

House Music

Design & Access Statement - 17th December 2021



RIBA 

Chartered Practice

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1. Overview

Project - 216 House Music
Applicant - Mrs Orla Keady
Address - 179 Malden Road, London. NW5 4HT

Introduction

This Planning Statement has been prepared on behalf of Mrs Orla Keady, in support of a householder planning application for proposed building works at 179 Malden Road, London, NW5 4HT.

Site and surroundings

The site is located in a residential area of Camden in close proximity to Belsize Park underground station. The site is not in a Conservation Area and the building is not listed.

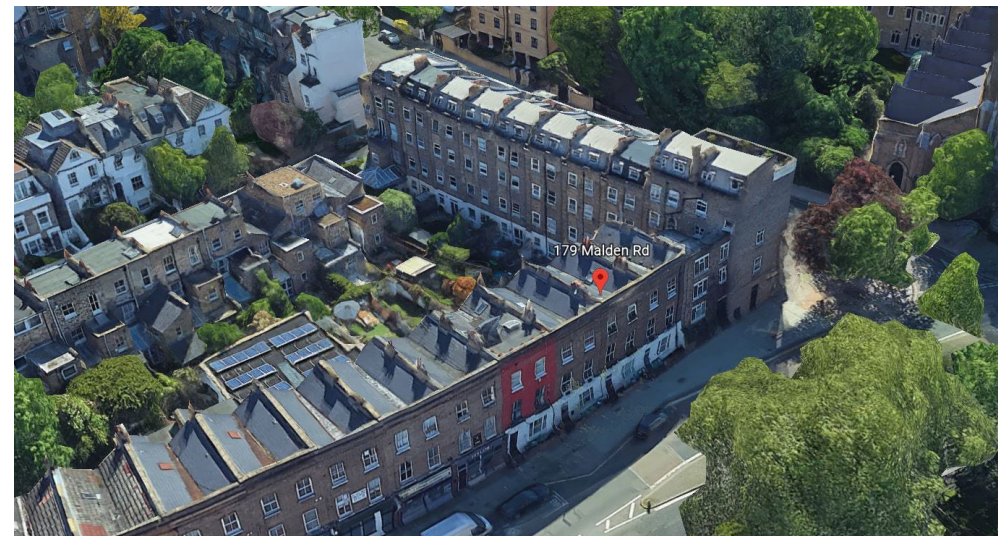
The building is a three-storey victorian terrace house split between a ground floor flat and a first floor mainsonette. It is characterised by parapet to the street side concealing a butterfly roof behind, a design which is typical of the area. This is complimented by a stucco plinth with brick facade and original timber sash windows.

The neighbouring buildings on the terrace are identical in massing, many of which are divided into flats and some are mixed use with commercial units at ground floor level.

There are numerous examples of rear development similar to the proposed extensions at 179 Malden road though they vary in form and materiality.



Location, Google Maps, 2021.



Aerial, Google Maps, 2021.

2. Planning history

There are records of two planning applications relating to the building in the council's database:

Reference number: PE9800298

Application Validated: 27-04-1998

Application Type: Full planning application

Proposed Development:

The erection of the garden shed along the back wall of the rear garden. As shown on an untitled and unnumbered location/ elevation plan and a printed copy showing types of sheds with marked choice (Penryn Pent).

Decision: Granted with conditions

Reference number: 8802718

Application Validated: 09-12-1988

Application Type: Full planning application

Proposed Development:

Conversion of the premises into a one bedroom self-contained flat at ground level and a two bedroom maisonette on the upper floors together with the provision of a roof terrace to the rear at first floor level as shown on drawing No.s 138/1 138/2E and 138/3B

Decision: Granted with conditions



Existing south elevation

3. Proposed development

Design

The proposal can be divided into two extensions; a first floor rear extension and a new roof level extension. Additionally there are proposed alterations to the existing rear ground floor extension and the first floor balcony with the addition of a stair to connect the maisonette with the garden.

At ground floor the existing rear PVC window is removed and replaced by a thermally upgraded timber window to match the new windows at first floor and the loft extension.

The proposed first floor extension is a modest addition that infills to the side of the existing closet wing extension. The proposal nestles alongside, and is set back from, the existing facade that is retained. This design has been developed to both make the new extension subservient to the existing closet wing extension and give prominence to its roof form which is mimicked to provide additional accommodation that connects the kitchen with the new dining room. The replacement represents an infill extension that is minimally set back from the neighbouring outrigger extensions whilst adding additional floor area to the maisonette, it is single storey to match the existing and the walls are will be clad in brickwork to match those used on the upper storeys of the maisonette. If possible we intend to refurbish and recycle the existing bricks to be used in the new extension to reduce the embodied carbon of the proposal.

