

Martin Edwards architects

24 Falkland Road
Alterations

Design and access statement
February 2024

1.0 Introduction

Top:
Rear elevation and existing
extension of No. 24

Bottom:
No. 24 seen from Falkland Road.



No. 24 Falkland Road is located within the Kentish Town Conservation Area, although the property itself is not listed. The dwelling is a 19th century terraced single family dwelling with accommodation over 3 principle floors, with an additional small basement and attic room.

Additional pedestrian access is to the front of the property, with side access to the garden from Leverton Street.

The house is constructed from London stock brick, with stucco at the ground floor level facing towards the road. The rear of the property has been extended previously, with a ground floor kitchen/dining room rear extension and a first floor bedroom extension. Its is believed that a previous side passageway was in-filled in the past, which is now used as the primary entrance at ground floor and a utility room at first floor.

There is also a well established garden to the rear, with a stone patio area and extensive planting.

The upper levels of the house feature sash windows, with casement windows and doors at ground floor level and to the first floor extension.

A previous application 2022/0153/P to extend the rear extension at ground floor and create a first floor terrace was granted on 30th March 2022. An earlier application 2021/0391/P was also granted on 26th July 2021 for a similar extension. Neither plan has been constructed by the applicant.

2.0 Design proposal

Top:
Precedent image of timber
framed corner window
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Bottom:
Existing rear extension to No 24.



This application is modest in nature and involves no new additional mass. Much of the work will be internal remodelling of an unlisted property, which is not considered a relevant planning matter.

External works will involve the enlargement of an existing opening at ground floor level to the existing rear extension. This will involve removing the existing double doors from the kitchen, to be replaced by a new timber framed glass door. A section of wall will be removed from the rear and side elevations to create a new corner window with timber frames.

A new outward opening pane will be incorporated into this new window, and will replace an existing double casement window which will be removed. This existing opening will be blocked up in brickwork to match the existing finish, and will see to utilise any bricks removed during the course of the works where possible.

The lower section of wall beneath this new window will be removed and replaced with masonry and clad in large format terrazzo panels with mitred joints at the corner junction. Brickwork in a stack bond will be used to overclad a new structural column between the window and door, whilst soldier course brickwork will form a decorative lintel at high level.

A small dog flap will be incorporated into the external wall of the dining room area. An existing dog flap built under the rear facing window of the dining room will be removed and blocked up, to allow better internal furniture configuration.

It is felt these alterations will not have a detrimental effect on neighbouring properties, as the works are at ground level only and face onto the applicants private garden. The replacement door will utilise the existing opening, which already features a glazed door.

No other external works are proposed under this application.

Access and Fire Statement

The current access arrangements from the rear of the property will be retained, as the proposed door is a replacement of the existing. This will not impact fire escape arrangements.

3.0 Planning application drawings

Drawing number	Title
A_137_PA 01	Location plan
A_137_PA 02	Existing Ground Floor Plan
A_137_PA 07	Existing Elevations
A_137_PA 08	Existing Section
A_137_PA 20	Proposed Ground Floor Plan
A_137_PA 30	Proposed Elevations & Section

2b The Hangar, Perseverance Works
38 Kingsland Road, London E2 8DD

+44 (0)20 7278 0453
studio@martinedwardsarchitects.com