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Site Address

329-331 Kentish Town Road
London
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H517_KENTISH TOWN ROAD
Design & Access Statement
September 2020

HÛT

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PROJECT TEAM

Planning Consultant: Savills
Acoustic Consultant: Hann Tucker
Air Quality Consultant: Aether
Daylight Sunlight Consultant: Herrington Consulting
Structural Engineer: Entuitive Consulting Engineers
Sustainability Consultant: Energylab

1.1 INTRODUCTION

This Design & Access Statement is prepared by HUT Architecture to outline design principles and contextual considerations relevant to the enclosed proposals, in support of a planning submission to the borough of Camden.

The subject property is situated at 329-331 Kentish Town Road, which holds a rear site address of 14-18 York Mews.

The primary proposals include the material change of use and refurbishment of the street facing Kentish Town Road building into 3no two bed flats. And a new build element to the York Mews end of the site, over existing ground floor Sainbury’s ancillary spaces, to create 2no two bed flats.

REVISION LOG

/	07.09.20	Draft Client Issue
A	09.09.20	Updated Issue



2.0 EXISTING

2.1 SITE LOCATION

The application site comprises a four storey and basement terraced building located on the west side of Kentish Town Road, and is directly opposite Kentish Town Road tube and railway station.

The property has two frontages, and spans from the busy Kentish Town Road at the front to the narrow York Mews access road at the rear.

The site is not listed and is not in a conservation area.



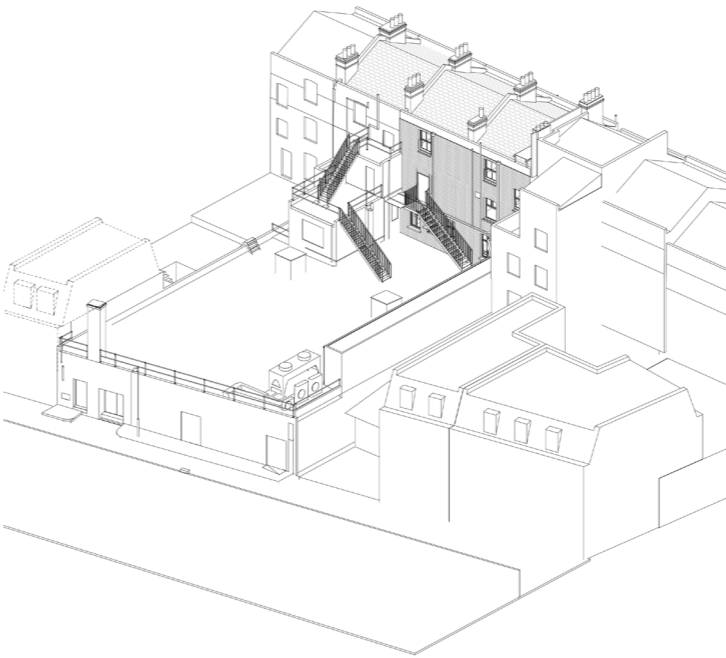
Existing location plan



Kentish Town Road aerial view



York Mews aerial view



Rear axonometric view

2.0 EXISTING

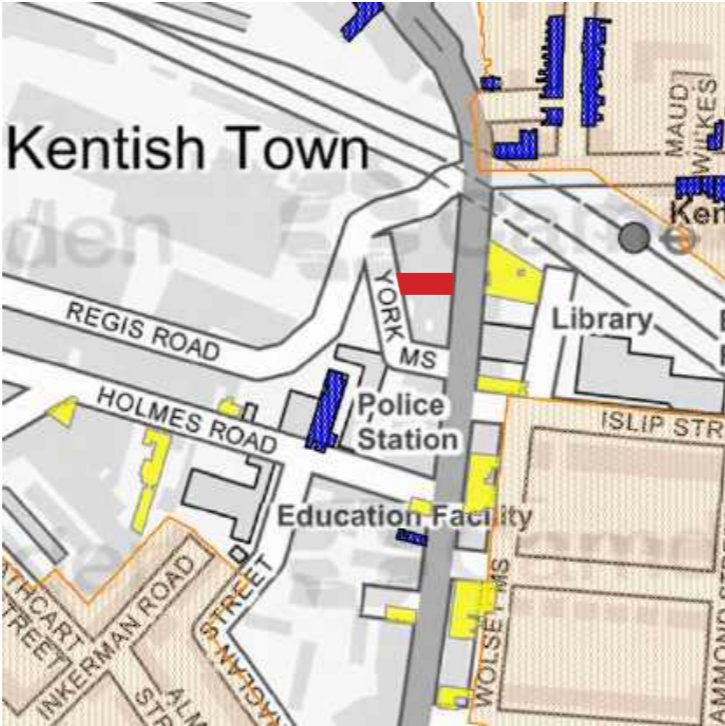
2.2 SITE CHARACTER

The property is typical to the terrace, with ground floor retail and three storeys of London stock brick construction above. The basement features a number of under pavement vaults.

