



30 Falkland Road
London
NW5 2PX

Date: 12/02/24

Design and Access Statement

The property is a three storey, mid terraced victorian house located in the Kentish Town Conservation Area.

The front facade is rendered and painted at ground floor level with london stock brick at first and second floor level and a rendered and painted top section. The rear facade is london stock brick at ground and first floor levels with a rendered and painted finish at second floor level.

Please refer to the following drawings submitted with the planning application.

A1.1 Existing Ground Floor Plan

A2.1 Existing Plan

A3.1 Existing Roof Plan

A4.1 Existing Front Elevation

A5.1 Existing Rear Elevation

A6.1 Existing Sections

A1.2 Proposed Ground Floor Plan

A2.2 Proposed Plan

A3.2 Proposed Roof Plan

A4.2 Proposed Front Elevation

A5.2 Proposed Rear Elevation

A6.2 Proposed Sections

30 Falkland Road Existing Photographs

Proposal:

The proposed plan is for a single storey, rear side infill and extension at ground floor level, a loft conversion including the construction of a mansard roof with two dormer windows at the front and two dormer windows at the rear. Additionally all of the existing single glazed, painted, timber sash windows will be replaced and upgraded to double glazed, painted, timber sash windows.

Appearance:

As the property is within the Kentish Town Conservation Area every effort has been made to choose materials that are in keeping with the existing building and neighbouring properties.

The rear single storey ground floor extension and party garden walls will be constructed from reclaimed London Stock brick to match in with the existing facade.

The rear ground floor extension will open onto the garden with double glazed Crittall style steel doors finished in RAL 9005.

The dormer windows have been placed and sized in order to match the existing windows in the floors below and also match the existing loft conversion at 28 Falkland Road.

The mansard roof will be clad in slate tiles with lead cladding to the top and sides of the dormer windows.

The windows themselves will be double glazed, painted, timber sashes to match the existing/upgraded sash windows.

At the rear the existing rendered section will continue where the valley roof is filled in.

The new double glazed timber sash windows will be period accurate, produced and installed by The Conservation Window Company

Access:

There will be no alterations to the existing access

Landscaping

There will only be minor alterations to the landscaping at the rear in order to accommodate a new patio leading out from the kitchen.