3L Leroy House,
436 Essex Road,
London N1 3QP
rp@prewettbizley.com
020 7359 2692

prewett
bizley
architects

67 Falkland Road, London, NW5 2XB | Design and Access Statement

July 2014

Contents

Front and rear elevations

no.65 | no.67 Falkland | no.69

Front facade.

This facade is more or less as it would have been originally. There is some cracking in the brickwork and the pointing is in poor repair and cement based. It is proposed to entirely re-point this faced using traditional lime mortar.

no.69 | no.67 Falkland | no.65

Rear facade.

This facade is also in fair condition but also requires extensive re-pointing using traditional lime. The UPVC drainage goods will be removed and a new rain water pipe will be fitted.

Out of view here is a zinc water tank that sticks above the roof of the rear projection. This will also be removed.

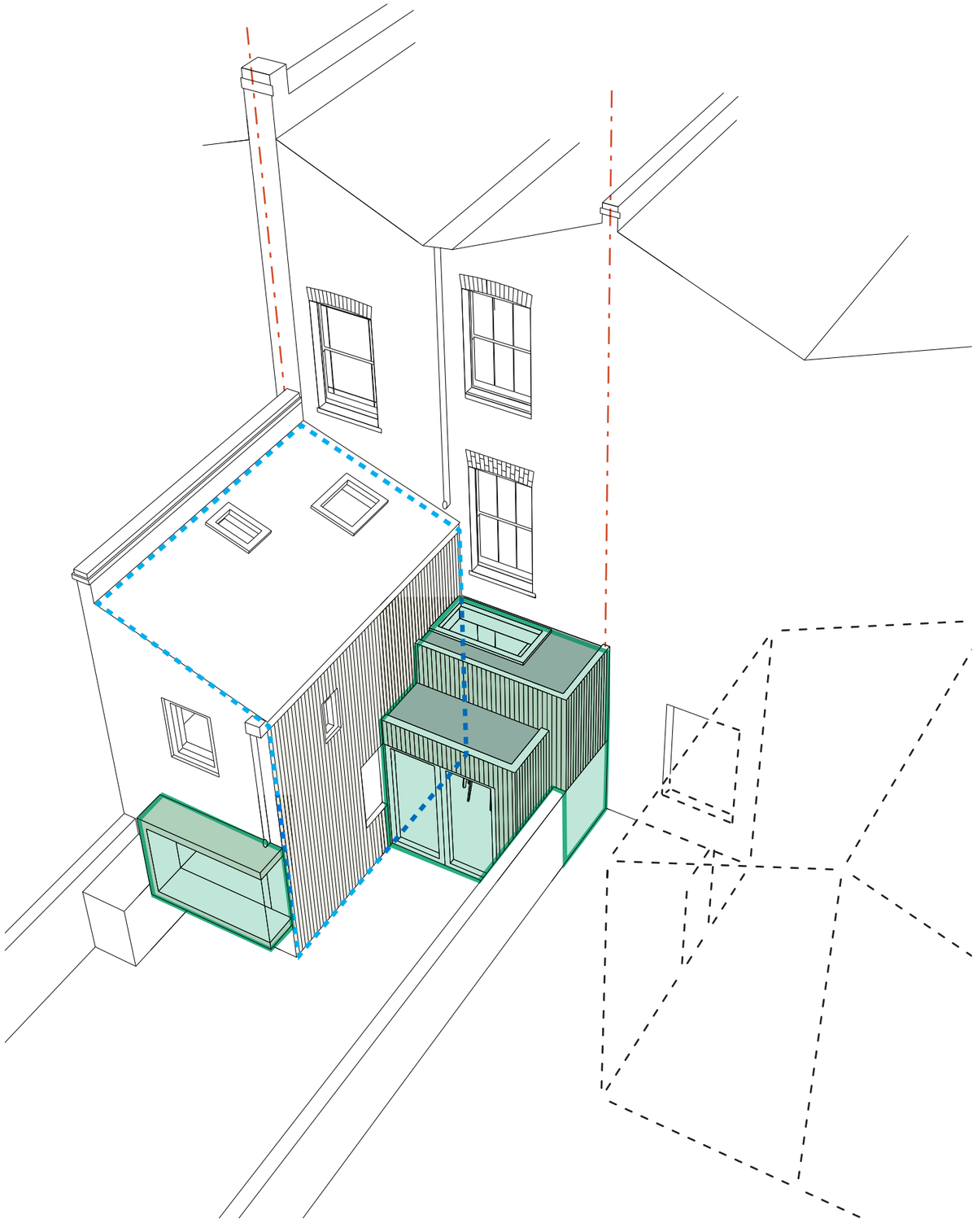
Introduction

This design and access statement has been prepared to explain the design approach as part of the application for permission to carry out the following works at 67 Falkland Road:

