



DESIGN & ACCESS STATEMENT

**Proposed Replacement Roof Covering and Insertion of Roof Windows
Replacement French Doors and Sidelights**

at

No. 5 Falkland Place, London NW5 2PN



RICS

14, Cornard Road
Sudbury
Suffolk CO10 2XA

1.0 Introduction

- 1.1 This statement is to accompany an application for Householder Planning Consent for the removal and replacement of a roof covering and insertion of roof windows to a single storey rear addition to No. 5 Falkland Place. This statement is to be read in conjunction with Whymark and Moulton drawing 24/107 – 01.
- 1.2 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms.
- 1.3 This statement is written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure) Order 1995 (as amended), together with Section 3 of DCLG Circular 01/06.

2.0 Design Principles and Concepts

- 2.1 The site lies within the boundaries of the Kentish Town Conservation Area.
- 2.2 The proposal involves the removal of an existing multi wall polycarbonate roof which is both thermally inefficient and out of keeping in terms of surrounding properties.

3.0 Design and Appearance

- 3.1 The existing polycarbonate roof will be replaced with a new slate roof with inset roof windows. The pitch of the roof has been increased slightly to accommodate for the pitch required by slate. Due to the reduced eaves, at the same time the existing UPVC double glazed French doors and side lights will be replaced in matching materials.
- 3.2 In terms of context, the property is sited in the Kentish Town Conservation Area and the new materials and detail are more in keeping with those of surrounding structures.
- 3.3 It is our opinion that the new roof will enhance the Kentish Town Conservation Area and there will be no detrimental effect.

4.0 Access

- 4.1 Access to the site and surrounding foot paths will remain unaffected by the proposal.

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