



118 MALDEN ROAD

Design And Access Statement
September 2022

Revision B - September 2022

This Design & Access Statement is submitted in support of a full planning application made on behalf of Kalim Dean for the conversion of 118 Malden Road

Site address: 118 Malden Road, London, NW5 4BY

Date: September 2022

Prepared by: William Carter Limited

This document's purpose is to support the application by explaining the proposed design and the provisions for access, and is to be read in conjunction with all the other drawings and reports attached to this application. It comprises four parts.

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Section 2: Design Statement

Section 3: Access Statement

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aerial view of the 118 Malden Road

1.0 Introduction

1.2 Site Introduction



view of 118 -110 Malden Road and the corner of Queen's Crescent

118 Malden Road is located to the north of the junction between Malden Road and Queen's Crescent. The building is at the end of a short terrace of 5 buildings with the entrance to Queens Crescent market at the south end and 118 Malden Road at the north end. The buildings in this terrace consist of commercial units at ground floor level with residential accommodation at first, second and third loft floor levels. Malden Road to the North and West of number 118 is predominantly residential only. The building is not located in a conservation area and is not listed.



1850 OS map



1873 OS map



1970 OS map

The 1850 OS map of the area shows Malden Road and the junction with Queen's Road, to the South West. No buildings or structures are indicated at this time. Wesley Road and Queens Crescent are also not yet present. By 1873 number 118 appears in the centre of a row of terraced houses numbered 110 to 136 Malden Road. This arrangement contained for at least 97 years as the 1970 map shows the terrace still complete.



1973 OS map



1980 OS map



1998 planning map

During the 1970s, numbers 120 - 136 Malden Road are demolished. The 1980 map then shows the construction of block 6-61 Gilden Crescent and The Community Centre. An approved planning application for a building identified as 120 Malden Road is dated 1998 and appears on the current OS map.

The earliest information about 118 Malden Road is an 1856 lease of a property described as “no 5 Howell Terrace Malden Road”, for a term of 99 years starting retrospectively on 25 March 1847 from Thomas Palmer and George Howell (landlords) to John Moore (tenant). The 1856 plan describes “no 5 Howell Terrace” as the “fifth house from Queen's Road” which is assumed to have been the former name of the present day Queen's Crescent. The 1856 plan matches the footprint of 118 Malden Road without the more recent ground floor rear extension. The dimensions shown on the 1856 plan for 5 Howell Terrace match those of 118 Malden Road. The 1856 lease makes reference to “All that piece of ground with the messuage or tenement thereon situate” which confirms its use as a dwelling house.

The first registration of 118 Malden Road with the Land Registry is dated 10 July 1911.

The current owner's family are known to have first occupied the building in the early part of the 1930's. The building was first occupied by Dr. G Dean who was the father of the recently deceased owner, Dr Z Dean who was the husband of the applicant, Dr. J Dean. Dr G Dean acquired the freehold for this property in September 1937.

In 1945 the Dean family occupied the top two floors and basement of the house while the ground floor was used by Dr. G Dean as a doctor's surgery. Dr. G Dean retired in 1962 and moved out of this building to live elsewhere. Dr. Z Dean (Dr. G Dean's son) and his family moved into 118 Malden Road. At the same time Dr. Z Dean and his wife, Dr. J Dean, also took over the ground floor doctor's surgery from Dr. G Dean and continued to run the surgery until Dr. Z Dean's retirement in 1990. Dr. J Dean continued in practice with a new partner, Dr. A Mehta, and the surgery at 118 Malden Road became known as the “Four Trees Surgery”. Dr. J Dean herself then retired in 2002. Dr. J Dean's partner, Dr. Mehta then continued to run the Four Trees Surgery with a new partner, while Dr. Z Dean retained the freehold of the building.

There was a plan in 1963 by Camden Council to compulsory purchase 110 to 160 Malden Road for complete redevelopment. However it was decided in 1973, when the plan was being implemented, that this would apply to 120 to 160 Malden Road only and 110 to 118 were 'spared' from demolition.

The rear ground floor surgery extension was built in 1993 and at the same time a license was granted by Camden Council for the use of the side passage between 118 and 120 Malden Road for ramped access to the raised ground floor area of the surgery.

In around 2014, because of the unsuitability of 118 Malden Road for use as a modern surgery premises, the doctors at Four Trees Surgery applied to NHS England for funding for the relocation to new premises. The application explained the unsuitability of 118 Malden Road as a surgery, as a converted residential building over 3 floors, with no adequate disabled access, with two treatment and consulting rooms on upper floors and accessible only by narrow stairs, which did not meet the relevant NHS and Care Quality Commission standards. The application was however refused by NHS England due to financial challenges facing the provision of primary care services at that time. In April 2016 the Four Trees Surgery relocated to a recently enlarged refurbished surgery premises, less than 100 metres away, at 76 Queen's Crescent, where it merged with the existing practice and became the "Four Trees at Queen's Crescent Surgery". Further information from the NHS regarding the relocation is set out in the addendum to this document.

On 19 July 2016 Dr Z Dean died leaving 118 Malden Road in his will to his wife Dr Jill Dean.

Planning history:

1984 – Planning Consent granted for installation of new shop front

1992 – Planning Consent granted for extending the rear part of the ground floor

1998 – Planning Consent granted to St. Pancras Housing Association for the building of a new block of 3 one bedroom flats on 3 floors at 120 Malden Road

2012 – Planning application submitted for extending the first floor at the rear incorporating a lift. Application withdrawn

2013 – Planning consent granted for mansard roof extension to nos. 114 to 116 Malden Road