Partial demolition and reconstruction of existing 2 storey rear projection, new single storey ground floor extension at rear of house, and cladding of rebuilt rear projection and new rear extension.

The proposal includes:

- Partial demolition and reconstruction of existing two storey rear projection
- Construction of a new single storey extension to rear of house
- Cladding of rebuilt rear projection and new rear extension
- 1 no. new rooflights to existing butterfly roof
- 2 no. rooflights to the rear of the property to the small roof over the rebuilt rear projection
- 1no. rooflight to the new rear extension



Partially demolished and rebuilt.

New extensions.

Rear extensions as proposed

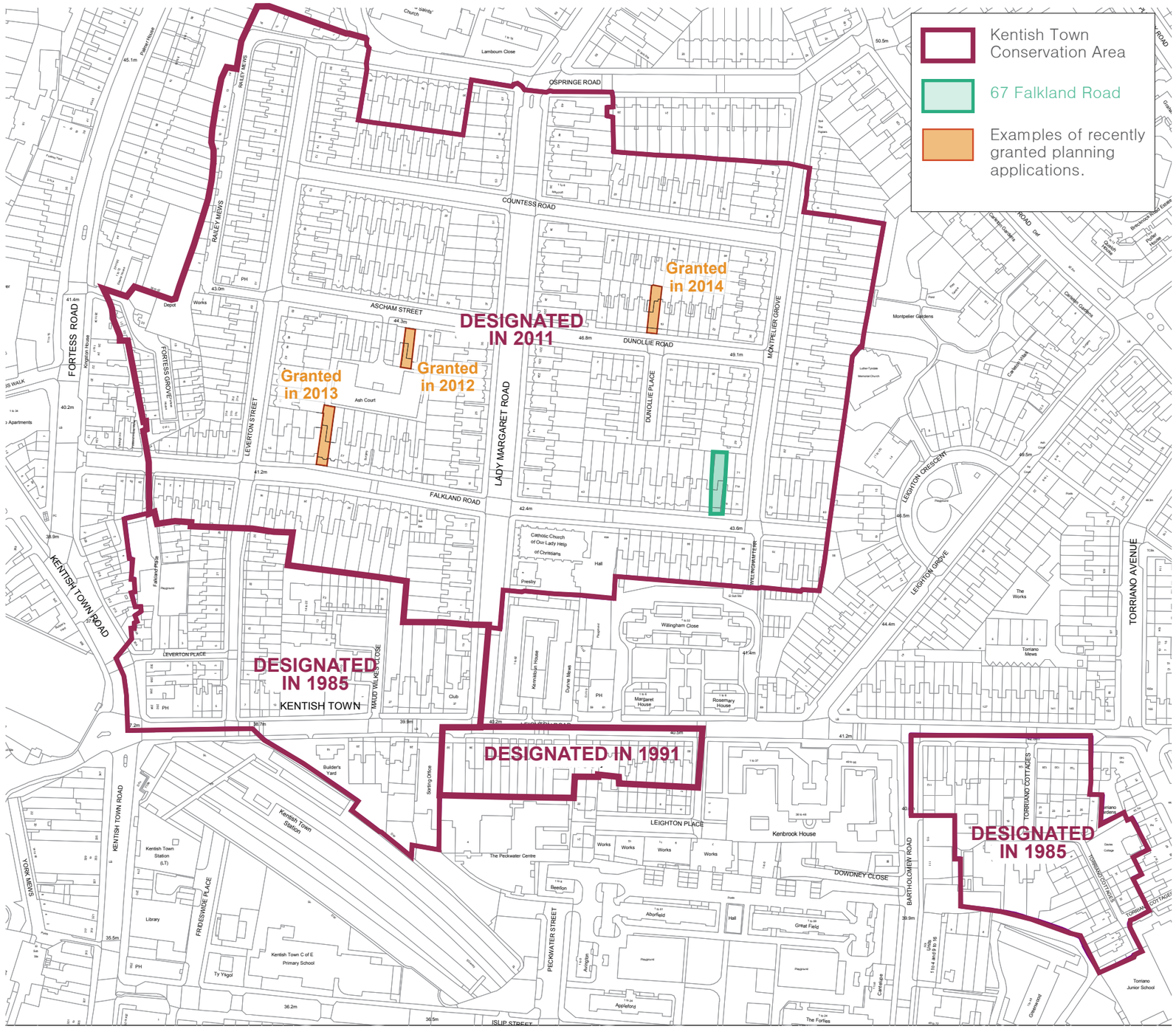
Conservation area

67 Falkland Road is a three storey Victorian terraced dwelling.

Falkland Road was built between 1872 and 1875 around the same time as surrounding streets Lady Margaret Road, Ascham Road, Dunollie Road, Dunollie Place, Countess Road and Montpelier Grove.

No. 67 is situated in the Kentish Town Conservation area which was first designated in 1985 and successively expanded in 1991 and 2011.

Many houses located within the conservation area have been extended to the rear (some of these are highlighted on the map on the left).



Map shows 67 Falkland Road within Kentish Town Conservation Area, (Camden Conservation Area No.19), first designated in 1985 and successively expanded in 1991 and 2011. The area including and north of Falkland Road was designated in February 2011.

1872 : Map of London and its Suburbs (Edward Stanford).

1873–5 : London Ordnance Survey Map.

Context

