

ALTERATIONS TO 6 FALKLAND ROAD, LONDON NW5 2PT

Design and Access Statement prepared on behalf of David Wood and Vicki Legrove
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Ian Hay architects is North-London based and has more than 20 years experience negotiating successful planning outcomes within the context of sensitive residential Conservation Areas and Listed Buildings.

Context

Falkland Rd is within the Kentish Town Conservation Area which is characterised by its coherent townscape qualities created by the uniformity of the Victorian terraces and multi-coloured stucco facades. Number 6 Falkland Road sits within a row of 3-storey terrace houses which makes a major contribution to this townscape.

Unlike its neighbours, the single-family dwelling at 6 Falkland Road has remained undeveloped over recent decades. As part of the proposed works, repairs will be carried out to upgrade the front façade. While neighbouring buildings have been developed to maximise the potential to integrate the living space with the 13m deep South-facing rear garden. This results in varied rear elevations unified below the butterfly roofs which remain almost intact.

The internal layout at number six still reflects the Victorian attitude to the rear garden as no more than a service space. As a result, the living spaces are separated from the garden by an outside toilet and kitchenette additions.

Design proposal

The purpose of the proposed alterations is to upgrade this single dwelling to provide adequate living spaces for a growing family. To achieve this, the existing ad hoc service structures to the rear are to be removed to make way for a 4m deep full-width living room extension at ground floor level. The sliding glass doors with minimum framing proposed to the rear façade will achieve continuity between the enlarged living spaces and the 13m deep rear garden. The height of the proposed glazed folding doors will match that of the neighbouring property. In addition, a rooflight and clerestorey glazing will introduce sunlight deep into the interior of the building.

Above the footprint of the living room extension, a 1st floor bedroom addition is also proposed. The rear elevation shows neighbouring precedents for two-storey extensions, applications for extensions within the terrace at 1st Floor level have recently been approved. The new construction will be faced in salvaged London stock brickwork with a painted sash window to match existing. Green roofs are proposed at 1st and 2nd floor levels. At roof level, the valley roof and parapets are to remain unaltered, but with the addition of two rooflights and solar collectors. None of the proposed alterations will be visible from street level.

Existing level ground floor access at the main entrance will be maintained. There will also be level access between the living room and rear garden. In addition there will be level access to the adjoining the family bathroom from the new 1st floor bedroom.