Existing front elevation



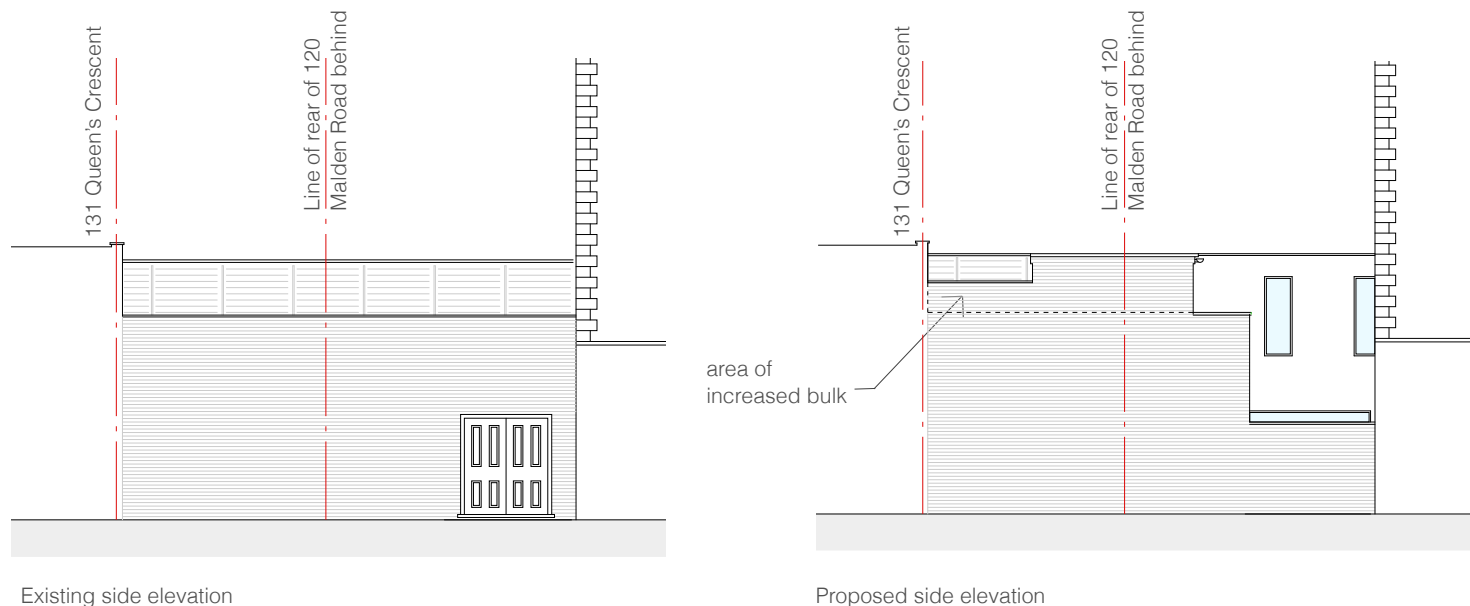
Proposed front elevation

118 Malden Road has an existing full width basement and front lightwell. There will be some internal alterations to the basement layout but no further enlargement of this area is proposed. There is an existing courtyard towards the rear of the property that will be retained. The front lightwell will also be retained. It is proposed that the current grill at pavement level that covers the opening to the lightwell is enlarged and replaced with a larger pavement level grill combined with a short vertical grill under the new front elevation window. The combined horizontal and vertical grill area allows for the required daylight and ventilation to the new basement front window as described in the addendum attached to this document

118 is unique in the short terrace of five houses, as it is the only property that has a lightwell. However all five houses in this terrace have a separately paved area that highlights their ownership of the pavement level area approximately one metre from the front elevation.

There is no evidence to confirm the date when the front elevation was modified in order to create a shop front. It is clear however from the documents that confirm the building's history that this was a later addition and that the original house was entirely in residential use.

The intention is to create a new ground floor elevation, replacing the shop front with a new door and window resembling the relationship between the ground floor and upper floors as seen in the majority of houses in this street and area. The general pattern is that neither the ground floor windows nor the ground floor entrance doors follow the line of the size and position of the fenestration on the upper floors. A door on the right hand side of the new ground floor window to match the new entrance door will provide access to a new bin store. This is accessed without crossing over the new light well grill.



The rear part of the first floor extension will raise the existing boundary wall facing 120 Malden Road garden area. The raised wall will still be lower than the existing rear first floor extension of 131 Queen's Crescent and no higher than the existing extension that covers the whole of the rear of 116 Malden Road.

As well as being set back from the rear façade of 118 Malden Road, the extension would also be set back from the existing extension of 131 Queen's Crescent. This will allow for an area of existing roof terrace to be retained and will make the new roof terrace completely private with no overlooking to any of the adjacent properties. To protect the privacy of both 118 and 120 Malden Road, it is proposed that the existing parapet wall is raised slightly.

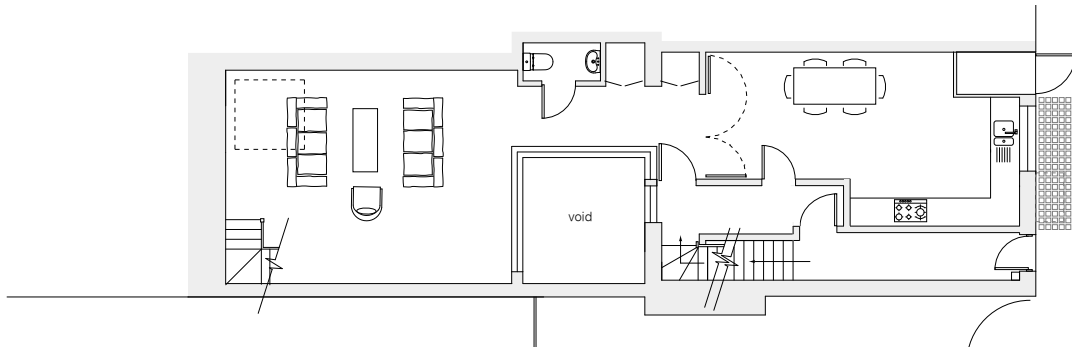
The new extension will be constructed from second hand London stock bricks to match the existing wall below. The redundant door opening at ground floor level in the boundary wall will be infilled with secondhand London stock bricks.

It would appear from historical evidence that the building was originally built as a house which included basement level residential accommodation. The first evidence that the ground floor of the building was used as a doctor's surgery (Class D1) appears in 1945. The mixed use appears to have continued until the surgery expanded into the upper floors when the rear extension was also built in 1993 when no part of the building had residential use. This is described in more detail in the section dealing with the site and building history.

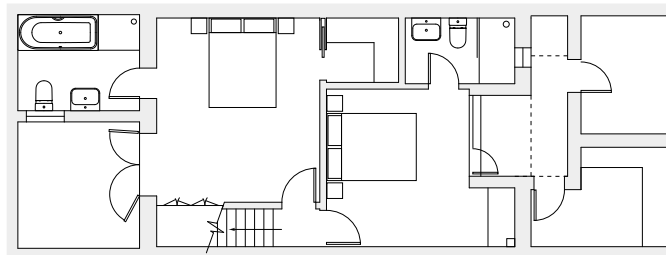
Attempts in 2014 by the Four Trees Surgery GP's practice to raise funding to either refurbish the property or relocate to other premises proved unsuccessful. Then in April 2016 the Four Trees Surgery relocated to newly refurbished and enlarged surgery premises at 76 Queen's Crescent, as mentioned in the 'History' section of this document at section 1.4. The freeholder was advised that the building at 118 Malden Road should revert back to entirely residential use. Surgery use for this building is no longer viable. Funding for the required refurbishment work is not considered to be justifiable. The existing 76 Queen's Crescent surgery building, less than 100 metres from 118 Malden Road, had been extended and refurbished more than doubling its size.

More recently the freeholder has been notified by Camden Housing Support Services confirming that they were aware of the fact that the building is no longer occupied. They also confirmed that they have a policy to encourage residential use for vacant properties (letter dated 19 September 2016 ref. JA190916). The freeholder has responded by advising Housing Support Services that a planning application will shortly be submitted to bring the house back into residential use (Class C3) as soon as possible.

In accordance with CPG1 the proposed refurbishment of the building has provided the opportunity to incorporate a mix of residential units in terms of size and number of bedrooms. This has been achieved without compromising space standards for that type of accommodation. This has largely been made possible by opening up the existing front elevation light well to provide acceptable levels of light and ventilation to the basement bedrooms. The natural light levels to basement rooms exceeds 1/10th of the floor area of the basement rooms, with natural ventilation.