The backs of the houses along Falkland Road have been subject to numerous of changes over time, including roof additions, rear extensions at lower level and alterations to rear projections.

The aerial view below displays the wide array of additions and alterations to the backs of the terraces along Falkland Road. The result is non– uniform and informal character.

71a Falkland Rd.
3 storey rear extension with rendered wall and flat roof, noted as a "Building that makes a negative contribution" in the Kentish Town Conservation Area Appraisal and Management Strategy.

67 Falkland Rd.
2 storey rear projection with a small zinc roof raised over the original slate roof.

59 Falkland Rd.
glazed side infill extension.

55 Falkland Rd.
full width rendered flat roof rear extension.

Aerial views of Falkland Road and surroundings.

63 & 65 Falkland Rd.
rear projection windows seem to have been enlarged.

53 Falkland Rd.
full width pitched roof rear extension.

no. 53 to 43 Falkland Rd:
diverse roof alterations.

Relationship to no. 65

The proposed ground floor extension has been carefully planned to protect the amenity of daylight and view of the neighbour at no. 65. which has two openings facing this area at ground floor: a door within the flank wall and a sash window in the main rear facade.

The height of the proposed extension is below the 45° line projected from the base of the lowest pane of the neighbour's glazed door to the top of the new roof (refer to diagram below), and the form of the extension has been stepped to mitigate any effect on the two openings.

The new extension total depth is very modest at 2.5m and therefore cause almost no disruption to the view from the sash window at no 65, nor any loss of light.

