

159 Malden Road

Planning statement

Site address

159 Malden road

Camden

London

NW5 4HT

February 2023

1.0 INTRODUCTION

This application is to convert the vacant hot food takeaway (Sui Generis) on the ground floor at 159 Malden Road into a one bedroom flat with C3 residential use complying with the class MA policy.

2.0 SITE LOCATION & DESCRIPTION

The site is located on and is accessed via Malden Road B517.

The site comprises of a 3 storey Georgian style town house with a small garden to the rear within its curtilage. The top two floors directly above are residential already residential use and are accessed at the door immediately to the left of the main entrance to 159.

The building forms part of a terrace made of mixed class E use and C3 residential.

The proposed dwelling would amount to 53SQM and will incorporate adequate storage, kitchen, living, bathroom, one bedroom and garden to the rear along with dedicated cycle and bin storage.

4.0 PLANNING CONSIDERATIONS

Class MA allows you to convert up to 1,500 square meters of building into residential. To comply with this change of use No 159 needs to meet set criteria set out the Government:

Historically the ground floor has been used as a hot food takeaway service for approximately 20 years though has now been vacant since for over 3 months.

The existing property does not include any additional car parking facilities other than the existing permit holders on street parking. The proposal would not include additional parking facility and would instead look to promote car free travel in the city. Dedicated, secure cycle storage has been provided to the rear of the property.

A desktop survey of the site would provide insight into the ground conditions and any contaminants present. The proposal does not include any invasive groundworks so little to no disruption of the existing substrate.

Malden road already consists of a mix of residential and class E properties. The properties to the immediate left (when facing the property) consist of ground floor residential accommodation with additional dwelling space above in a typical arrangement matching those proposed at 159. To the right of the property some small businesses remain though the mews of shops is not a busy high street and the uses that remain are predominantly service or retail based causing little disruption to the already existing housing stock. The street scene opposite is consists of further residential dwellings that adjoin Malden Road though are accessed via connecting streets such as Haverstock Road.

In terms of fire safety all structure will be protected with 60mins fire protection though the building is below the height of 18m and less than 7 storeys, so no additional fire statement is required.

The proposal incorporates the removal of the signage at the front of the property though to retain the visual amenity of the street scene this would be replaced with black painted panels therefore the arrangement of the front façade would remain mostly unchanged.

5.0 FLOOD RISK ANALYSIS

The property is located in local flood zone 1 risk area. There the property has a low probability of flooding. There is a medium risk of surface water and a very low risk of fluvial flooding.

Flooding is something that is rare in Camden, surface water is difficult to predict as it depends on location and rainfall medium risk means that there is a 1% - 3.3% chance of flooding. Though when it does occur the impact can be severe, and it is crucial that we have taken steps to reduce the risk of damage.

The existing building is of solid masonry construction and the proposal contains no structural changes to the existing building nor do the proposals contain any further extensions or additions within the curtilage of the site.

Considerations to mitigate flood damages have been listed below for reference:

All floors fitting should be solid or tiled coverings. For carpeted areas rugs will be used as opposed the fitted carpets.

Existing wall linings to take a porous plaster product or alternately include timber match boarding from 900mm +FFL.

ALL new electrical points should be installed between 750mm – 1000mm +FFL. To help prevent water damage in case of flooding.

ALL new plumbing to have non-return valves to all new drains and water inlet pipes, these will only let water flow one way

Boiler, distribution board other plant all installed at high level

further considerations might be made when considering the kitchen layout and design:

- free standing units to make replacement simple.
- water resistance finishes to help mitigate damage to units

6.0 DAY LIGHT SURVEY

A separate Bre s109 report has been commissioned alongside this application which includes testing of the internal arrangements to ensure the provision of adequate daylight levels have been achieved through out.

SUMMARY AND CONCLUSIONS

The property complies with the requirements set out in class MA and the proposal would positively contribute to the housing stock in the borough with a minimal impact on local services. The space has been designed to provide good quality living space for occupants along with adequate transport and storage provisions set out by the local and national planning policy.