The new roof level extension seeks to add an additional bedroom and study to the maisonette. It will take the form of a mansard and be designed to the standards prescribed in the supplementary guidance, Home Improvements Camden Planning Guidance 2021, the details of which are demonstrated on subsequent pages. The proposal window cheeks use a slimline design which will be insulated with high performance insulation, these refined proportions are complimented by timber box frames that sit proud of the roof finish to further reduce the visual impact of the windows when set against the slate roofing.



Proposed south elevation

4. Planning policy

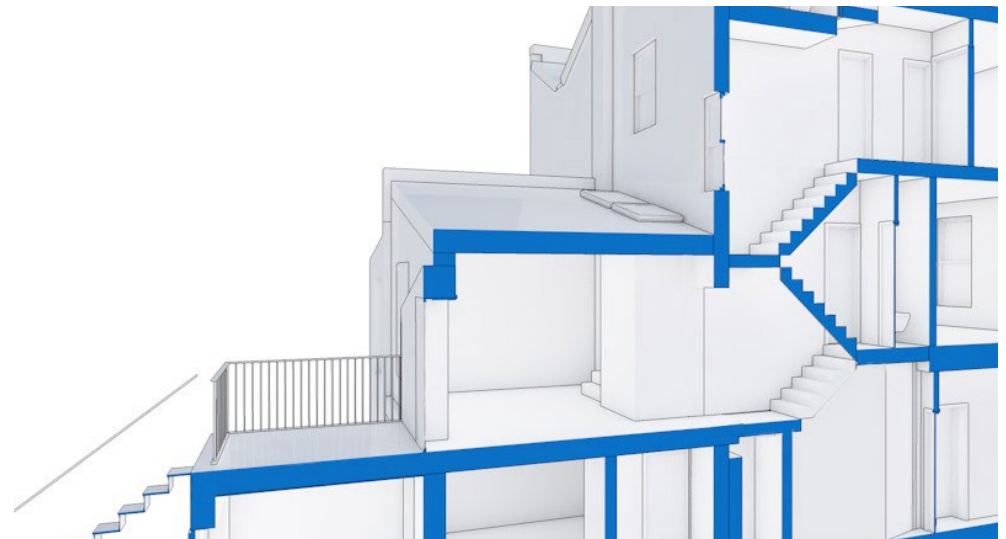
First floor extension

The proposed first floor extension has been designed in line with the Home Improvements Camden Planning Guidance 2021:

- The proposal is for a single-storey first floor extension of simple detailing and a footprint which infills to the side of the existing closet wing extension. It can reasonably be considered as subservient to the building being extended as it is set back from the closet wing to give prominence to the existing form.
- The elevations are treated with brickwork to match that used on the existing dwelling.
- Given the minimal increase in size, the extension isn't considered to compromise the size of the garden in a substantial way.
- Substantial natural insulation will be installed in the walls and roof to meet the RIBA 2030 standard, limit heat loss through winter, prevent overheating through summer and ensure the building exceeds the requirements of Building Regulations for energy efficiency.
- The extension is minimally set back from the extensions of both immediate neighbours and subsequently does not cause undue overlooking or a lack of privacy to their properties.