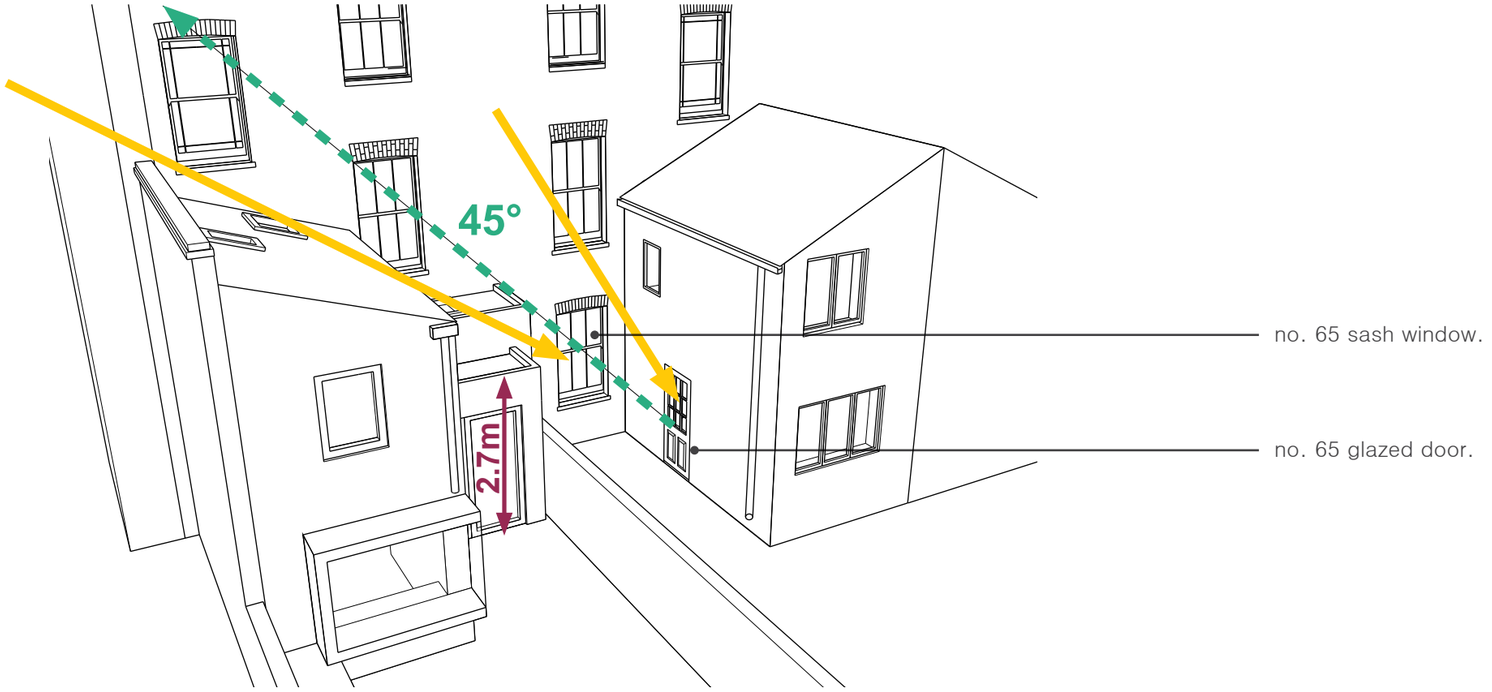
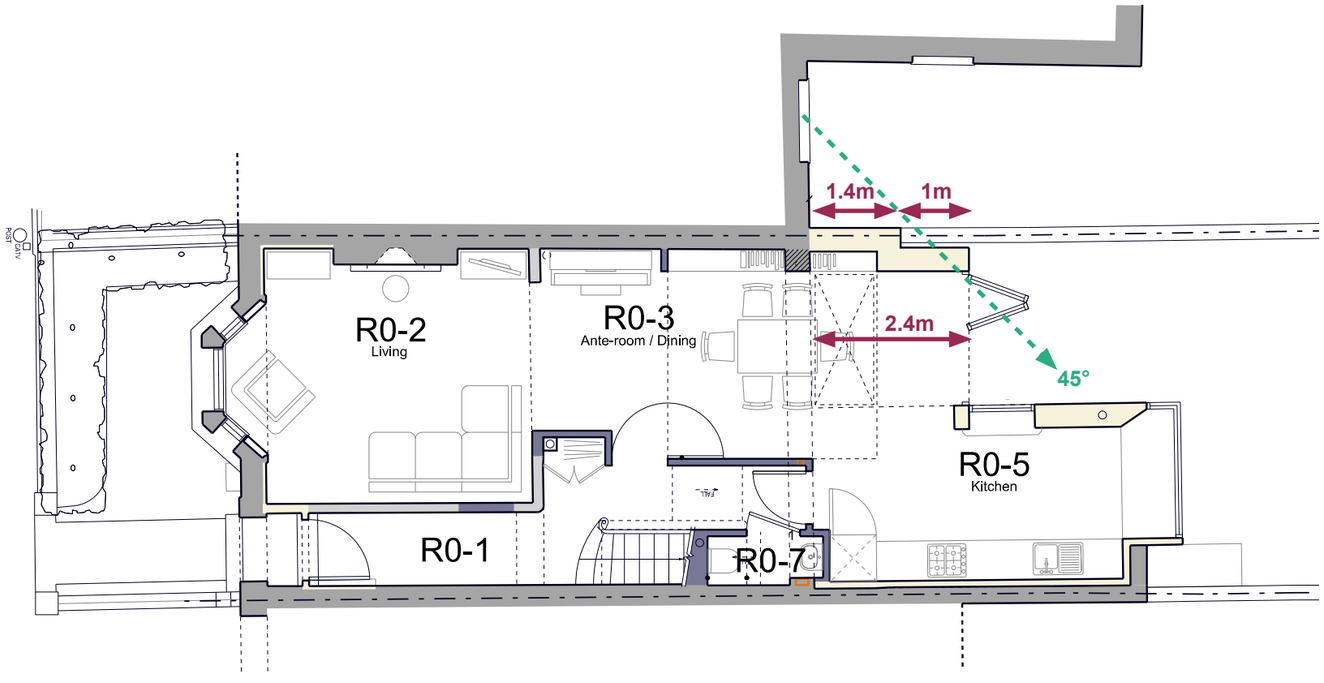
