

DESIGN & ACCESS STATEMENT DOCUMENT - PMRCA/2FP/DAS-01 REVISION 02

PROPOSED REMODELLING OF EXISTING TWO STOREY 2 BEDROOM RESIDENTIAL

FAMILY DWELLING TO CREATE A NEW FOUR STOREY 6 BEDROOM RESIDENTIAL FAMILY

DWELLING BY ADDING ONE ADDITIONAL STOREY AND EXTENDING OUTWARDS.

LOCATION: 2 FALKLAND PLACE, KENTISH TOWN, LONDON NW5 2PN.

DETAILS OF EXISTING PROPERTY:

Ownership of Building / Land - The house is a Two Storey, 2 Bedroom Detached Residential Dwelling Freehold Property with a front Courtyard garden and entrance way to Falkland Place. The property is owned by the Client, Brian Armstrong.

Existing Building and Land - The house is a Two Storey 2 Bedroom Residential Dwelling of traditional construction, white decorated brick elevations, with an existing single storey glazed Dining Room extension.

The property / proposed development is not in a Conservation area, see Camden Conservation Area map drg pmrca/2fp/cam-01 which is a document included in this completed Householder Application for Planning Permission. The Planning criteria advised in the Pre – Planning application advice is based on a Conservation area and is therefore incorrect. 2 Falkland Place adjoins Falkland Place Open Space, not Falkland Place dwellings. Falkland Place Open Space is in a Conservation Area. Camden Planners are required to address this correctly on the submission made as we are unable to take on board the incorrect advice in the report.

Existing Accommodation Details

The existing accommodation to the ground floor comprises:

Entrance Hall – 5.4 sq m.

Reception accommodation – 28 sq m.

Kitchen accommodation – 12 sq m.

Cloakroom/Toilet accommodation – 1.4 sq m.

House Staircase – 2.6 sq m

Dining accommodation – 7 sq m.

Ground Floor accommodation is a gross total 55.5 sq m

The existing accommodation to the first floor comprises:

House Staircase – 2.6 sq m.

Landing / Hallway – 5 sq m.

House Bathroom accommodation – 3 sq m.

Master Bedroom 1 accommodation – 16 sq m.

Bedroom 2 accommodation – 17 sq m.

First Floor accommodation is a gross total 49.1 sq m

At Roof Level – The main house is enclosed with zinc panelled low pitched flat roof to the frontage and changes at the middle of the roof at the rear with a blue slate mono pitched roof.

The existing frontage single storey addition is a glazed pitched / hipped roof. At the rear middle section of the blue slate mono pitched roof are two roof-lights serving the House Bathroom accommodation. At the South end there is a hipped blue slate tiled roof stepping back from the no. 4 Falkland Place dwelling with a roof-light over Bedroom 2 accommodation.

Front Garden – Is a Courtyard garden, enclosed with London stock facing brickwork walls with railings over. The Courtyard is hard landscaped in uneven granite cobbles, and leads into the property entrance way with gates / doors to Falkland Place. The entrance way is set within enclosing London stock facing brickwork boundary walls.
Existing Courtyard Garden – 45.7 sq m.
Falkland Place entrance way – 25.5

Rear Boundaries to nos. 322, 324, & 326 Kentish Town Road and no. 2 Fortress Road - The boundary to these adjoining properties is no. 2 Falkland Place Residential Dwelling Two Storey high enclosing masonry wall, (without windows).

The property no. 322 Kentish Town Road is an existing three storey property, mixed use retail with residential over, with a three storey rear addition and single storey rear addition backing onto 2 Falkland Place. The property is currently derelict. The rear enclosing wall was London stock facing brickwork.

The property no. 324 Kentish Town Road is an existing three storey property, mixed use retail with residential over, with a single storey rear addition backing onto 2 Falkland Place. The rear enclosing wall London stock facing brickwork.

The property no. 326 Kentish Town Road is an existing three storey property, mixed use retail with residential over, with a single storey rear addition backing onto 2 Falkland Place. The rear enclosing wall decorated render.

The property no. 2 Fortress Road is an existing four storey property, mixed use retail with residential over, with a single storey rear addition backing onto 2 Falkland Place. The rear enclosing wall London stock facing brickwork.

Side Boundaries

No. 4 Falkland Place:

The existing Detached Two Storey Residential Dwelling property is at the South end of no. 2 Falkland Place with its own Courtyard Garden and enjoys a right of way over no. 2 Falkland Place's Courtyard Garden for access to the entrance way in Falkland Place.

No. 4 Fortress Road:

The rear yard of no. 4 Fortress Road is at the North end of no. 2 Falkland Place residential dwelling two storey high enclosing masonry wall, (without windows).

Frontage Elevation – Existing two storey enclosing walls, white decorated brickwork, with white painted timber windows and doors. At the South end of the frontage is a single storey glazed Dining Room extension.