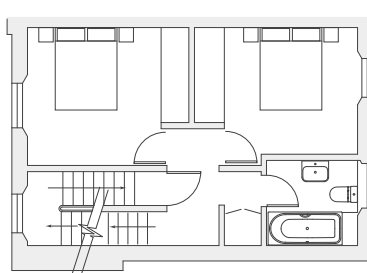


Proposed ground floor plan

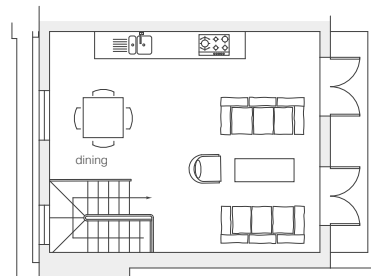


Proposed basement plan

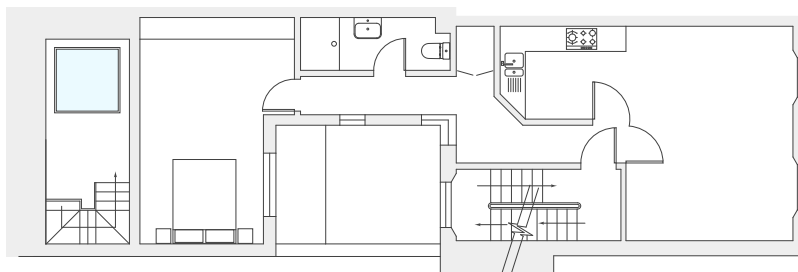
The basement and ground floor will be a two bedroom, 4 person maisonette flat with two small outside courtyard areas, one at basement level and a private one at first floor level which will also provide natural light to the otherwise darker part of the living room on the ground floor below. Neither of the courtyards will be fully enclosed on four sides and will not have an adverse impact on the privacy of the adjoining residential buildings and their existing outside space. The ground floor will be wheelchair accessible with a disabled access WC. This maisonette will have a net internal floor area of 120 sq.m. The basement has been provided with a secure means of escape directly to the protected escape route on the ground floor.



Proposed second floor plan



Proposed third floor plan



Proposed first floor plan

The first floor will be a self contained one bedroom, 2 person flat with a net internal floor area of 60 sq.m. This is 12 sq.m. greater than the minimum acceptable standard.

The second and third floor mansard roof extension will be a two bedroom 4 person flat with the living accommodation on the top floor with access to an outside roof terrace to the front matching the existing terrace recently built at no. 114 Malden. The bedrooms and bathroom will be at the second floor entrance level. This maisonette will have a net internal floor area of 80 sq.m.

All the bedrooms will have an area exceeding the 11sq.m. acceptable minimum standard. All the flats will also have above the minimum required storage areas. With the exception of the ground floor flat the kitchens have been located on the north side of the building and all living areas have south facing windows. None of the new windows at any floor level in any way compromise the privacy of the adjoining residential buildings.

None of the three flats have bedrooms under the living or kitchen area of another flat. All walls separating the flats from the common parts areas will be provided with the required minimum standard of sound proofing. This will also apply to the floors above and below the first floor flat.



Existing rear elevation



Proposed rear elevation

A rear extension at first floor is proposed. The majority of extension would be half the width of the rear façade of the original building, This would set the majority of the extension back from its boundary with 120 Malden Road by approximately three metres. This arrangement would allow for more of the original rear façade to be retained. The adjoining property at 116 Malden Road has an existing full width, first floor, rear extension. The top of the new roof would be set level with the roof of this existing first floor extension at 116 Malden Road but lower than the first floor extension at 131 Queen's Crescent to the rear.



View of existing roof terrace



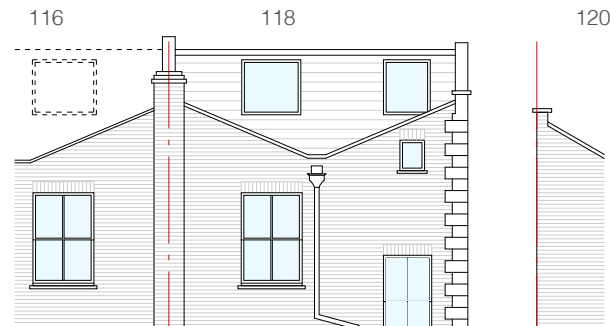
View of existing roof terrace and extension of 131 Queen's Crescent viewed from Gilden Crescent

2.0 Design Statement

2.5 Mansard Roof



front elevation of proposed mansard extension



rear elevation of proposed mansard extension

SECTION 1

SECTION 2

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SECTION 4

A flat top mansard roof extension is proposed and will be built in accordance with planning policy CPG1. Both 114 and 116 Malden Road were granted consent for a flat top mansard roof extension (2013/0350/P). Number 110 has an existing flat top mansard roof extension. The addition of a flat top mansard roof extension to 118 would then unify the roof line of this short line of terraced properties.

The new roof will be set back from an existing parapet to the front and the existing parapet will be retained. There is an existing butterfly parapet to the rear that will also be retained with the new roof extension set back from the parapet.

The new mansard roof would be finished in natural slate with painted white timber framed double glazed windows and doors.

3.0 Access Statement

3.1 Lifetime Homes

Number	Standard	Met/Not Met/ Partially Met	Comments
1	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300mm width	N/A	
2	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping.	N/A	
3	The approach to all entrances should be level or gently sloping.	Met	The pavement directly outside the building is flat with a gentle slope across the width of the building
4	All entrances should be illuminated, have level access over the threshold and have a covered main entrance.	Met	The scheme is designed to be Pt.M compliant. A level, wheelchair accessible, approach pathway of more than 900mm wide has been provided.
5	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible.	Partially Met	The communal stairs will be wide and shallow.
6	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900mm, where the clear opening width should be 900mm rather than 800mm. There should be 300mm to the side of the leading edge of the doors on the entrance level.	Met	The entrance doorway to the dwellings will provide a clear opening width of 800mm. All internal doors to bathrooms, bedrooms and living spaces will provide a clear opening width of 775mm as corridor widths are min.1050 wide.
7	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	Met	A turning circle of 1500mm min. has been provided in the design of all the living areas.
8	The living room should be at entrance level.	Met	Family living space will be at ground floor level