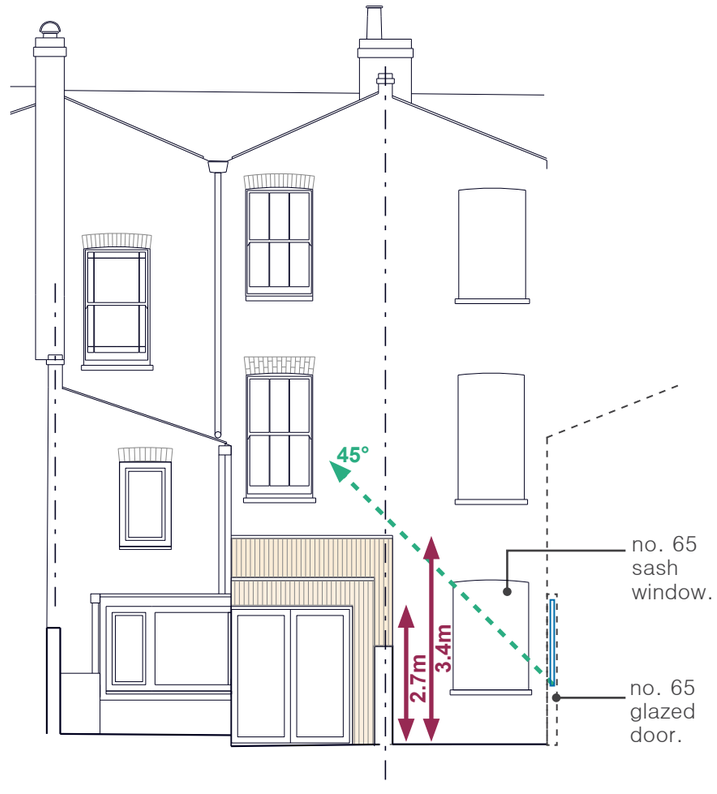


