



Image:
Aerial view of No.2

Introduction

This Design & Access Statement introduces proposals for the renovation of The Old Diary, 2 Falkland Place.

The detached former diary building was constructed around the mid nineteenth century. The property is primarily constructed of London Stock brick, painted white. The existing windows are tired, and need replacing. An additional conservatory has been added to the front. The entrance pathway and courtyard are under the demise of number 2 however number 4 has a right of way to access their property. Due to the nature of this access and being surrounded by other houses and flats the property is substantially overlooked.

Work internally will include the complete refurbishment of the existing kitchen. Work externally includes the replacement of existing windows and doors at the front and roof level, replacement of roofing materials and the refurbishment of the existing courtyard and the introduction of planting. The work will help to create a more energy efficient building, with additional natural light, improved ventilation, better access and a more bio diverse garden.

Falkland Place is situated near Kentish Town Station in the London borough of Camden. Number 2 lies on the border of the Kentish Town Conservation area, but not within. The property is not listed.

This Design & Access Statement has been prepared by McNeil Architects and accompanies the application for Householder Planning Permission and drawings for 2 Falkland Place.

The application should be read in conjunction with the following drawings prepared by McNeil Architects:

- 054-P-000
- 054-P-001
- 054-P-002
- 054-P-003
- 054-P-004
- 054-P-005
- 054-P-006
- 054-P-007
- 054-P-008
- 054-P-009
- 054-P-010
- 054-P-011
- 054-P-012
- 054-P-013
- 054-P-014
- 054-P-015
- 054-P-016
- 054-P-017
- 054-P-018
- 054-P-019



Image 01:
2 Falkland Place
front elevation and entrance

Existing Building

The existing building was not constructed for residential purposes, as such there is little in terms of decoration or original features expected from a Victorian period property. The existing windows are not original but the originals were likely to have been similar in their simplicity and not white. It is presumed some of the existing window openings were created when it became a residential property. Some of the doors and windows are unusable having been painted shut. They are an old double glazed system, with gaps between doors. The brick is painted white and seems to be in a reasonable condition. The additional conservatory is a pastiche of a Victorian conservatory, and as such is add odds with the buildings original aesthetic.

The existing roof is mainly composed of slate tiles. The front section of roof is a flat roof and cannot be seen from the opposite Falkland Place pathway. (Image 02) This front section of roof has a zinc covering. Both roofs are in need of refurbishment.

Internally the kitchen has no direct natural light or ventilation. The stairwell and lower floor rooms in general are dark due to the building being single aspect and having very low ceilings.

The existing courtyard is in a very poor state as the original cobbles have come loose and are a hazard for access (Image 03) There is limited planting except for overgrown vines and large neighbouring trees above.



Image 02:
2 Falkland Place
view from Falkland Place
pathway



Image 03:
2 Falkland Place
courtyard view

Planning Policy

In the preparation of this application consideration has been given to National and Local planning policy.

The following relevant frameworks and local plans have been consulted with relevant policies highlighted below:

National Planning Policy Framework (2021)

- 12.** Achieving Well-designed places
- 16.** Conserving and enhancing the historic environment

London Plan 2021

- GG1** Building strong and inclusive communities
- GG2** Making the best use of land
- GG3** Creating a healthy city
- GG6** Increasing efficiency and resilience
- D1** London's form, character and capacity for growth
- D3** Optimising site capacity through the design-led approach
- D4** Delivering good design
- D6** Housing quality and standards

London Borough of Camden Local Plan (2017)

- POLICY D1** Design
- POLICY D2** Heritage

Design concept

The main objective of the works is to replace the existing windows and refurbish the existing roof.

The majority of the proposed windows are replacements, being the same size and similar in design. Replacing these windows will improve the house thermally, also allowing for better ventilation. The replacement Velux windows within the bathroom will have opaque glass to reduce overlooking. The proposed sliding doors at first floor are to have glazing with a slightly higher reflective level to aid in privacy.

Additional windows include one at high level in the existing kitchen and the other within the stairwell at roof level. Both these additions are fundamental to allowing more natural light and air into the property, and are not for views. The hallway Velux window will have clear glazing, however due to its height and location privacy will be maintained. The high-level kitchen window will also have clear glazing to maximise light levels, again due to its height privacy will be maintained. Additionally both windows will have blinds to aid in privacy.

Other works include the refurbishment of the roof. The existing slate tiles are to be replaced with man made composite slate tiles matching the existing colour and size. The zinc roof is to be replaced with a felt roof, as previously mentioned this is not visible except from above. The guttering and flashing is to be replaced/repaired if needed.

In addition to this there are proposals to improve the courtyard with planting and refurbishment of the existing cobbled paving.



Image 01:
Origin Aluminium framed, windows to the front of the property. The proposed colour is RAL 7015



Image 02:
Velux skylights, colour similar to Origin windows and to slate tiling



Image 03:
Synthetic slate roof tiles



Image 04:
Timber planters.



Image 05:
Refurbished cobbled paving



Image 06:
Proposed front door

Materials

The proposed windows/doors to the front of the property are to be manufactured by Origin. They are to have aluminium frames, with a dark grey colour (Image 01). The skylights are Velux, externally the frames will be a dark grey colour matching the roof slates (Image 02). The proposed roof tiles are to be a synthetic tile, matching colour and size of existing (image 03). In the front courtyard timber and metal planters are to be used to aid in the development of the proposed landscaping (Image 04).

The original cobbles are to be used where possible, replacement cobbles would be a similar look and size if needed (Image 05). The proposed front door is likely to be a simple design with a bright colour (image 06).

Landscaping

To the front of the property the cobbled floor is to be refurbished, providing better access and an overall aesthetic. Planters are to be introduced to add bio diversity and create a softer landscape. Any overgrown planting is to be removed or tidied.

Access

There is no public access to the property, private access will be improved through the refurbishment of the existing cobbles.

Conclusion

The proposed works will dramatically improve the quality of life for the occupants creating a space in line with the needs of a modern home.

High quality materials and finishes will be used throughout which will reference and complement the existing building and the local context, whilst also improving the thermal efficiency and environmental sustainability of the Victorian building.

Throughout this design development McNeil Architects has analysed and responded to this site's specific built historical context. The resulting design is appropriate for its location and causes no detriment to the privacy and amenity of neighbours. This design improves the property, and it will facilitate a better quality of life for its occupants. As a result, we respectfully ask that planning permission for this proposal be granted.