



Our Ref. 1466BA002

Date: 7th December 2020

DESIGN AND ACCESS STATEMENT

PROPERTY: 322 Kentish Town Road, Camden, London, NW5 2TH

Background

The property has recently been reconstructed together with a small rear extension.

The application now being submitted is for the simple extension to the upper dwelling to create additional upper floor accommodation consistent with all the properties in this terrace just three doors to the north of the application property.

1.0 Location

- 1.1 The property is on the east side of the Kentish Town Road, which is a primary route for traffic from north London suburbs into central London.
- 1.2 The property is 200 yards from the Kentish Town centre.
- 1.3 The property is set directly onto the pavement.
- 1.4 The existing property has a Ground, 1st & 2nd floors. There is no attic floor.
- 1.5 The original 3 storey terraced building had a shop and a residential studio dwelling on the ground floor with HMO style residential unit on the upper two floors consisting of 4 letting rooms.
- 1.6 There is a school 400 yards to the North East, main line station 200 yards to the south and the main transport route of Kentish Town Road lies adjacent.

2.0 Topography

- 2.1 The site has the traditional terrace property topography, with the road and pavement on the same level adjacent to the ground floor with the 1st and second floor above.
- 2.2 Kentish Town Road slopes gently from north to south.

3.0 Character of Surrounding Properties

- 3.1 The surrounding properties have been built in fragmented sections with part four, part three and part two stories. The terrace is a surviving mid Victorian terrace of shops with residential accommodation to the rear and above built around 150 years ago. Over the years the terrace has featured many alterations although these are mainly concentrated at the rear of the properties. The essential character of the original terrace remains from most public views
- 3.2 The terrace that the proposals are included in includes 328 – 336 Kentish Town Road and is continuous through to 2A & 2B Falkland Road all of which are 4 storey buildings which will all remain with a roof datum height greater than the proposals.
- 3.3 The terrace that the proposals are included in also includes 324 – 326 Kentish Town Road which although 3 storey buildings have parapets and roofs that have a higher datum than 322 has at present.





- 3.4 The area is characterised by the tight urban grain. Kentish Town Road is a Retail / Commercial street and affords a wide variety of local commercial facilities.
- 3.5 Many properties on Kentish Town Road have double windows at 3rd floor / attic / mansard level as is now proposed for the front façade of this property.
- 3.6 On this application the visual continuity of the front facades remains balanced and enhanced by the consistency and hierarchy of the existing regular window proportions being adhered to in the proposed alterations.

4.0 Planning Policy

- 4.1 N/A
- 4.2 The proposals for the front façade are designed to be visually sympathetic with previous approvals on this terrace to the north of the application site and are subservient to the host building.
- 4.3 Para 117 of the NPPF encourages proposals to maximise use of previously developed land which the proposals achieve as noted in para 4.2 above.
- 4.4 Para 118 of the NPPF encourages proposals to extend upwards if the proposals are no higher than neighbouring properties, as 322 Kentish Town Road is slightly lower than 324 & 326 and a whole storey lower than 328 onwards, this informs the upwards extension that this application forms.
- 4.5 The July 2018 NPPF para 123 which seeks to ensure that where land is in short supply existing properties are to ensure they achieve the optimal potential. The application can be considered to achieve this as the upwards extension would not alter the character of the pre existing property and terrace, and without this proposed extension the upper floor could be considered incongruous within this overall terrace from 328 northwards.
- 4.6 N/A
- 4.7 In accordance with paras 8, 10 & 11 of the new NPPF (July 2018) the proposal will conform to the latest sustainability requirements of the building regulations and will therefore greatly enhance the sustainable credentials of this property further through enhanced thermal insulation which will reduce this buildings carbon footprint.
- 4.8 In accordance with the sustainable credentials of this proposal Para 38 of the new NPPF (July 2018) empowers the Planning officers to approach decisions on this type of application in a positive and creative way at every level to seek approval of this type of sustainable development.
- 4.9 N/A
- 4.10 The proposals sought to effectively embrace LDF Core Strategy and Development Policies 2010 CS1 (Distribution of Growth) CS5 (Manage impact of growth) CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) Camden Planning Guidance 2013 - CPG 1 (design) & CPG 6 (amenity).

5.0 Condition Report on Existing Building

- 5.1 The rebuilt building have a hybrid steel frame which is completely structurally sound and could accommodate support for the dead & people loadings of new accommodation proposed.





- 5.2 As part of the proposals the reformed roof would have a U value of 0.2W/m²/K. This would substantially reduce the carbon footprint (as noted in 4.9 above) of all the existing accommodation.

6.0 Design Objectives

- 6.1 To enhance the front façade of a previously developed site and increase its visual compatibility of the terrace from 328 northwards.
- 6.2 To enhance the amenity value of the existing residential unit through increasing the internal floor area for an existing dwelling that has no external amenity space.
- 6.3 To ensure that the strategy embraces emphatically Government policy to reduce pressure on the Green Belt by maximising the potential of previously developed land & brown field sites, whilst respecting primary characteristics of the surrounding area and creating a design that enhances and improves the adjoining area.

7.0 Design Solution

- 7.1 Taking all government directives and initiatives into account it is clear that a comprehensive mansard proposal is a well balanced proposal that is generously distance separated from all relative neighbours that could possibly be adversely impacted. Overall the proposals will thus have no adverse impacts on any surrounding or neighbouring properties due to the mansards being limited to the main buildings roof and set behind the original parapet wall lines.
- 7.2 The most visually significant features of Kentish Town Road are the front facades. Our design retains this features dominance with the mansard set behind the parapet to ensure subservience to the originating host buildings dominating form.

8.0 Access

- 8.1 The site lies on Kentish Town Road local Centre affording access by foot to these facilities, together with the associated bus, car, tube and pedestrian links.
- 8.2 The proposed accommodation will all be accessed by the existing ground floor entrance doors and common hallway. The private internal staircases are up to present day width requirements to facilitate ease of access to the upper floors.

9.0 Landscaping

- 9.1 The proposals had no external space associated with the existing accommodation, other than an access passageway which is maintained

CONCLUSION

This application addresses the need for the highest standards in the design of facades, together with improvements to the amenity and sustainability of the pre-existing accommodation.

Donald Shearer

