

DESIGN AND ACCESS STATEMENT

FLAT A, 104 MALDEN ROAD

31.07.20

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.

The present application does only apply to Flat A which currently has a kitchen, living room, bathroom and two bedrooms. This application requests the approval for an erection of a part single, part two storey rear extension and the enclosure of the area below the entrance stairs to accommodate a toilet.

This application takes precedent from number 106 for which the application for a part single, part two storey rear extension was granted on 2015.

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.

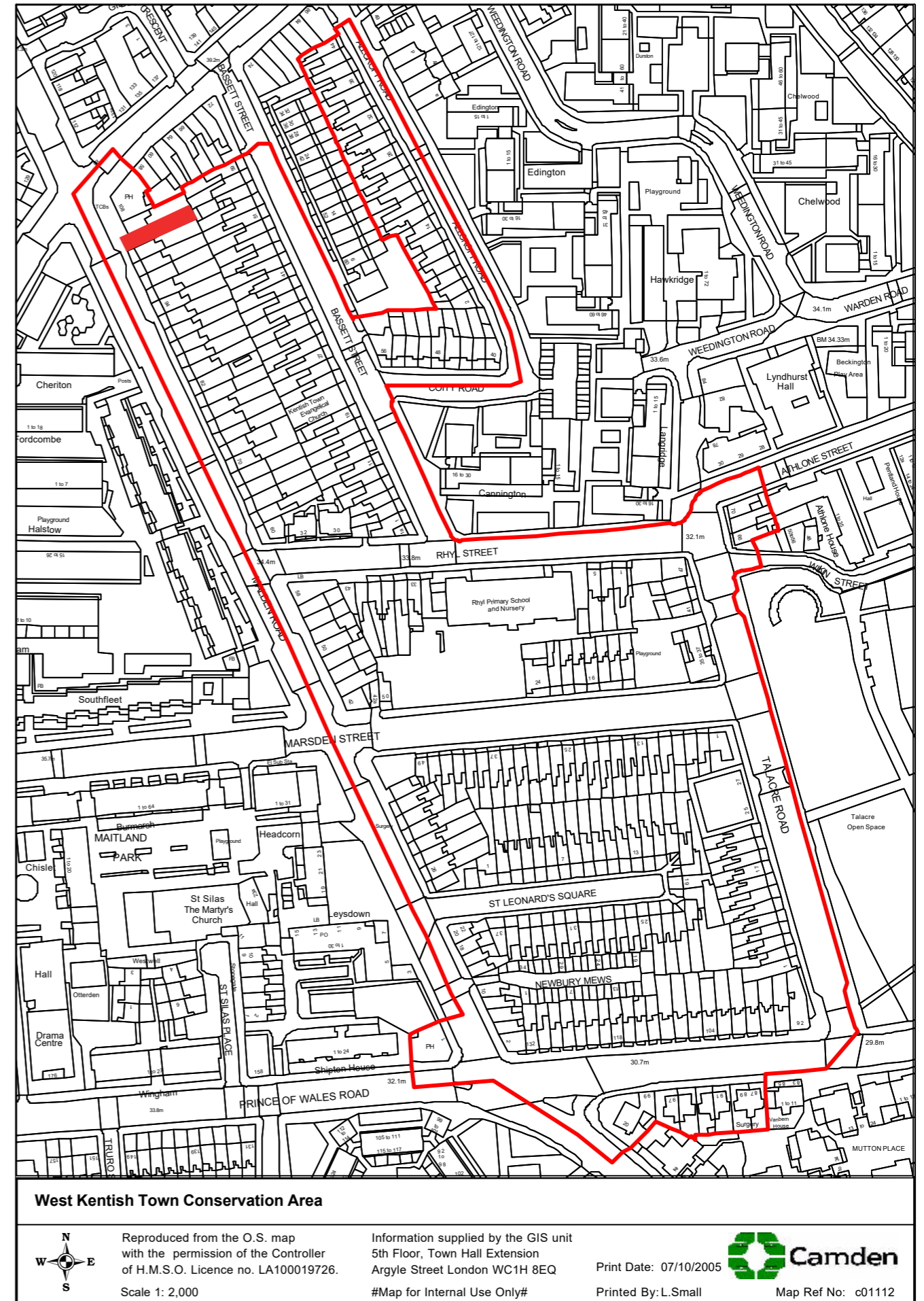
PLANNING HISTORY:

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 rear extension.