SECTION 1

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SECTION 4

3.0 Access Statement

3.1 Lifetime Homes

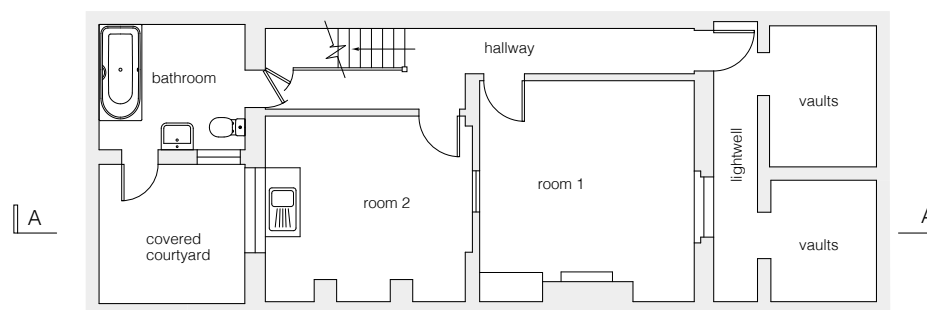
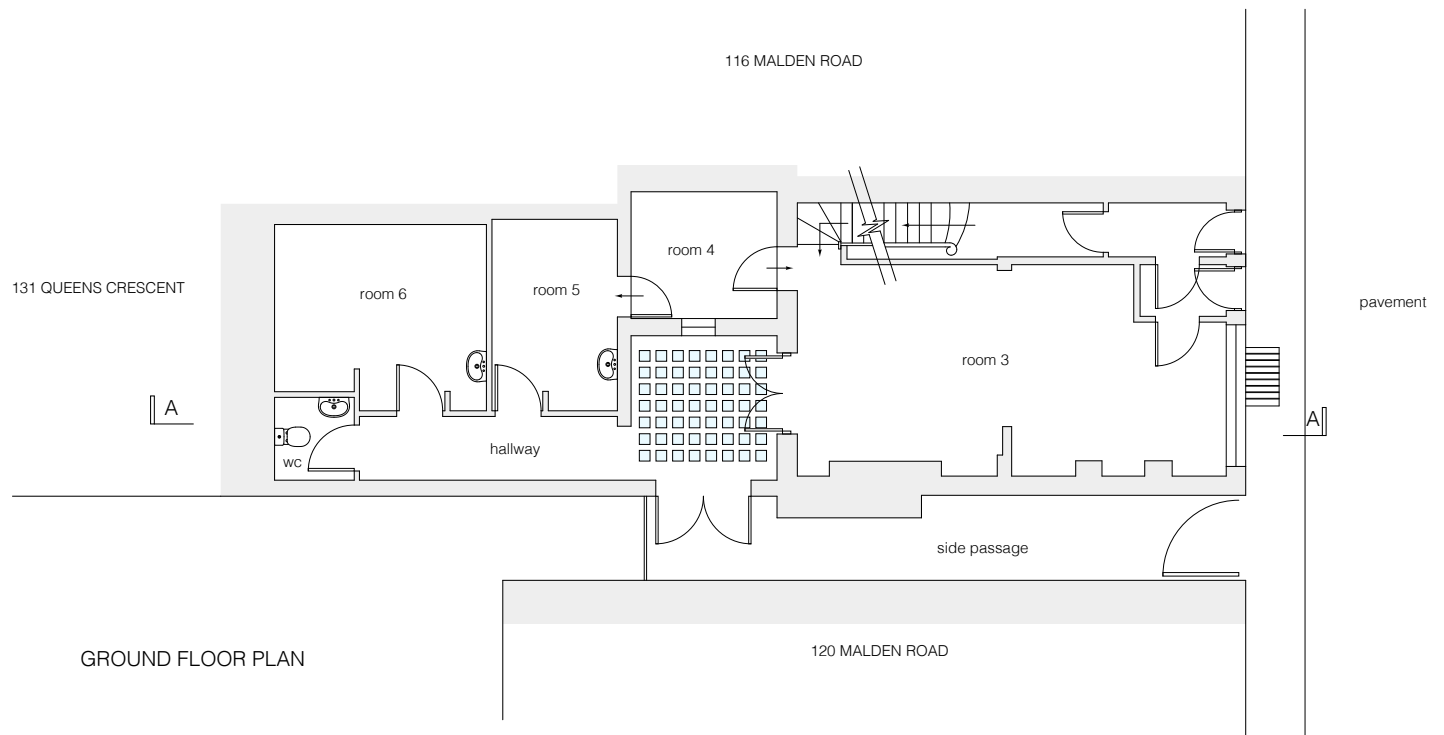
Number	Standard	Met/Not Met/ Partially Met	Comments
9	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space.	Met	The ground floor accommodation could be arranged to accommodate a bedroom at ground floor level
10	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future.	Partially Met	A WC at entrance level has been incorporated into the design
11	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Met	Wall specifications will be enhanced to contain plywood patress located between 300 and 1500mm from the floor for future fixing of rails, tracks and the like.
12	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom.	Met	The stair between ground and first floor would be able to accommodate a stairlift. These floor could also be linked with a lift that would be situated within the courtyard.
13	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom.	Met	An ensuite shower room has been proved to both bedrooms
14	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin.	Met	Sufficient space has been provided so that a wheelchair user could use the bathroom
15	Living room window glazing should begin at 800mm or lower, and windows should be easy to open/operate.	Met	All windows in all rooms are accessible, operable and provide good visual amenity to the outside. A cranked gear operation will be provided on all windows to assist operation by wheelchair bound occupants if necessary.
16	Switches sockets, ventilation and service controls should be at a height useable by all (i.e. between 450mm and 1200mm from the floor).	Met	We can confirm that all switches, sockets and ventilation service controls will be positioned at a height of between 450mm and 1200mm from the finished floor.

SECTION 1

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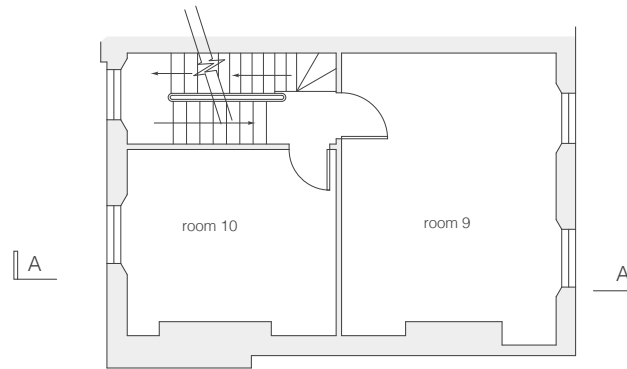