Diagram of neighbours' amenities



Proposed ground floor



Proposed rear elevation

Making good existing building fabric

As part of the extension works, the flank wall will undergo modifications to window locations and the removal of part of the wall and the ground floor. Unfortunately this part of the building appears to have been poorly rebuilt fairly recently. A number of cracks are visible within the it and it is not toothed into the main rear elevation at all. It is therefore proposed to rebuild this flank wall completely. Doing so in under current Building Regulations will require an insulated cavity form of construction supported on steels. This will have 2 negative impacts environmentally:

1. The steel will be form cold bridges that will undermine the performance that the regulations meant to promote.

2. The new masonry (block-work inner leaf and block-work) will present a significant amount of embodied carbon, and while one would like to re-use the existing bricks this will be impossible due to the cement that will make reclaim very difficult.

For the above reasons, demolition and rebuilding of the existing flank wall is proposed. This will be done using a highly insulated timber frame clad with vertical boards. This approach will mean all thermal bridges can be designed out and the overall embodied carbon of the work will be tiny.

The gable wall of the rear projection is made from original brickwork and lime and will be retained and made good. The roof of the rear projection will be re-made using slates and the existing zinc roofed water tank will be removed.

Picture 1

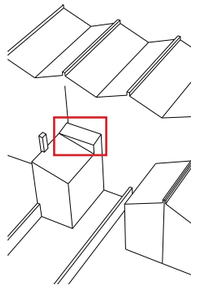
Water tank & zinc roof

A water tank is located within the rear projection roof.

This will be removed in order to return the roof to its original simple form.

Picture 2

(view of zinc roof from above)



Picture 3

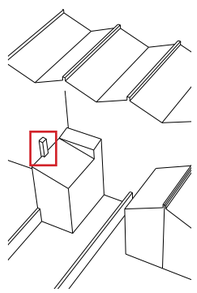
Chimney

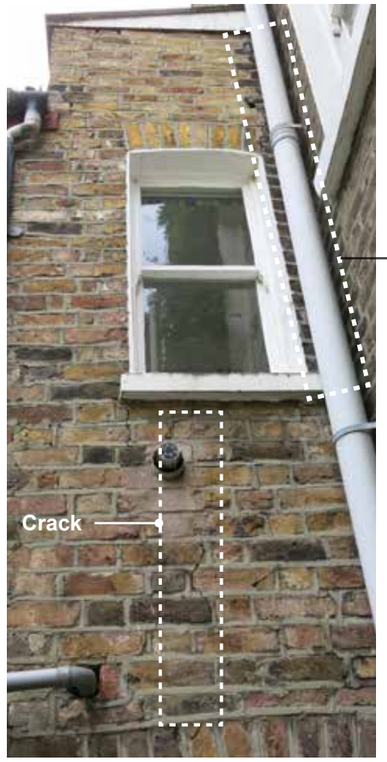
The chimney stack over the rear projection shows severe cracking and is in a very poor state of repair.

The chimney breast has been removed on no.67 side and the stack is now supported only by a timber structure within the roof.

As it is no longer in use and in contributing to moisture ingress it is proposed to remove this stack.

This work will diminish the risk of future water ingress at no.67 and neighbouring no.69.

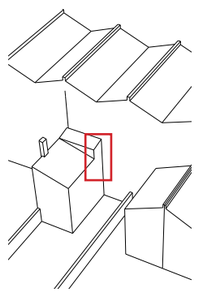


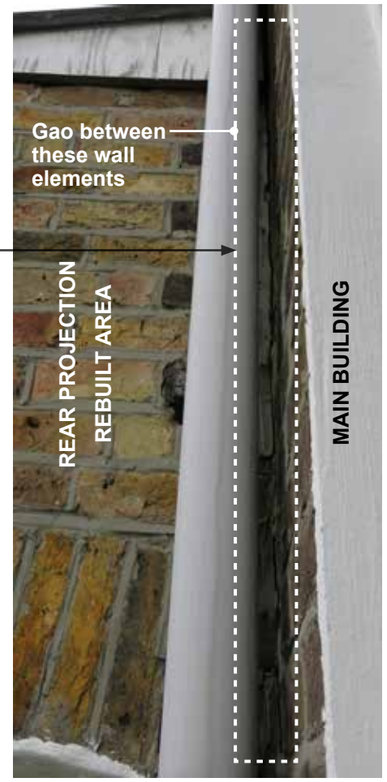


Picture 4

Flank wall

The brickwork to the flank wall is not original. It has been poorly rebuilt using cement mortar resulting in extensive cracks visible all the way to roof level.

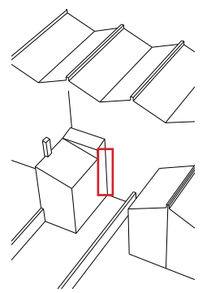




Picture 5

Junction with main house

The flank wall is not properly toothed into the main part of the house. The junction shows a continuous crack all the way up.



Material and character

Proposed texture

Naturally weathered timber cladding will sensitively differentiate the original terraced house and the proposed extension.

Tower Wharf Cafe by Tony Fretton.

An example of the sensitive use of light coloured timber cladding used adjacent to a historically important, Grade I listed building (Tower of London)

Garden Room by Helen Lucas.

Elegant and delicate detailing using the same timber for the window frames and wall cladding.

Sketch of rear extension showing timber clad areas.

As discussed on the previous page, there are a number of reasons why using a timber structure fro these works makes sound environmental sense.

