-bedroom flat (Class C3).

02

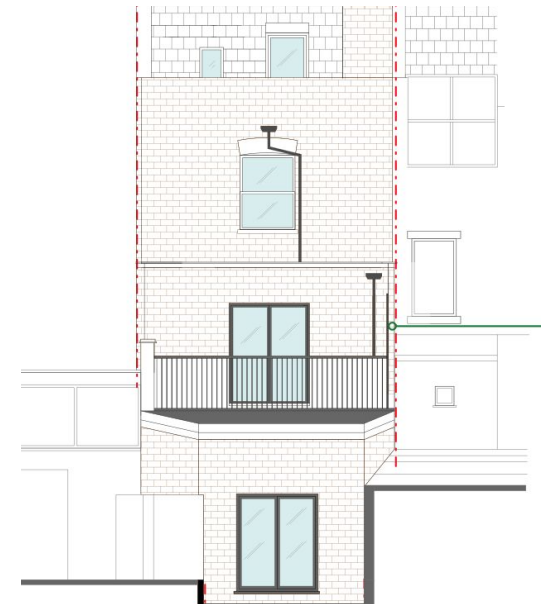
2015/2735/P
Approved



Change of use of upper floors of building from office use (Class B1a) to residential use (Class C3), and four storey rear extension and mansard roof extension, to allow the creation of 3 no. self-contained studio flats and 1 no. self-contained 2-bed flat.

03

2019/3538/P
Approved



Erection of mansard roof extension and alterations as approved under planning permission 2018/0204/P and erection of a ground, first and second floor rear extension, all to provide 1 no. two bed flat, 1, no one bed flat and 1 no. two bed duplex flat and retention of retail unit (A1) at ground floor.



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