The surrounding area is mainly characterised by 3-4 storey Victorian buildings.

The map on this page demonstrates how the site sits outside of Kentish Town, Bartholomew Estate and Inkerman conservation areas.

The Kentish Town Road facade is in a tired state and in need of repair - particularly the existing windows.



Camden Conservation areas and site marked in red



Kentish Town Road facade



Kentish Town Road facade



View from junction looking South

2.0 EXISTING

2.3 SITE PHOTOS

In contrast to the high intensity and heavy traffic of Kentish Town Road, the adjacent York Mews is a narrow cobbled lane lined with overflowing greenery and seasonal wildflowers.

The character and appearance of York Mews is varied - with buildings varying from single storey to three storey depending on age and use class.

The rear of 329-331 Kentish Town Road is unattractive and offers nothing to the streetscene.



Entrance to York Mews



York Mews looking south



Rear of 329-331 Kentish Town Road



York Mews looking north

2.0 EXISTING

2.4 SITE USE

Ground floor and basement of 329-331 Kentish Town Road are in retail use and occupied by Sainsbury’s.

The first, second and third floors are currently vacant, and formerly ancillary space to the retail unit. These floors are in poor condition.

Sainsbury’s also occupies the ground floor and basement of 333 Kentish Town Road.

The first, second and third floors of 333 Kentish Town Road is occupied by a dental practice, which is accessed via a door and staircase from Kentish Town Road.



Sainsbury’s and dentist



Site use class diagram - with application site within red box

3.0 PROPOSED

3.1 NEIGHBOURING CONTEXT

The character and appearance of York Mews has been evolving for a number of years. Three storey developments are now typical of York Mews, as highlighted at the following addresses;

317-319 Kentish Town Road
Application number; 2016/0843/P
Application number; 2019/2141/P
Three storey building

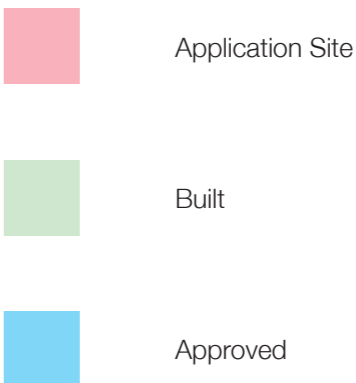
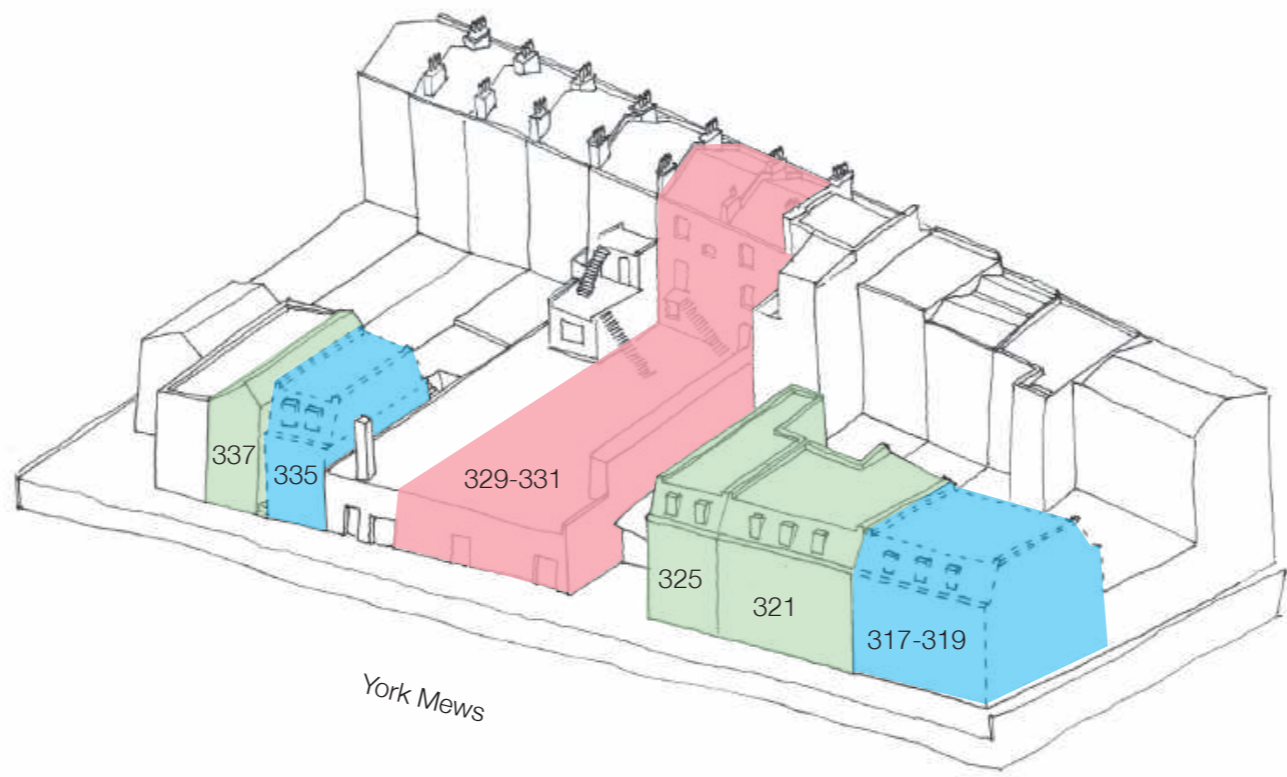
321 Kentish Town Road (6-8 York Mews)
Application number; 9501814R3 (1996)
Three storey building

