

# House Music

Design & Access Statement - May 2022



RIBA 

Chartered Practice

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# 1. Overview

**Project - 0216 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 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.

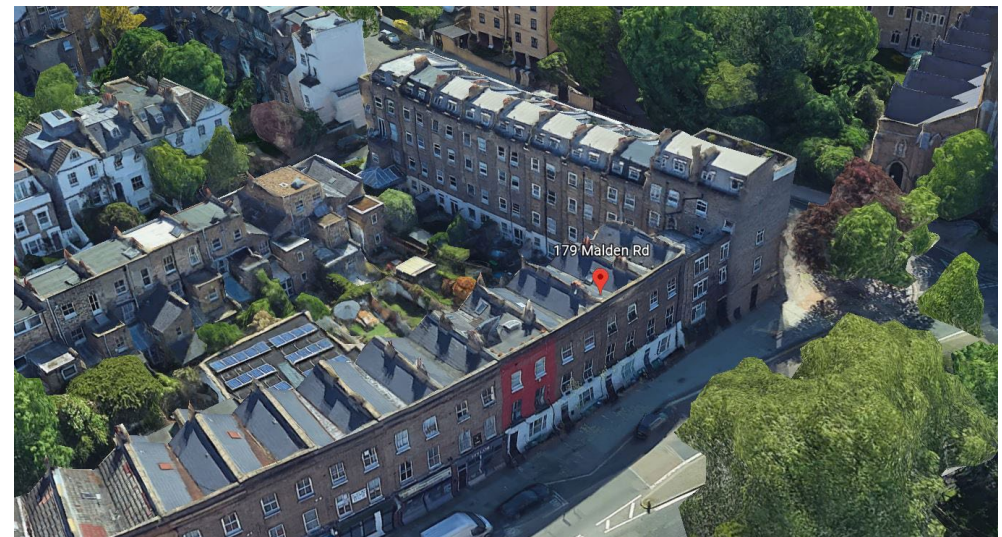
The building is a three-storey victorian terrace house split between a ground floor flat and a first floor mainsonette. It is characterised by parapet to the street side concealing a butterfly roof behind, a design which is typical of the area. This is complimented by a stucco plinth with brick facade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

**Reference number:** 2021/6172/P

**Application Validated:** 23-01-2022

**Application Type:** Full planning application

**Proposed Development:**

Erection of first floor rear 'infill' extension, erection of mansard roof extension and erection of external staircase to first floor rear terrace.

**Decision:** Granted with conditions



Existing south elevation

# 3. Proposed development

## Design

The proposal seeks to add a modest roof terrace to the previously approved loft extension - application reference, 2021/6172/P. Close attention has been paid to make the roof terrace subordinate to the existing roof form and protect the neighbour's amenity. A galvanised black metal balustrade has been proposed in order to relate to the traditional character of the host building and the existing balustrade found on the first floor terrace.

For the reasons set out above and detailed in this statement, the proposals fully accord with the relevant planning policies and as such we respectfully request that planning permission is granted.