118 Malden Road, London NW5 4BY

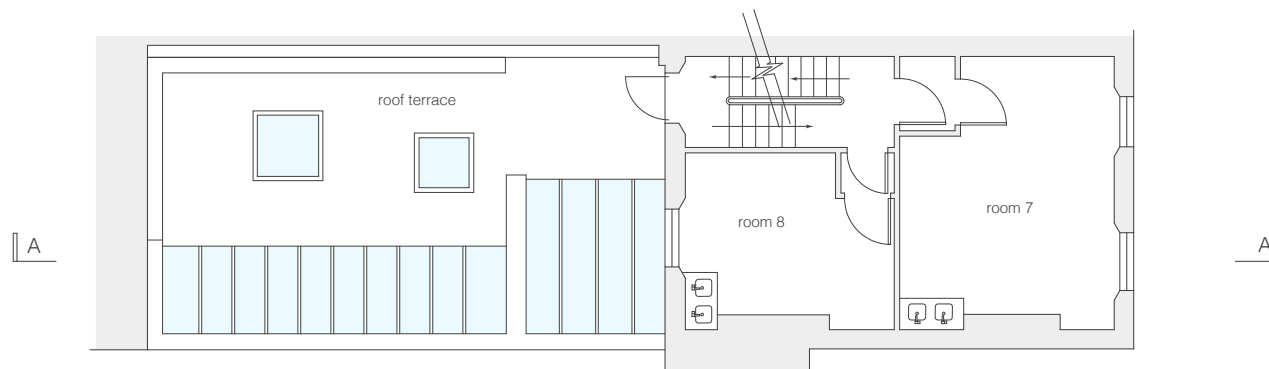
LOWER GROUND FLOOR & GROUND FLOOR PLANS EXISTING

SCALE 1:100 @ A3 - NOVEMBER 2016 - Drawing No. MR SK 101

WHARMBY KOZDON ARCHITECTS - 07968 945454 - team@wka.org.uk

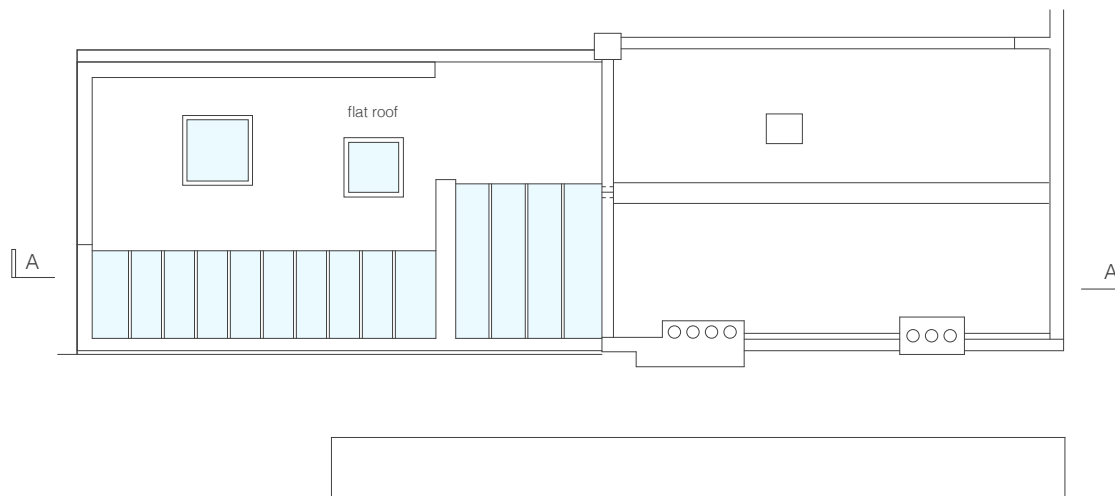


SECOND FLOOR PLAN

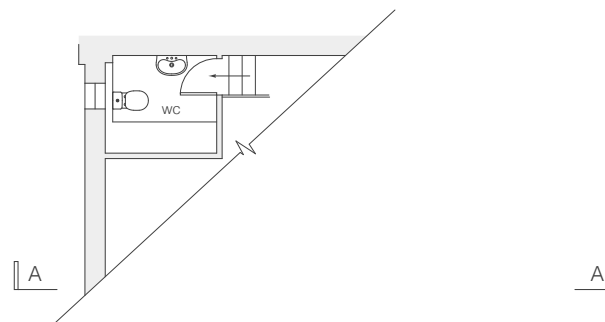


FIRST FLOOR PLAN





ROOF PLAN



PART PLAN SHOWING HALF LANDING ABOVE 2ND FLOOR

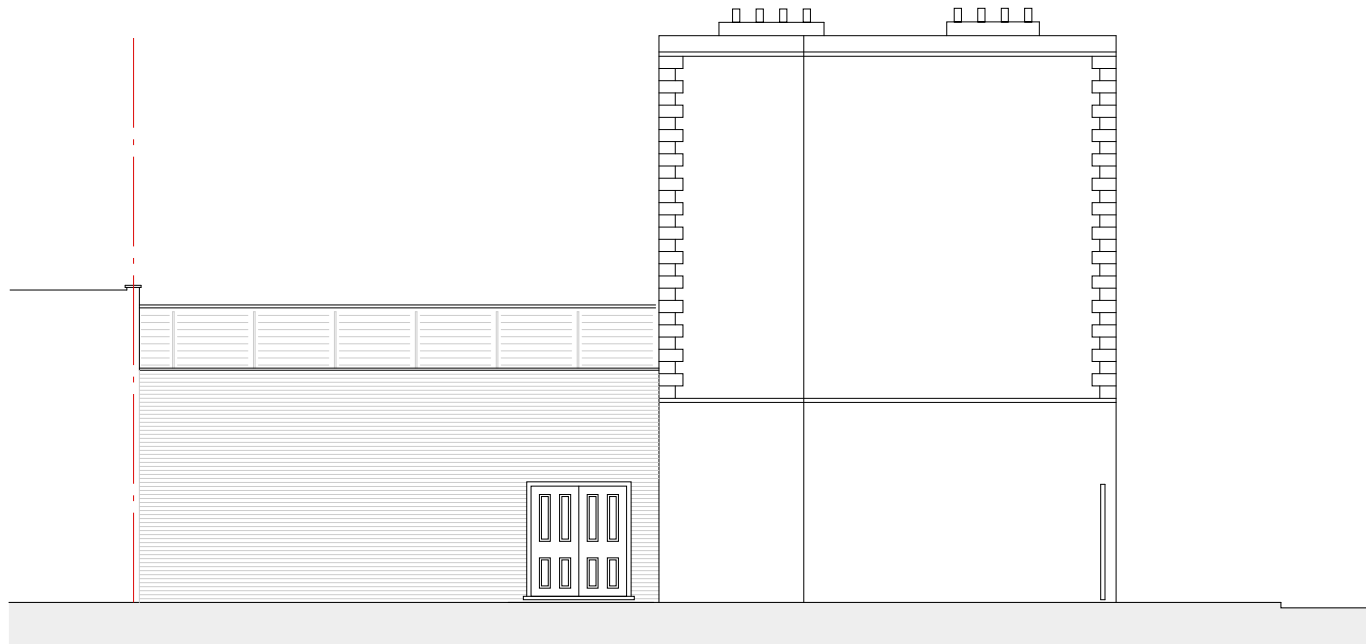


118 Malden Road, London NW5 4BY
 THIRD FLOOR & ROOF PLANS EXISTING
 SCALE 1:100 @ A3 - November 2016 - Drawing No. MR SK 103
 WHARMBY KOZDON ARCHITECTS - 07968 945454 - team@wka.org.uk

line of approved application 2013/0350/P



FRONT ELEVATION



SIDE ELEVATION



118 Malden Road, London NW5 4BY

FRONT AND SIDE ELEVATION EXISTING

SCALE 1:100 @ A3 - November 2016 - Drawing No. MR SK 104

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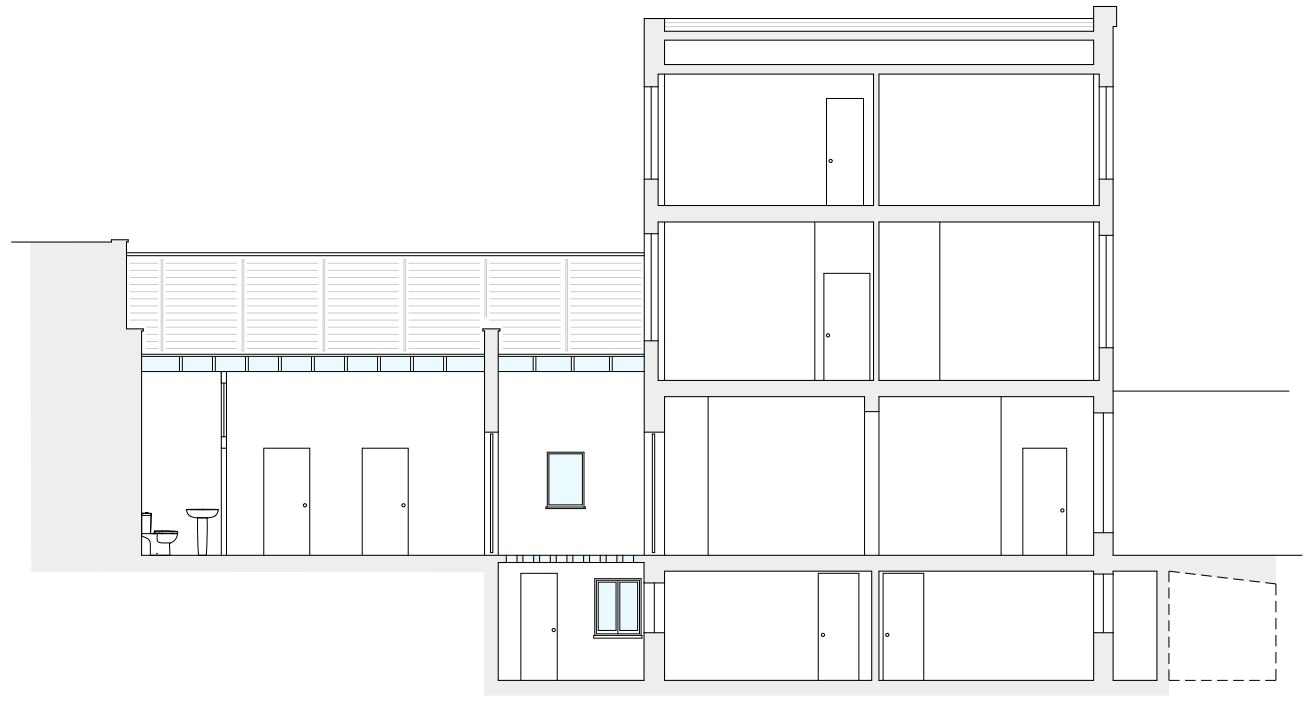


