

DNA

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DESIGN AND ACCESS STATEMENT FOR PROPOSED WORKS AT 3, FALKLAND PLACE, KENTISH TOWN, LONDON, NW5 2PN

Our Ref: 065_design statement_003_13.09.06

Introduction:

The existing house is a single family Victorian mid terrace property located on a pedestrianised residential road in Kentish Town. The existing accommodation is situated over 3 levels from the ground floor to a small extension within the existing roof space.

Planning Proposals:

The proposals include the enclosure of the existing first floor rear terrace area off the rear bedroom to form a partially glazed sun room.

Appearance:

The proposed sun room elevations have been designed with a large amount of fold back glazing to the rear elevation to have minimal visual impact on the existing house. We have included a solid wall to part of the side elevation to reduce the existing overlooking issues to our client's neighbours.

The roof will be formed of a low angled fully glazed roof-light that will fall to the existing flat roof adjacent. This will allow good quality daylight in to the existing bedroom space behind.

Materials:

The proposed frames of the sun room windows are to be formed in hardwood which will be able to slide back to open up the space to outside. The roof-light over will be formed with a hardwood frame to match with double glazed fixed units. The roof can be viewed and cleaned from outside from the adjacent flat roof over existing bathroom to ensure continued maintenance of the structure.

Access:

Vehicular and pedestrian access will remain the same to the house as will the internal circulation system. It is not within our remit to upgrade the access to the existing first floor and the existing staircase to this storey is to remain in place. We have, however, removed the threshold step from the existing bedroom to the proposed sun room so that it will be easier for the ambulant disabled to utilise this space.

Mr. D.Westen of DNA Architecture Ltd

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