325 Kentish Town Road
Application number; 2015/2605/P
Three storey building

329-331 Kentish Town Road
APPLICATION SITE

335 Kentish Town Road
Application number; 2019/5037/P
Three storey building

337 Kentish Town Road (22 York Mews)
Application number; 2005/0059/P
Two storey building



Existing York Mews



Neighbouring Developments

3.0 PROPOSED

3.2 PROPOSED MASSING

Page 6 of this document highlights a number of recent planning consents and developments along York Mews. Most are three storey, and most feature a top floor mansard. These trends have been implemented in the proposals for 329-331 Kentish Town Road.

Unlike the neighbouring sites, the 329-331 Kentish Town Road proposals require the retention of almost all of the ground floor retail unit, and minimal disruption to the retail unit. This is achievable if the York Mews extension is constructed with a steel frame.

It is the steel frame construction, and the need to retain part of the existing York Mews facade that strongly influenced the proposed material palette.

The proposed off-white render finishes and metal cladding - whilst being more contemporary - are considered complimentary and contextually appropriate to the current mix of stock brick and render finished buildings seen along York Mews.

Aluminium framed glazing, aluminium faced doors and aluminium cappings complete the arrangement.



Example of render finishes and metal cladding elements



Example of punctured window elements in render finishes



Example of simple facade articulation and render finishes



Example of roof to facade transition metal cladding.

3.0 PROPOSED

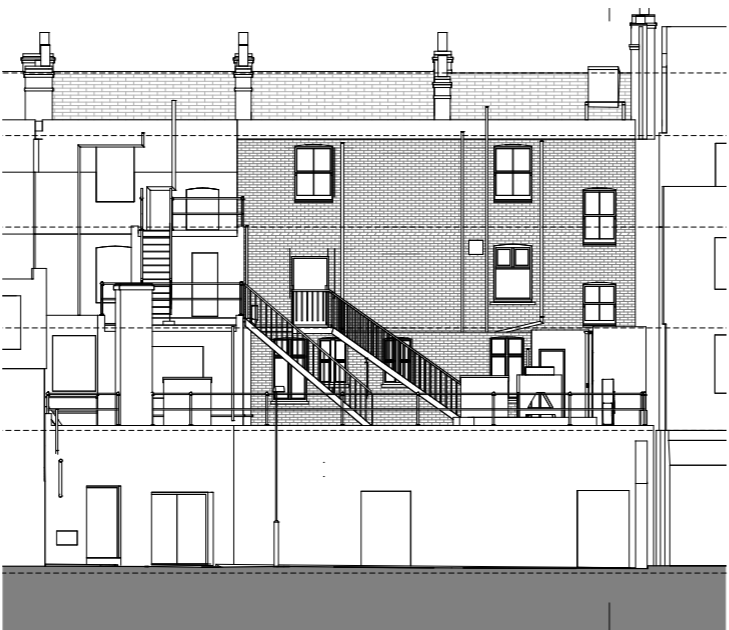
3.3 YORK MEWS ELEVATIONS

York Mews serves as the rear of Kentish Town Road with residential access to the flats in the front building. The facade and general appearance is very run down and comprised of a number of mismatched and partially obscured windows and doors. The York Mews access also allows for the service entrance to Sainsbury's which would be maintained in the proposal.

