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**58 Malden Road
London
NW5 3HG**

Design and Access Statement V2

1 APPLICATION SITE AND SURROUNDING AREA

1.1 The proposal is for the change of use of the ground floor shop from A1 to C3, 1 self contained 2 bedroom 3 person flat.

1.2 The application site is located within the West Kentish Town Conservation Area. The proposal relates to the ground floor of property and the replacement of the shop front and installation of rendered walls and windows in keeping with the surrounding area will enhance Conservation Area.

1.3 The site is on the corner of Malden Road and Rhyl Street in a secondary shopping area.

1.4 The site forms the end of a terrace of properties with mixed commercial and residential use on the ground floor and mainly residential use on the first floor. The corresponding property at the opposite end of the terrace has previously been converted into residential use from shop use.

1.5 The existing property is used as a retail A1 unit at the front of the ground floor with existing self-contained flats accessed from the rear. The basement, first and second floors are exclusively residential.



Keith Barron BSc MRICS

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2 PROPOSAL

2.1 The shop comprises 63 sq m. and will be utilized to form the proposed flat.

2.2 The rear section of the shop would be converted to form the kitchen area, utility / cycle store and reception room. Two new windows will be added, which will match the existing.

2.3 The front of the shop will be converted two bedrooms and bathroom space. No new external space will be added. 2 new windows and one door will be added to the new rendered brick walls which will match the render detailing to 42 Malden Road.

2.4 Approval of this application will not result in any additional building on this site.

3 DESIGN CONSIDERATIONS

3.1 USE: The proposed use is C3, residential and is compatible with the location and other residential units.

3.2 The external appearance of the property will be improved by the removal of the existing shop front and illuminated shop signage. Rendered brick walls will be provided to match the existing property and adjoining properties improving the aesthetics of the Conservation Area.

3.3 LAYOUT: The proposed flat will have floor areas of 63 sq m, which complies with the current minimum requirements of the London Plan and Housing. The layouts are compact and well laid out.

3.4 SCALE: The proposal is part of an existing building no new space is to be constructed. There is no effect on scale.

3.5 LANDSCAPE AND AMENITY: There will be no adverse effects on the amenity of adjoining properties in terms of loss of daylight or sunlight, privacy or overlooking..

3.6 RETAIL SHOP UNVIABLE The shop use is declining and the present tenant is unable to pay rent with substantial arrears. There is no market for shop rental in the area and there are numerous shops in close proximity which provide local shopping for the community. The loss of this stand-alone shop unit will not adversely affect the needs of the local population with a thriving small local shopping area on the junctions of Malden Road and Marsden Street and Malden Road and Queens Crescent.

There are the following convenience stores in close proximity to 58 Malden Road and there are existing vacant shop units which cannot be let.

Malden Food and Wine 10 Malden Road.

Reg Bloom 14A Malden Road

Marmara Supermarket 7 Malden Road

Hilaac Mi Ni Market

Nica Local 133-135 Queens Crescent

Franks 70 Queens Crescent

The Green 145A Queens Crescent

Al Madina Supermarket 80 Queens Crescent

Isha Mini Market 82 Queens Crescent

Super Choice 151 Queens Crescent

3.6 APPEARANCE: No major external amendments are proposed to the approved building either in size, height or footprint. The only proposed alterations are replacement of the shop front with rendered brick wall and new doors and windows to match the existing.

3.7 ACCESS: Pedestrian access will remain as existing to the site and two new entrance doors provided to the access the new flats.

4 CAR PARKING

4.1 No car parking is provided with this development. The applicant believes that there will be a necessity to enter into a Section 106 agreement to acknowledge that the Development shall be treated as being permanently designated as "car free" housing in accordance with Clause 4.1 and 4.2 for all relevant purposes.

5 REFUSE

5.1 Provision will be made within the curtilage of the site for storage of normal and recyclable refuse.

6 CONCLUSIONS

6.1 The proposal makes an efficient use of the site with minimum impact on adjoining occupiers.

6.2 The proposal has no adverse effect on the West Kentish Town Conservation Area.

6.3 The proposal meets all policy and design requirements of the council.

6.4 The proposal is in a location with high level public transport access and ideally suited to provide economical residential accommodation in a very sustainable manner.

6.5 The proposal is fit to be approved.