Visual



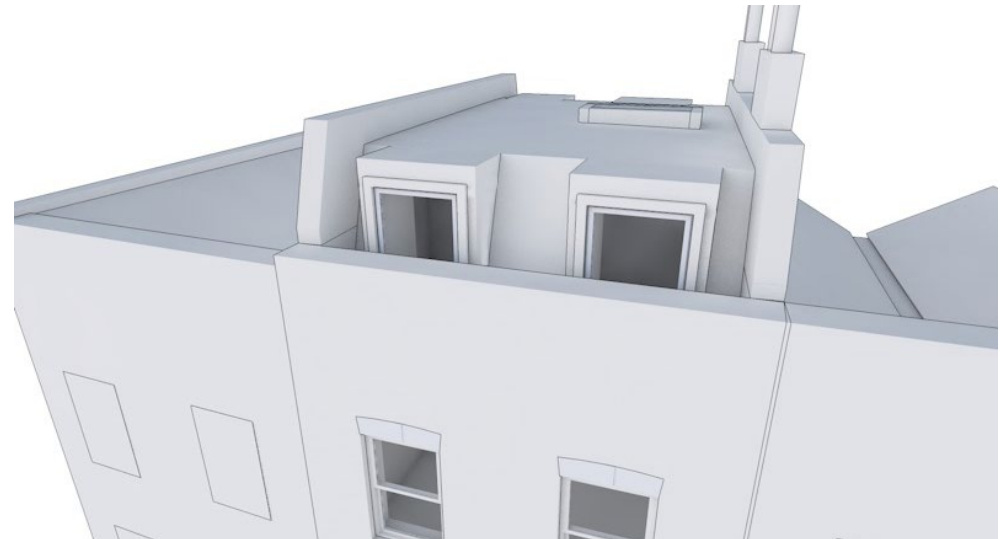
Section

4. Planning policy

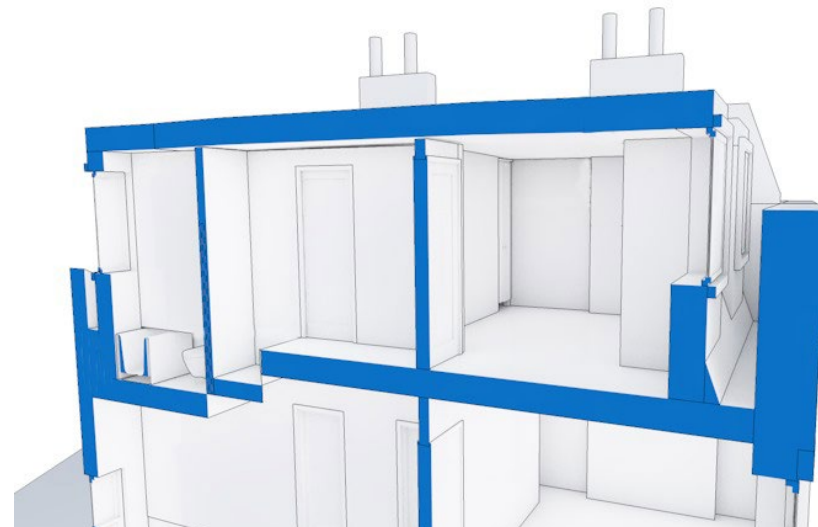
New roof level

The proposed new roof level extension has been designed in line with the Home Improvements Camden Planning Guidance 2021:

- It is a flat topped mansard with the roof set 400mm below the height of the party wall.
- The lower slope of the mansard measures an angle of 70° and the base is 200mm inset from the the inside face of the parapet. This contributes to the design being demonstrably subordinate to the host building.
- All existing original roof features are retained including the parapet to the front elevation, the V-shaped parapet to the rear elevation reminiscent of the butterfly roof and the chimney stacks that characterise the rear elevations of the terrace.
- The windows to the front and rear elevations of the mansard directly relate to the windows below in their proportions and placement. Additionally, the windows respond to the existing hierarchy by being smaller in size than the retained windows below. Timber box frames are used externally to reduce the visual impact of the windows against the slate roofing they are set against. The success of this is demonstrated in the long street section on the next page.
- The mansard is clad in slate tiles to match those of the existing butterfly roof and complement the neighbouring context.
- Care has been taken to consider the prominence of the new roof level from the street and wider area. As well as being inset from the parapet, the ceiling height has restricted to 2.3m internally to limit the visual impact of the extension.
- Substantial natural insulation will be installed in the walls and roof to meet the RIBA 2030 standard, limit heat loss through winter, prevent overheating through summer and ensure the building exceeds the requirements of Building Regulations for energy efficiency.