116 MALDEN ROAD

118 MALDEN ROAD

120 MALDEN ROAD

REAR ELEVATION



SECTION AA



118 Malden Road, London NW5 4BY

REAR ELEVATION AND SECTION AA EXISTING

SCALE 1:100 @ A3 - November 2016 - Drawing No. MR SK 106

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Key:

GENERAL NOTES:
Do not scale from drawings.
Errors to be reported immediately to the Architect.
To be read in conjunction with all relevant Architects',
Services and Structural Engineers' drawings.
All existing site, tree and building information has been compiled from
different sources. All dimensions to be checked on site.

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Rev	Date	Description	By	CHK	App
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Client:

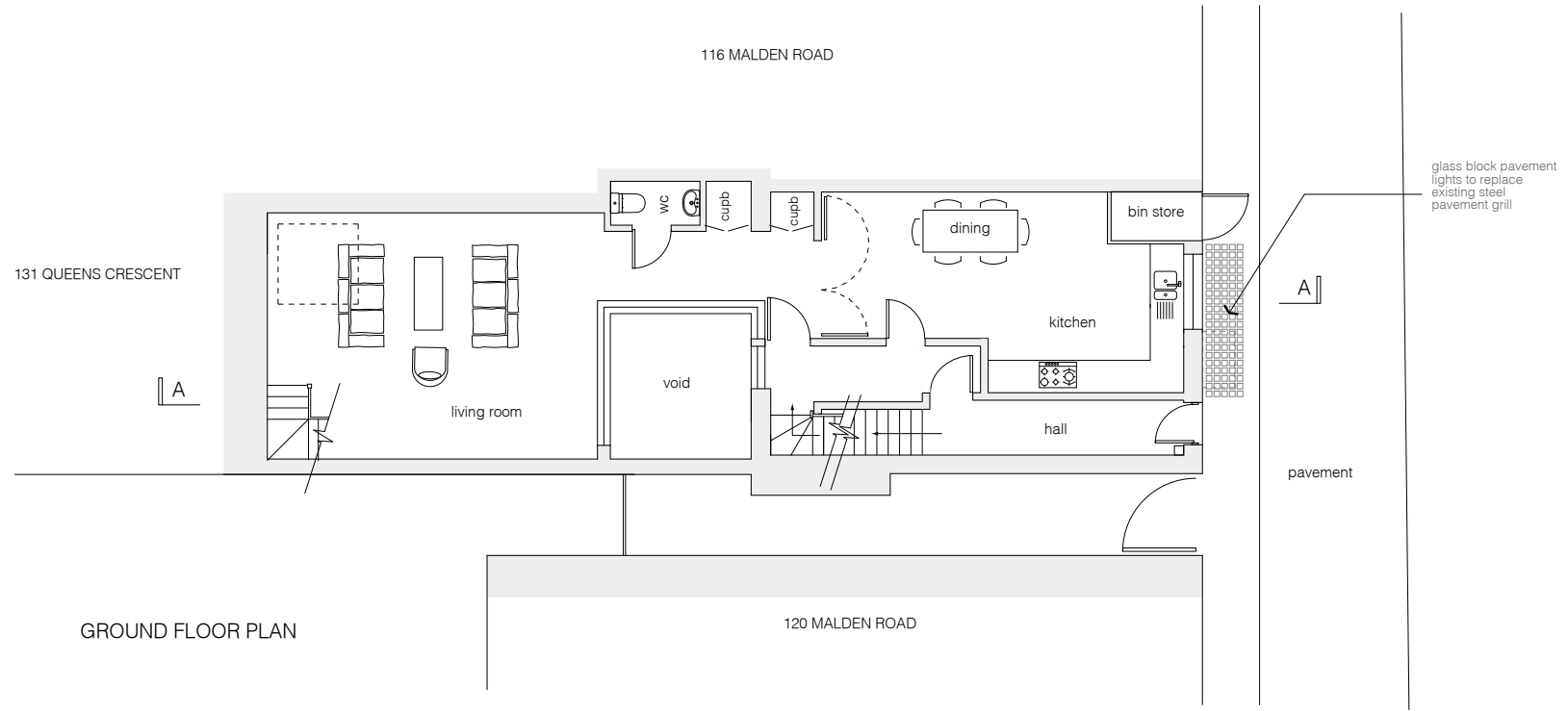
Project:
**118 Malden Road,
London NW5 4BY**

Title:
Floor Plans 1 - Proposed

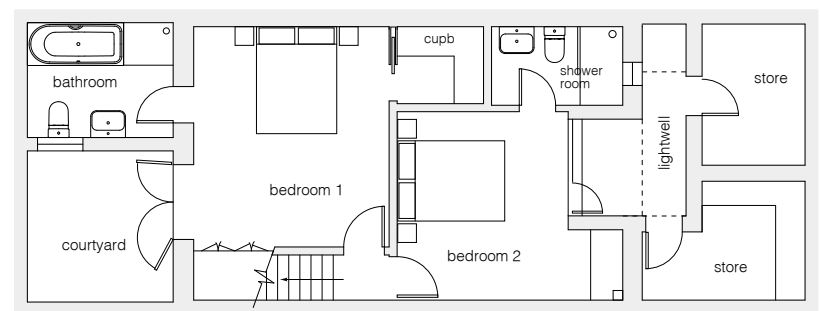
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Issue Status:

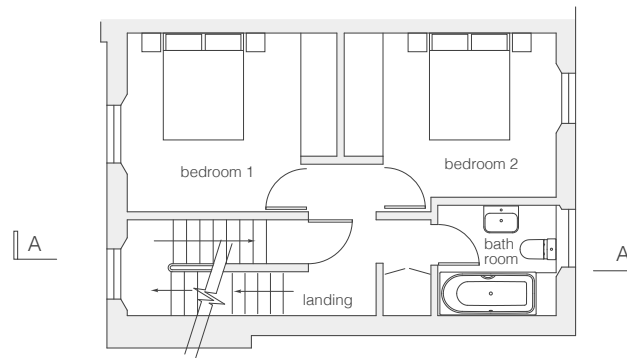
Job No.	Drawing Number	Revision
0602	118MR/FP/P1	A