1.4 PRE PLANNING APPLICATION

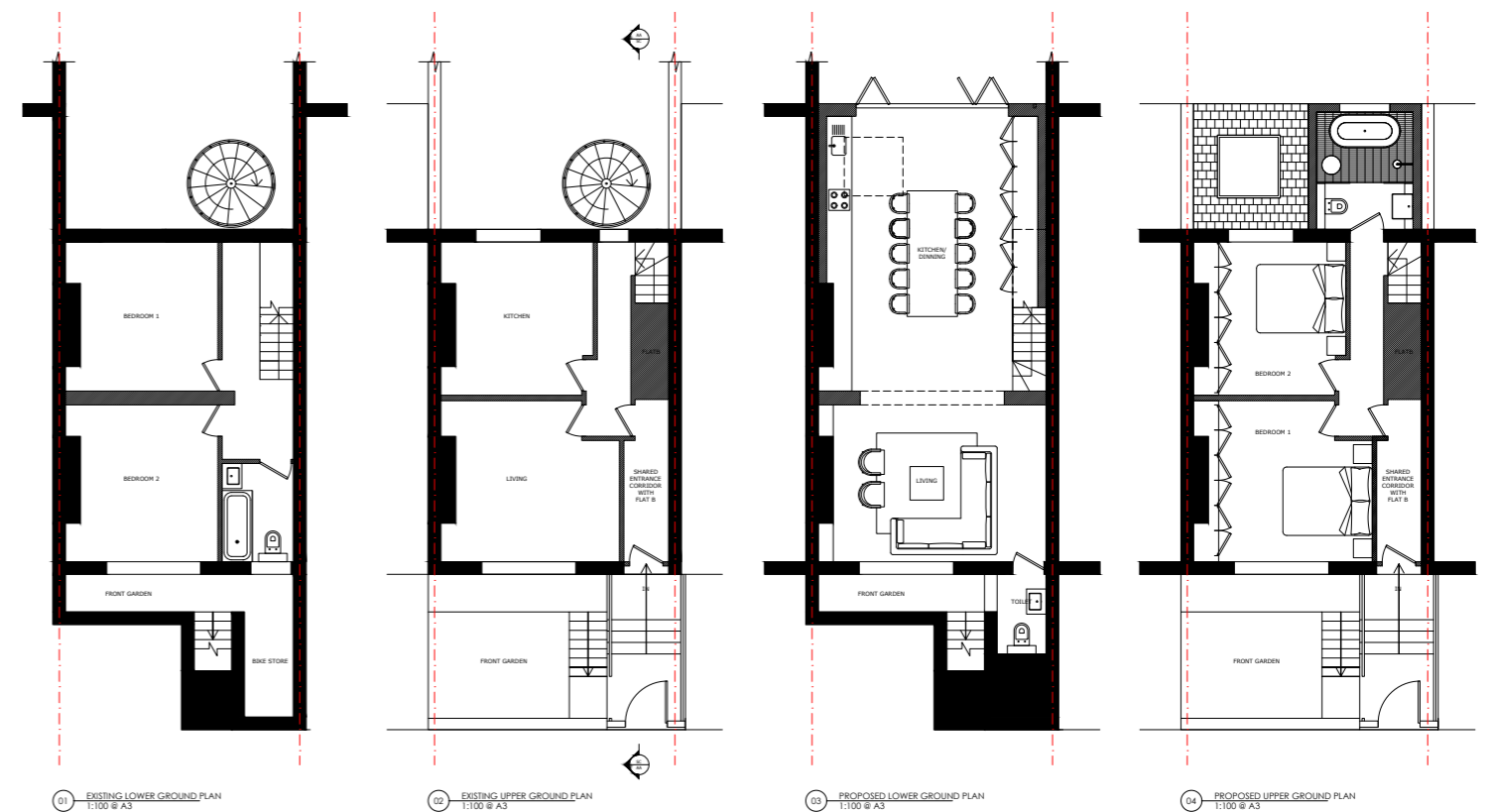
N/A

1.5 PROPOSAL

Erection of a part single part two storey rear extension to provide additional living space and the enclosure of the area below the entrance stairs to accommodate a toilet.

The proposal complies with the following points:

- The extension does not exceed 50% of the total area of land around the 'original house'
- The extension does not exceed the rear wall by more than 3 m in length.
- The extension is no closer than 7 m to rear site boundary.
- The materials used will be similar in appearance to the existing building



2. DESIGN STATEMENT

2.1 SCALE AND APPEARANCE

The scale and proportion of the proposal takes as precedent the adjacent property number 106.

Following number 106, the rear extension proposed is full width at lower ground level and only 2.8mt width at upper ground level. The extent of the extension to the rear will match the 3mt extension on numbers 106 and 102.

In terms of gross internal areas, Flat A is currently 86 sqm and the extension will add an approximate of 22sqm resulting in a flat of 108sqm.

2.2 MATERIALITY

The rear facade is to be built in brick to match the existing brick on the upper levels. The windows on the first and upper ground floor levels are proposed to be sash double glazed timber frame in a white finish to match the existing ones in the upper floors.

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 that provide access to the garden are double glazed with timber frames in a natural finish.

