

PRECEDENTS OF END-OF-TERRACE HOUSES WITH ELEVATED ROOFSCAPES AND CORNICES TO EMPHASISE THEIR CORNER LOCATIONS :



Grove Terrace NW5



Thornhill Square NI



St. George's Terrace NW1



Harley Gardens SW3



Park Square East NW1



Annette Crescent NI

Planning Guidance:

The proposal complies with the guidance set out in the Camden Planning Guidance / Design / Roofs, Terraces and Balconies items 5.6 to 5.8

- 5.6 The proposed design is a mansard roof,
- 5.7 The proposed design is architecturally sympathetic to the age and character of the building,

The proposed design would improve the townscape (which often features Public Houses and corner buildings with higher roof level emphasising corner locations)

- 5.8 The existing building would be complimented by the addition of the proposed mansard roof,

The impact of the proposed mansard roof is minimised by being inset from the continuous parapet walls,

The side of the proposed mansard against 64 Falkland Road is stepped down to connect to the side of the adjoining chimney party wall,

The existing adjoining terrace of houses already contains a property with a roof extensions in place of a valley roof.

The proposed alterations to the roofline do not have an adverse effect on the skyline, the appearance of the building or the surrounding street scene. The composition of the existing building will be enhanced by the the new symetrical roof mansard which contributes to the character of the existing facades which turn the corner from Falkland Road to Willingham Terrace.

Planning Approval has recently been granted for a new roof mansard at an en-of-terrace property within the Conservation Area at 90 Leverton Street NW5 (Planning Reference numbers: 2018/3364/P and 2019/5223/P).



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Bryanston Square WIH



Delancey Street NW1



Wilton Place SW1



Cambridge Gate NW1



Kentish Town High St East NW5



Gower Street WI

<p>Notes:</p> <p>Drawings to be read in conjunction with all consultants information. Do not scale from the drawing. All dimensions to be checked on site. Drawing only to be used for purposes indicated. Notify A.P.T Architects + Designers Ltd of any discrepancies. This drawing is copyright of A.P.T Architects + Designers Ltd and not to be used or reproduced without their express permission in writing.</p> <p>Revisions: REV A: 12.2021 ISSUED FOR PLANNING REV B: 01.2024 REISSUED FOR PLANNING - HEIGHT OF MANSARD LOWERED AND INSET</p>	Client:	MR + MRS DRAKE	Dwg Title:			DESIGN STATEMENT 02	Project:	66 FALKLAND ROAD KENTISH TOWN LONDON NW5 2XA	Drawing No: 163/P/009				
	Dwg Status:	FOR PLANNING	Scale:	N.T.S. @ A3	Job No:	163				Date:	12.2021	Rev:	B
	Local Authority:	L B CAMDEN											