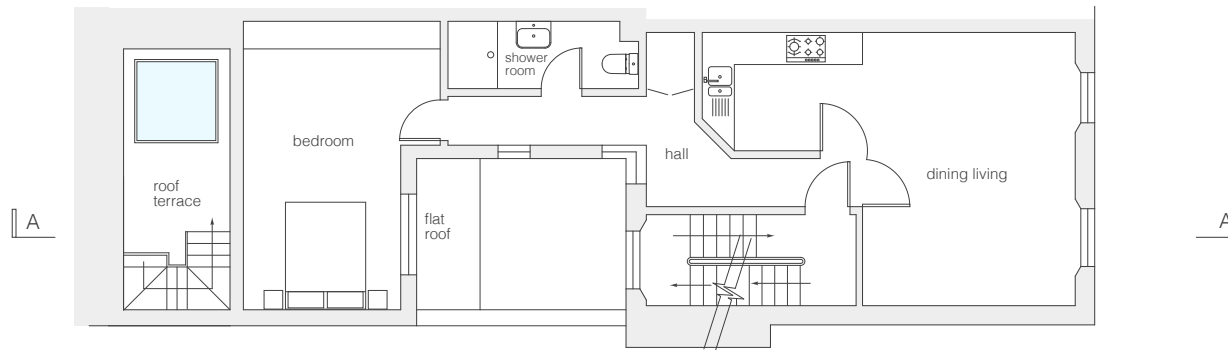
GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