The proposal gives a new frontage and allows for York Mews to develop an identity separate from Kentish Town Road. The rear facade continues the redevelopment of the mews towards a more residential and generally enhanced streetscape.

Improvements include:

- > Dedicated residential entrance as indicated by a metal clad inset
- > Overclad existing brickwork with off-white render
- > Unified hierarchy of window openings
- > Replace blocked windows and boarded up doors with single access for Sainsbury's, with security shutter



Existing York Mews facade



Proposed York Mews facade

3.0 PROPOSED

3.4 KENTISH TOWN ROAD ELEVATIONS

The existing Kentish Town Road building sits along the high street in alignment with its neighbouring buildings. The facade brickwork is tarnished from decades in close proximity to a busy London street.

Front facade proposals include the making good of the existing brickwork, new timber sash windows, and the removal of redundant alarm boxes.

On the rear facade, a mixture of windows and doors at irregular intervals and datums establishes a utilitarian service facade. The inconsistency in windows and doors doesn't not allow for a discernible understanding of the internal layout or the hierarchy of openings, except for the second floor emergency stairway door.

The proposal for the rear of the Kentish Town Road building establishes a discernible hierarchy while increasing the natural light entering the rear of the building with large aluminium framed windows and juliet balconies. The juliet balconies feature simple metal balustrades.

The bedrooms receive singular large top hinged windows with side hinged panel windows for increased ventilation with the addition of an inward opening juliet balcony.

The kitchen features the same scale of large top hinged window, mirrored from the bedroom. On the first floor, the double leaf doorway allows for private terrace access.