To acknowledge this and integrate the new extension with the existing, it is proposed to clad the new timber structure with vertical weatherboarding.

We suggest the boards should be narrow gauge (80mm) to match scale of the brick coursing. The timber would be left to weather to a natural silvery grey colour – a similar tone to the existing brickwork. This process will take a couple of years.

As such the external expression of the project will complement the existing brick work while indicating the change that has taken place within the house.

There is precedent for using timber cladding within the conservation area at 16 Ascham St.

Extract of 16 Ascham St planning application 2013/5000/P, granted in 2012.

This design includes cladding of a new ground floor extension as well as cladding of existing rear projection. The officer delegated report (application no. 2012/3875/P) describes the proposed timber cladding as a “traditional material” and is “considered to be appropriate in terms of its relationship to the existing historic fabric”. The contemporary intervention is considered to complement the host building whilst being read as a later addition.

Relevant policies

The key relevant planning policies of London Borough of Camden Local Development Framework that relate to this proposal are as follows:

DP24 (Securing high quality design);

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- *The quality of materials to be used;*
  The new extension and associated flank wall will be clad using high quality UK sourced vertical timber boards that will weather to an attractive silvery grey.
  The structure behind will also be of timber in order to reduce operational and embodied carbon to a minimum. the rest of the house will be retrofitted with insulation and new double glazing as part of a whole house low energy demand strategy that will reduce energy consumption by 70%.
  This will make the house an energy exemplar in terms of its operational and embodied energy. As well as being a sustainable approach the materials and design are of a high quality.

- *Accessibility;*
  This proposal includes a new WC at ground floor to improve the accessibility of the house overall.

DP25 (Conserving Camden's heritage);

In order to maintain the character of Camden's conservation areas, the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area;

This application relates to works at the rear of the house. The backs of the neighbouring houses have been altered 'ad hoc' over time and now present a varied elevation.

The form of the original projection has been maintained and the new extension is very modest in scale. Numerous unsympathetic accretions (SVP, water tank etc) will be removed. The gable facade to the rear projection will be retained a brick faced. The timber cladding of the new elements and part of the original form has been designed to both explain how the house has been upgraded and reconcile the old with the new in an imaginative but subtle way.

Overall this work will preserve and enhance the character of the area.

DP26 (Managing the impact of development on occupiers and neighbours) ;

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- *Visual privacy and overlooking;*
  Overlooking has been minimised where the existing windows to the flank wall have been removed and replaced with a single smaller window.

- *Sunlight, daylight and artificial light levels;*
  The proposed extension seeks to prevent any incursion in the form of overshadowing or loss of daylight/sunlight. It sits below a 45° line drawn from the base of the lowest pane of the glazed door of No. 65 and, decreases in scale towards the garden thus minimising any shading of the neighbour's external space.

DP22. Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures.

The proposed extension and rebuilding of the flank wall will be done using super insulated timber frame construction free from thermal bridges. This together with internal wall insulation to the rest of the house and new double glazed windows will result in a 70% reduction in energy use.

Conclusion

The proposed works have been carefully designed to improve the interior layout and the exterior aspect of 67 Falkland Rd.

The retrofitting of the internal walls with breathable insulation will massively reduce the energy demand of the house (by around 70%). This is way in excess of the minimum requirements set out under existing Building Regulations.

The scale of the new extension is subservient to the host building, and has been planned in such a way as to have almost no effect on the amenity to the neighbour at no 65. Indeed alterations to the window setting out in the flank wall at first floor will reduce overlooking.

The method of constructing the works has been selected to promote best practise both terms of operational and embodied carbon, an approach that is reflected in the cladding. While the use of timber deliberately differentiates this new work from the original fabric, there is nonetheless a similarity in tone and scale of the timber cladding with the brickwork.

Within the context of the rest of the backs to these houses, which is quite varied in character, this approach will cause no harm to the character of the conservation area.

Indeed, a number of actions will be taken to enhance the appearance of the rear facade:

- removal of SVP vent and other paraphernalia
- removal of raised zinc roof over redundant water tank on the rear projection
- making good of the brick gable elevation of the rear projection
- re-poiniting of the main rear facade (along with front) with lime mortar
- the erection of a discrete rear extension with high quality detailing and materials sympathetic to the existing dwelling.

We trust that Camden will support the application.