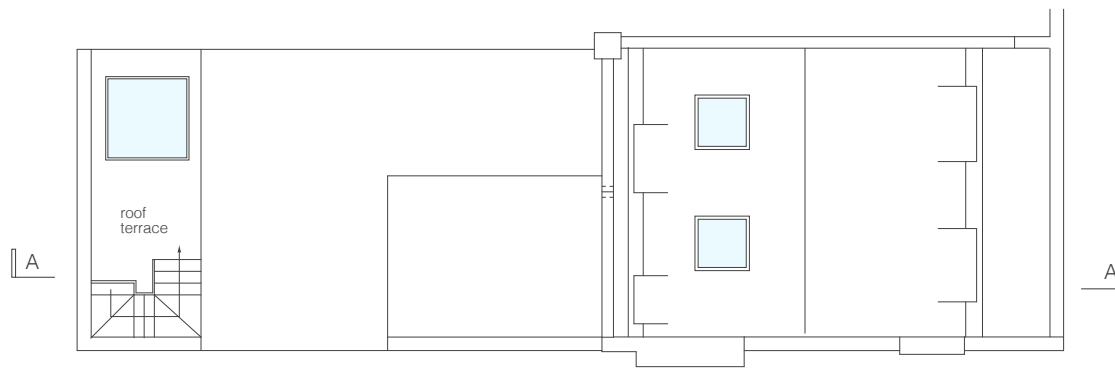
0m 10m

118 Malden Road, London NW5 4BY

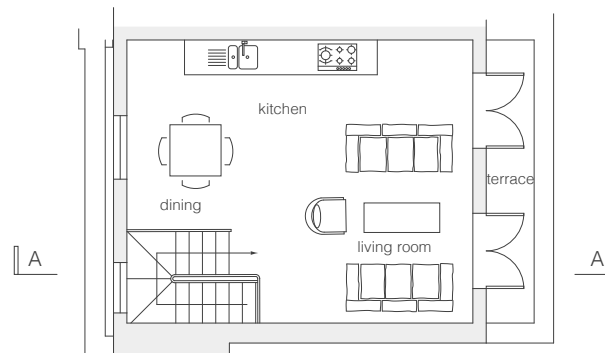
FIRST & SECOND FLOOR PLANS PROPOSED

SCALE 1:100 @ A3 - November 2016 - Drawing No. MR SK 108

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ROOF PLAN



THIRD FLOOR PLAN



118 Malden Road, London NW5 4BY

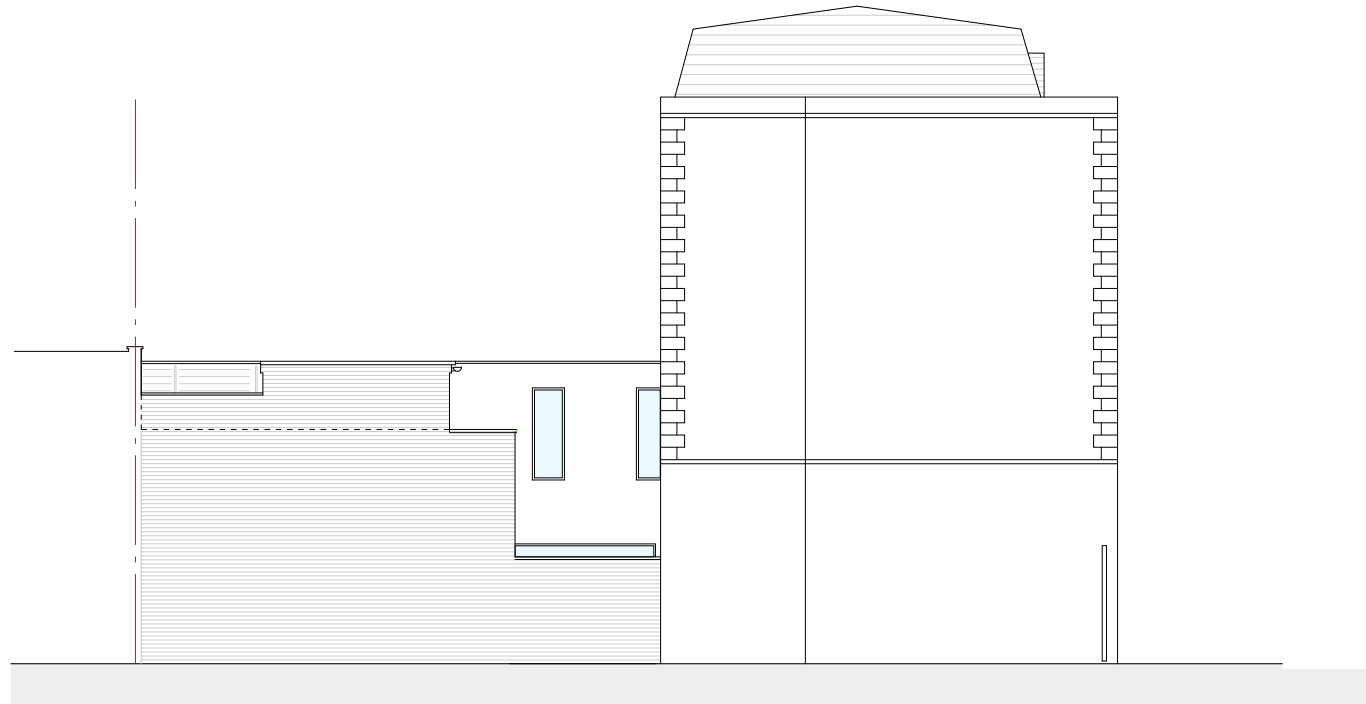
THIRD FLOOR & ROOF PLANS PROPOSED

SCALE 1:100 @ A3 - November 2016 - Drawing No. MR SK 109

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FRONT ELEVATION



SIDE ELEVATION

Rev A - amended - March 2017

Revisions

118 Malden Road, London NW5 4BY

FRONT AND SIDE ELEVATION PROPOSED

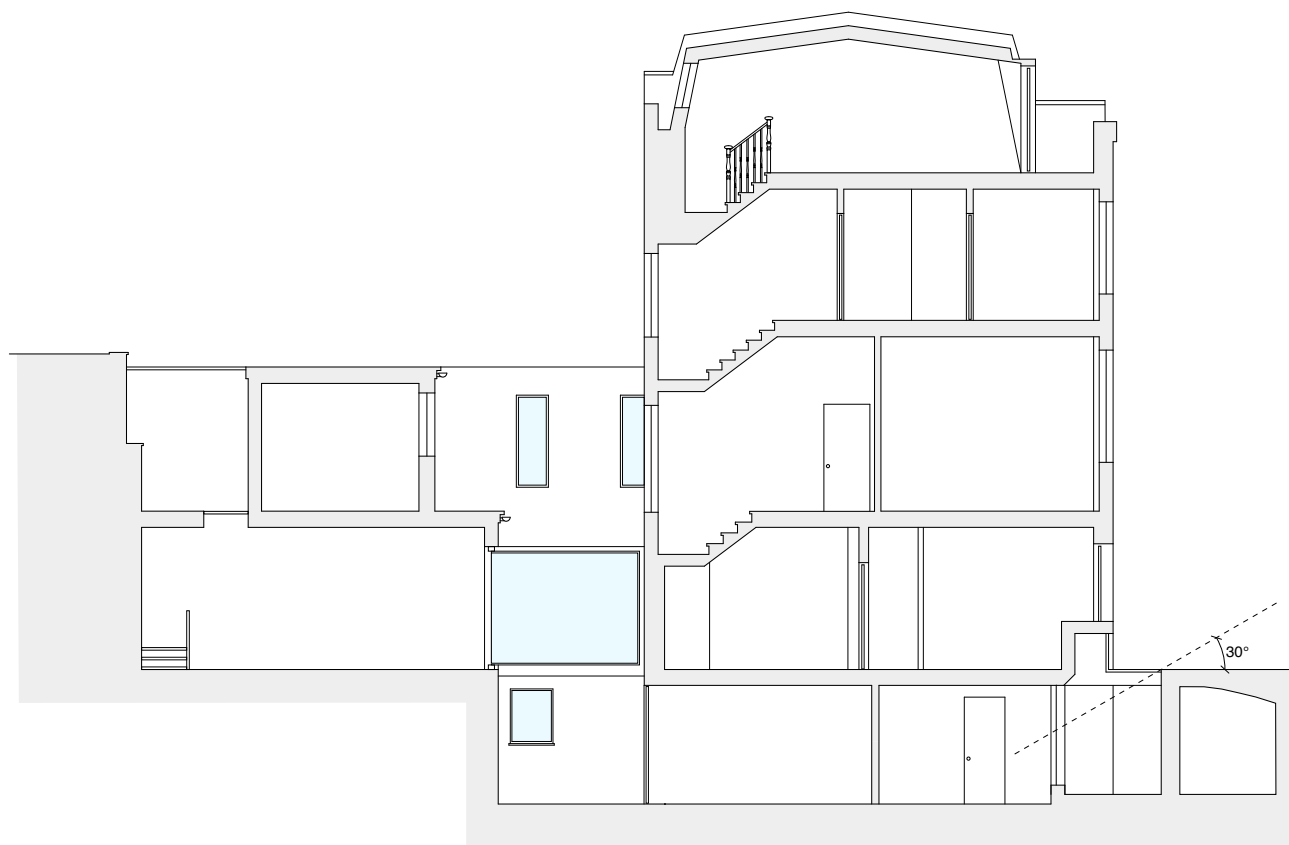
SCALE 1:100 @ A3 - November 2016 - Drawing No. MR SK 110A

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REAR ELEVATION

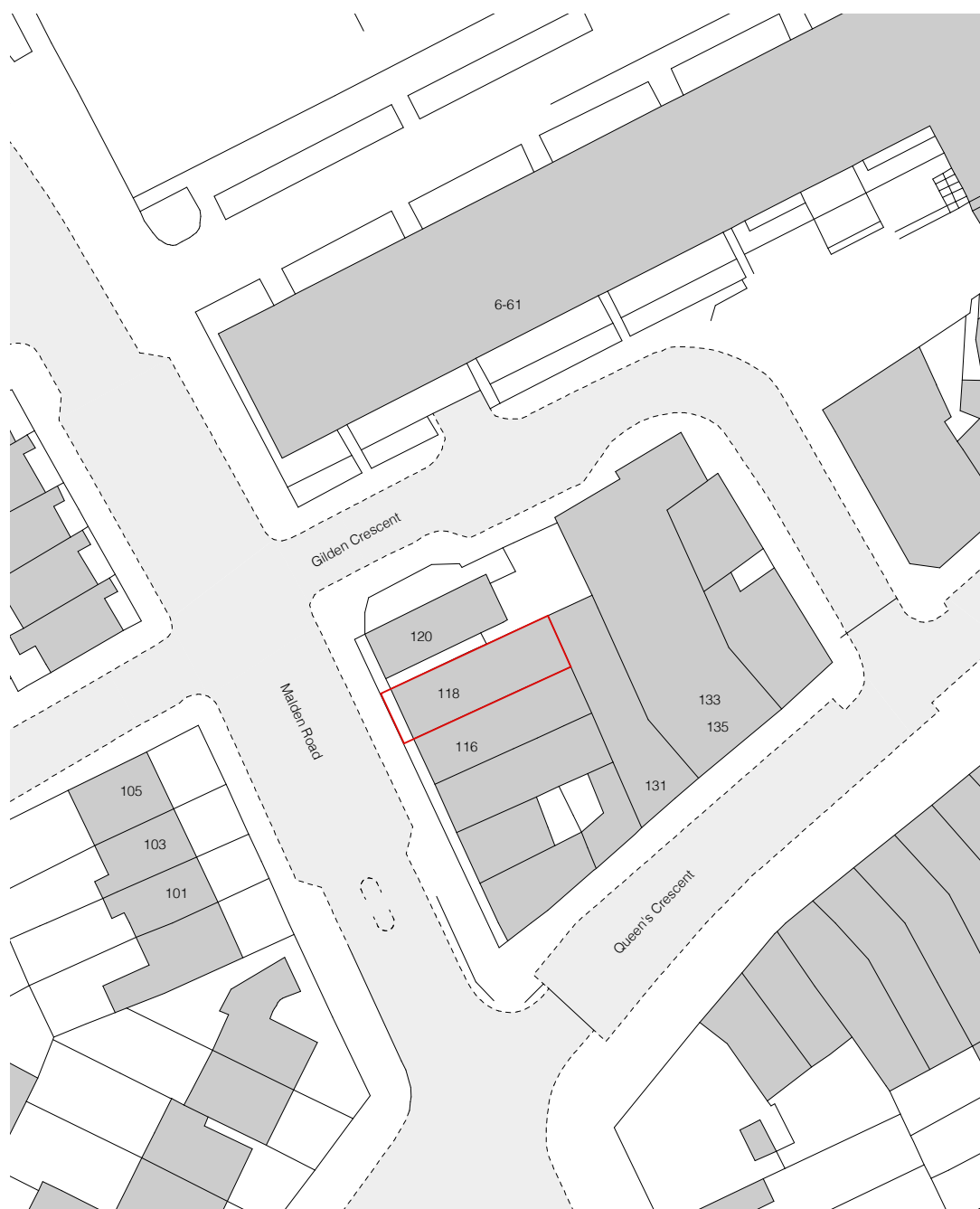


SECTION AA

Rev A - amended - March 2017
Revisions



118 Malden Road, London NW5 4BY
REAR ELEVATION AND SECTION AA PROPOSED
SCALE 1:100 @ A3 - November 2016 - Drawing No. MR SK 111A
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118 Malden Road, London NW5 4BY

BLOCK PLAN

SCALE 1:500 @ A4 - November 2016 - Drawing No. MR SK 112

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