Proposed south elevation

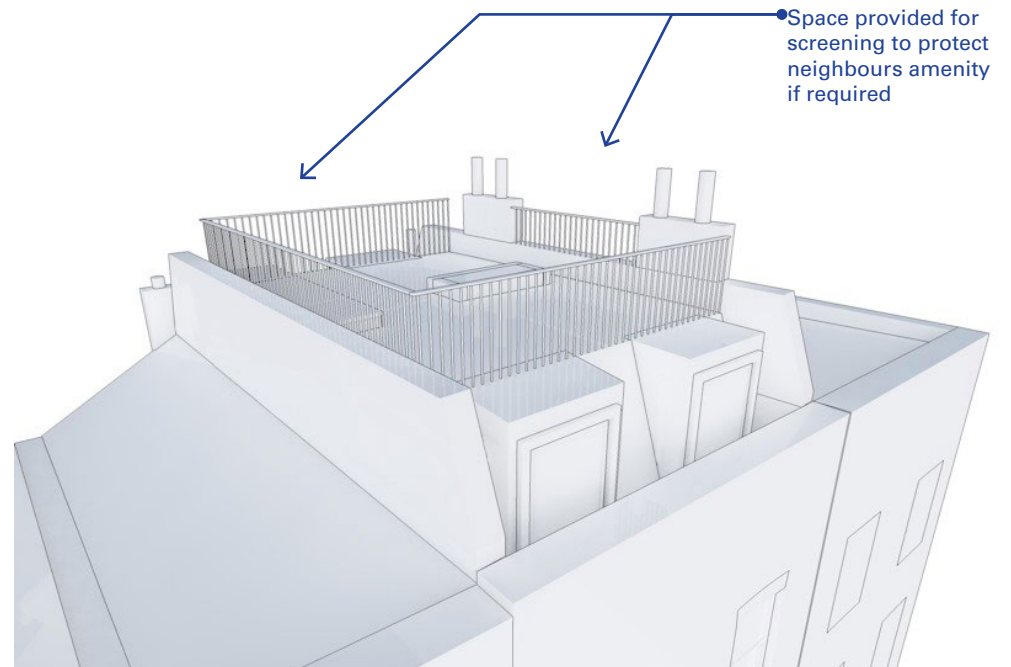


# 4. Planning policy

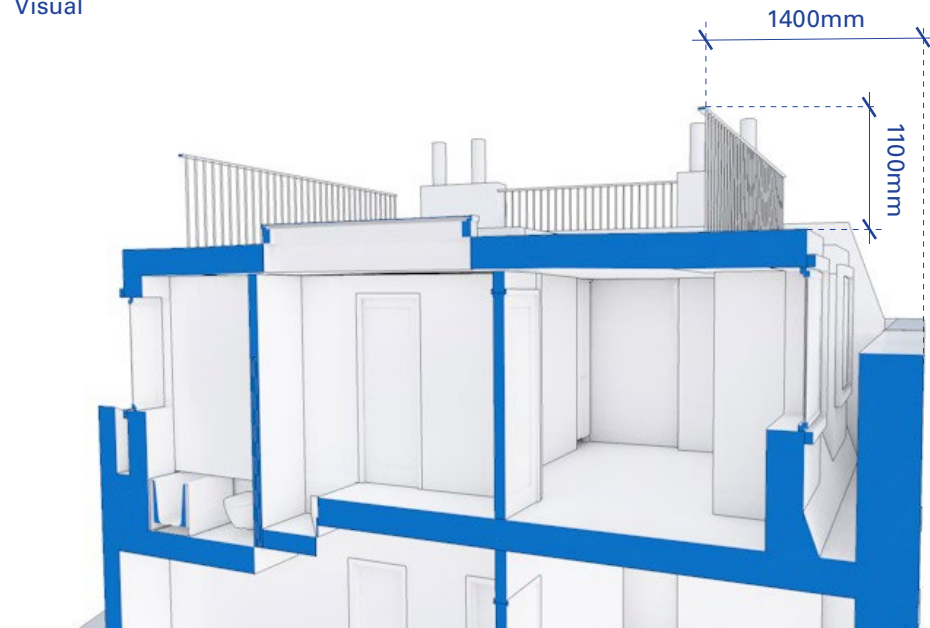
## Roof Terrace

The proposed Roof Terrace has been designed in line with the Home Improvements Camden Planning Guidance 2021:

- The proposed works comply with the Good Practice Principles listed in clause 2.2.3 (highlighted in red).
- **Be subordinate to the roof slope being altered, and roof form overall;** The roof terrace is subordinate to the roof form through a substantial setback from the perimeter. This is done to restrict overlooking issues and reduce the visual impact on the host building.
- **Handrails and balustrades should be set back behind the line of the roof slope or parapet;**  
The balustrade has been set behind the 70° roof slope of the mansard below to mitigate the harm caused by the roof terrace on the host building and the wider street scene.
- **Carefully consider materials for enclosure:** For traditional buildings, metal railings are preferred as they integrate well with the building's character, are more resilient, require low maintenance, support plants growth;  
Careful consideration has been given to the materiality of the handrail which is proposed to be metal to compliment the building's character whilst requiring low maintenance.
- **Consider spaces for planters within your balcony for screening and enhancement;**  
The proposal is designed to integrate planters in order to promote bio-diversity on site and provide opportunities for screening.
- **You should engage with your neighbours prior to submitting an application for a balcony, so you can appreciate the impact this would have on their amenity;**  
We have consulted the immediate neighbours at 177 and 81 Malden Rd and they had no specific concerns or comments relating to the impact of the proposal on their amenity.

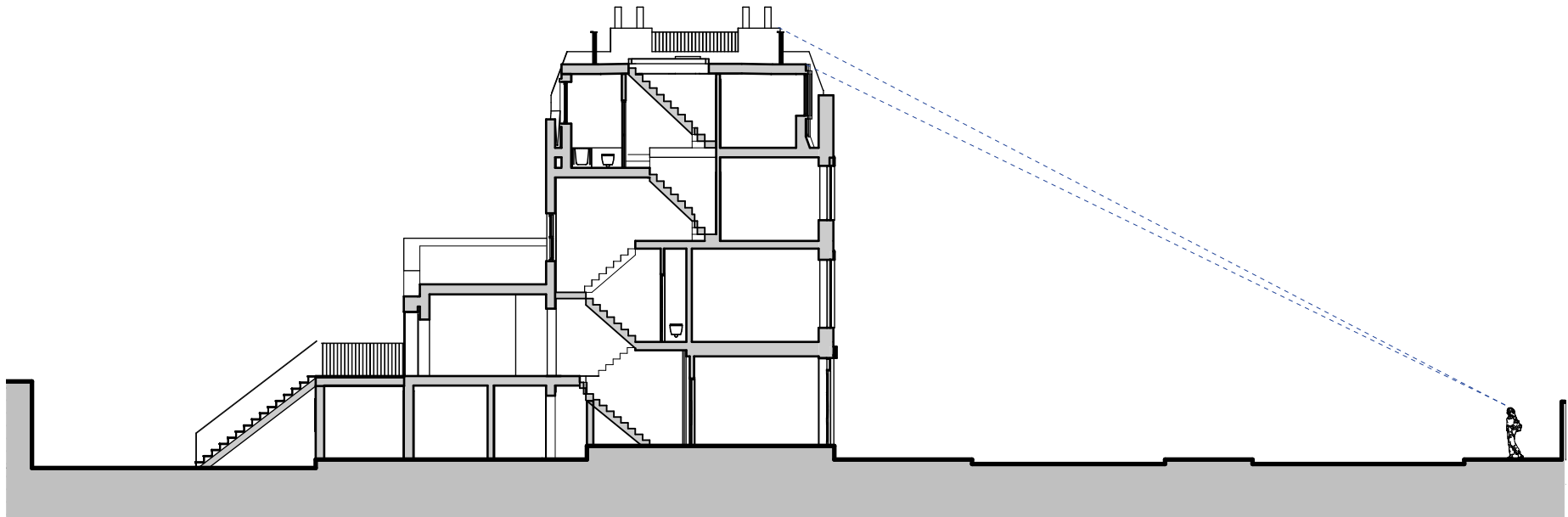


Visual



Section

## 4. Planning policy



Section AA

## 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 providing increased outdoor amenity.





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