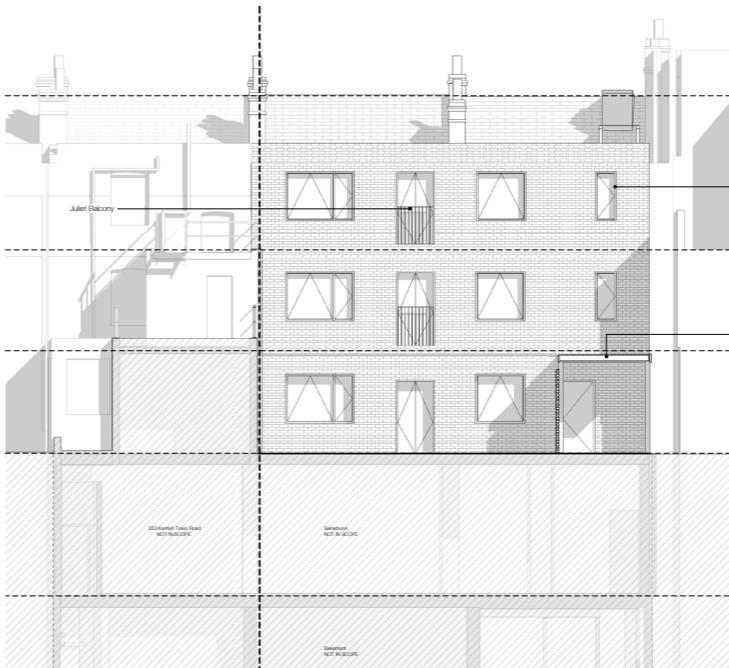
Existing Kentish Town Road facade



Proposed Kentish Town Road facade



Existing rear of Kentish Town Road Building



Proposed rear of Kentish Town Building

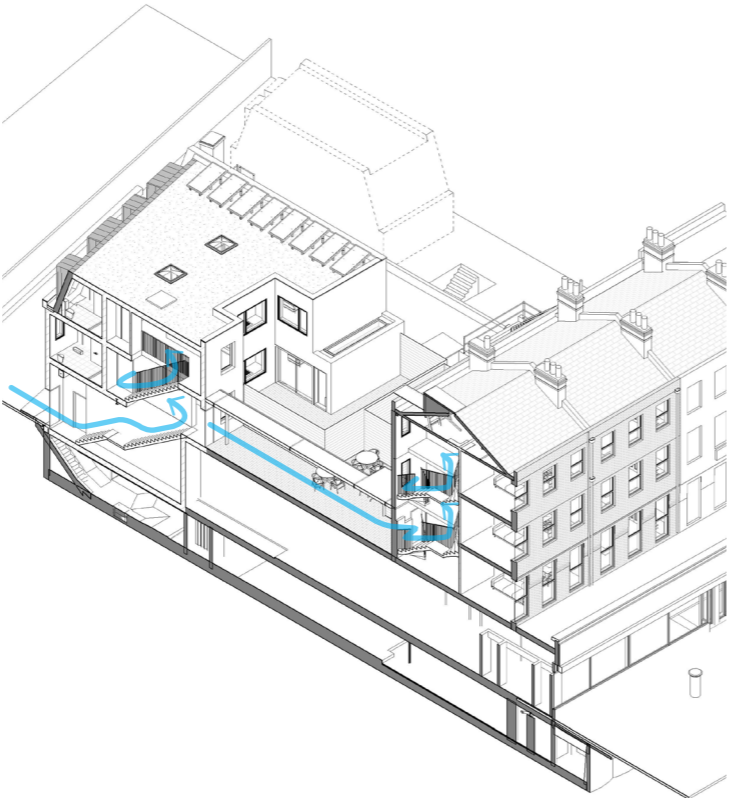
3.0 PROPOSED

3.5 ACCESS

The redevelopment of York Mews and the internal reconfiguration of the Kentish Town Road flats allows for simplified access due to a singular entry point for both front and rear buildings.

The York Mews entrance grants access to a generous internal staircase, serving flat 1. A private staircase from the communal corridor then leads up to flat 2.

Access to flats 3, 4 and 5 then continues outside, across the communal terrace, and up the existing (and refurbished) communal staircase.



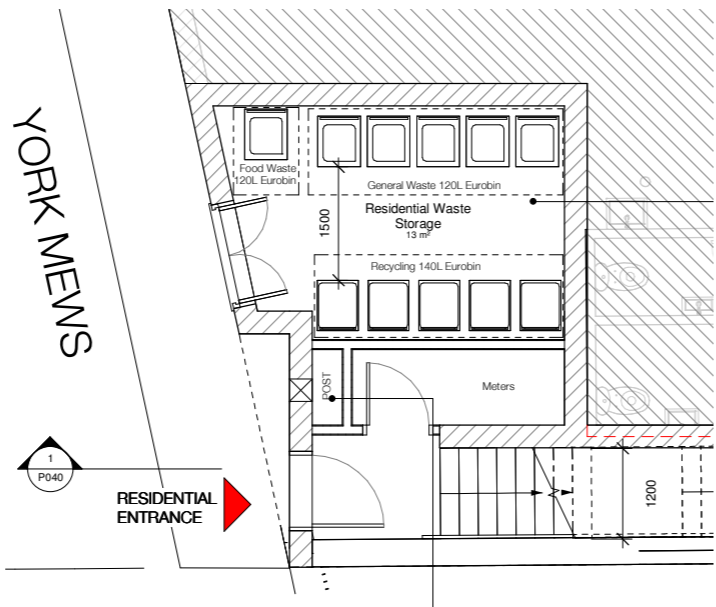
3.6 WASTE AND RECYCLING

The proposal includes a communal bin store, which is sized to provide the following capacity per dwelling;

- 1x 120 litre wheelie bin for general waste
- 1x 140 litre wheelie bin for mixed recycling

A single, communal 120 litre wheelie bin

The calculation is in accordance with the Camden Planning Guidance 1 (CPG1) and the Camden Environmental Services Technical Waste Planning Guidance.



Example of simple painted steel and timber covered walkway

3.7 LANDSCAPING

The first floor 'podium' space provides access from the York Mews extension to flats 3, 4 and 5. But also provides opportunities for pleasant communal and private amenity space.

Flats 1 and 3 feature relatively large private terraces. Light coloured paving and horizontal timber fencing is proposed. The flat 2 balcony features a privacy screen to reduce overlooking.

A simple covered walkway provides protection from rain, and leads occupiers to the doorway to flats 3, 4 and 5. The walkway is left open at the sides, to allow for improved security via natural surveillance.

The area for the relocated retail plant equipment is enclosed with the same horizontal timber cladding.

4.0 CONCLUSION

4.1 CONCLUSION

The proposed scheme has been developed with careful consideration of the existing context, relevant planning policies, and recently permitted developments in the area.

The architecture is sensitive to the existing character and appearance of the area.

The scale of the proposed York Mews extensions is considered appropriate, and are clearly subordinate to the main Kentish Town Road.

The proposals aim to make a more effective use of the site.

The unit mix is considered appropriate, and the new dwellings are in accordance with London Plan space standards.

Good quality private amenity is provided to three out of the five dwellings. The other two dwellings feature juliet balconies, and access to the communal terrace.