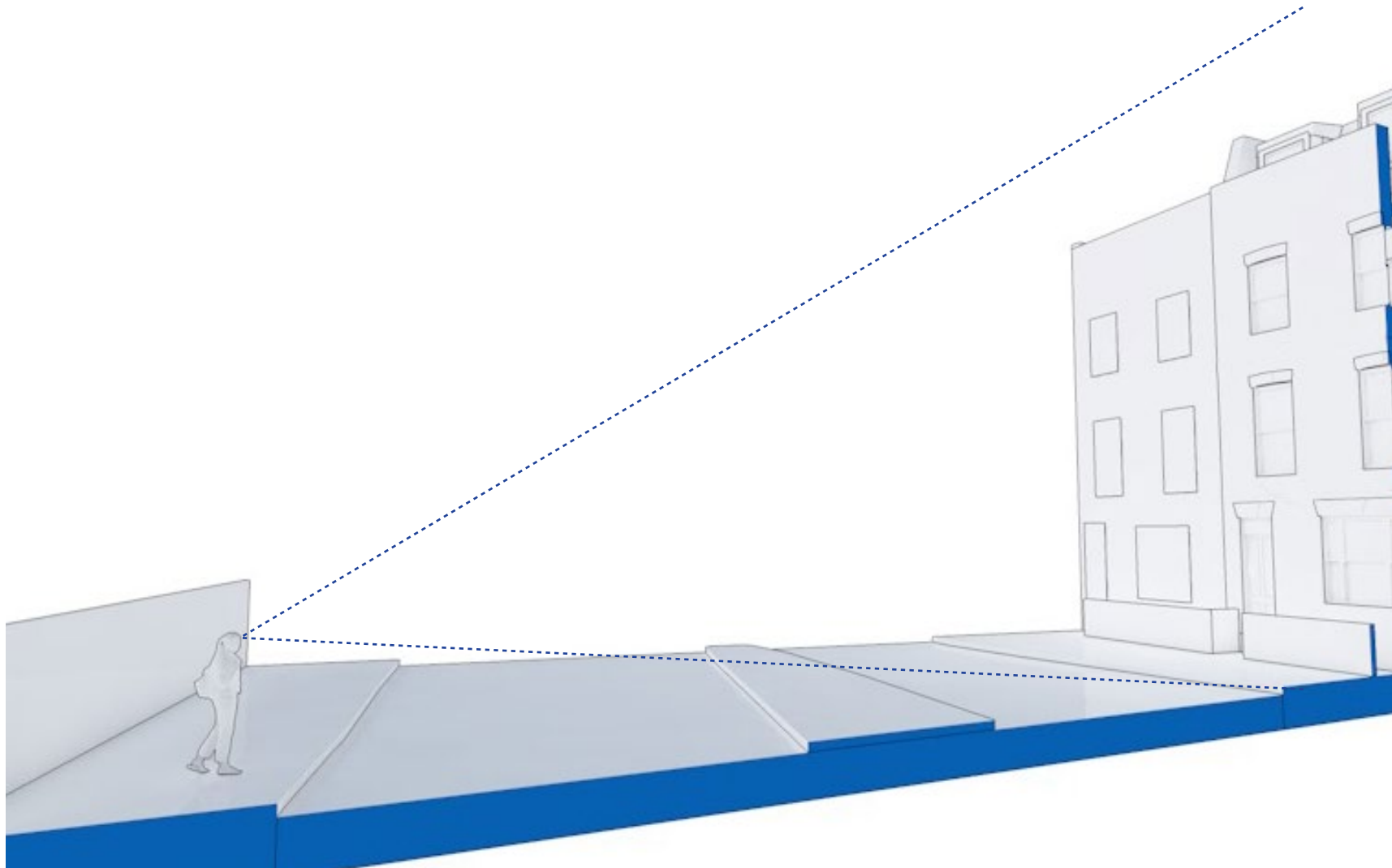


Visual



Section

4. Planning policy



Street section

4. Planning policy

National Planning Policy Framework (NPPF)

Paragraph 126 of the NPPF (2021) set outs that good design is key aspect of sustainable development. The design of the proposal has been carefully considered with refined details that are sympathetic to its context. This redevelopment will safeguard the building for the future by implementing a well thought out design.

Paragraph 130 of the NPPF (2021) set outs that proposals should function well, add to the quality of the area, be visually attractive whilst being sympathetic to the local context. The functionality of the maisonette has been improved by creating a designated dining room which is connected to the kitchen. Moreover, the loft extension provides space to work from home which is essential in the post-covid recovery and a substantial third bedroom which is key for a growing family and is appropriate for a property of this scale. The choice of materials has been inspired by the existing building and the immediate context; a white render plinth has been retained, brickwork has been specified to match the upper part of the property and slate tiles match those used on the existing butterfly roof.

Paragraph 134 of the NPPF (2021) set outs that the determination of applications should give great weight to outstanding designs with high levels of sustainability. The proposal will be constructed primarily of timber which has both low embodied carbon and also sequesters it during the growing process. Additionally, the brickwork and slate tiles will be recycled thus limiting the emissions of the project by re-using materials where possible.



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