The guarding railings, fascia boards and upvc soil / waste / rainwater goods decorated black. The house entrance door full height glazed with white painted timber frame.

Rear Elevation – Two storey high enclosing masonry wall without windows.

North Elevation – Two storey high enclosing masonry wall, London stock facing brickwork without windows.

South Elevation – Two storey high enclosing masonry wall, white decorated brickwork without windows. Over the first floor there is a hipped tiled roof stepping back from no. 4 Falkland Place dwelling with a roof-light over the existing Bedroom 2 accommodation.

DETAILS OF PROPOSAL:

The property / proposed development is not secondary to the adjacent 'host buildings' of 2 Fortress Road, 326 and 324 Kentish Town Road. It is understood that 2 Falkland Place was originally a Dairy in open fields. 4 Falkland Place was originally a Hay Loft also in open fields. 2 Falkland Place is much older than the adjacent properties in Kentish Town Road and Fortress Road. These are a mis-match of varying heights, frontages and dates, in part due to stitching in properties where bomb damage was severe.

The proposed remodelling is for one additional floor added to the existing two storey dwelling and extending outwards, full width, to the extent of the demolished glazed dining room single storey addition.

The existing ground floor and first floor accommodation is retained but with new adaptations, extending outwards and a new third storey addition to create a 6 Bedroom Family Residential Dwelling.

The proposed remodelled / new accommodation created meets the Client desired layout and also provides acceptable Planning, Amenity Space standards - all as the Technical housing standards - nationally described space standards for a 6 Bedroom Family Residential Dwelling.

The new remodelled accommodation to the existing ground floor comprises:

The ground floor accommodation is added to by extending outwards, full width, to the extent of the demolished glazed dining room.

New Dining Room accommodation is created – 9.3 sq m.

New Summer Room accommodation is created – 13.7 sq m.

New Cloakroom accommodation is created – 2.8 sq m.

The Kitchen accommodation is increased by the re-location of the existing cloakroom – 17 sq m.

The Hallway accommodation is remodelled – 3.5 sq m.

The Ground Floor accommodation shall be within a new white decorated rendered enclosure built outwards, full width, to the extent of the demolished glazed dining room line incorporating new main entrance double doors with new glazed sliding / folding doors, triple glazed incorporating horizontal fine blinds in the glazing. The new Summer Room can open out completely to connect with the Courtyard garden.. The new Dining Room has three new sash windows to the frontage with a pair of windows to the South elevation.

The Ground Floor accommodation area - gross total is 86.9 sq m

The new remodelled accommodation to the existing first floor comprises:

New House Staircase 02 with opaque glazed windows to both landings – 2.7 sq m.

New Landing / Hallway accommodation is created – 5.4 sq m.

New Bathroom 1 accommodation is created with opaque glazed window to rear elevation – 7.2 sq m.

New Master Bedroom 1 with new part glazed pitched roof system over the South end and built in closet accommodation is created – 14.7 sq m.

New Ensuite 1 accommodation is created with opaque glazed window to rear elevation – 5.2 sq m.

New Bedroom 2 accommodation is created – 13.7 sq m.

New Bedroom 3 accommodation is created – 14 sq m.

The First Floor accommodation shall be within a new white decorated rendered enclosure built outwards, full width, to the extent of the demolished glazed dining room.

All the new Bedrooms shall have built in closets, new sash windows with Juliet balconies to the Falkland Place Open Space frontage.

The new remodelled First Floor accommodation gross total is 86.9 sq m

The new accommodation to the new second floor comprises:

New House Staircase 02 with opaque glazed window to landing – 2.7 sq m.

New Landing / Hallway accommodation is created - 5.4 sq m.

New Bathroom 2 accommodation is created with opaque glazed window to rear elevation – 7.2 sq m.

New Bedroom 4 accommodation is created – 14 sq m.

New Ensuite 2 accommodation is created with opaque glazed window to rear elevation – 4.7 sq m.

New Bedroom 5 accommodation is created – 13.7 sq m.

New Bedroom 6 accommodation is created – 14 sq m.

The new Second Floor accommodation shall be within a new white decorated rendered enclosure built outwards, full width, to the extent of the demolished glazed dining room.

All the new Bedrooms shall have built in closets, new sash windows with Juliet balconies to the Falkland Place Open Space Frontage.
The Proposed new Second Floor accommodation gross total is 86.9 sq m

At Roof Level – The main house shall have new zinc flat roof system, pitch of 5 degrees.

The South end of the house shall be set back at the Second Floor to enclose the new accommodation and incorporate a new single pitched glazed roof system over the First Floor Master Bedroom 1 to provide natural daylight and ventilation.

Frontage Elevation – The existing two storey traditional construction with white decorated brickwork shall have an insulated white coloured render system applied.

The new one additional storey, Second Floor, shall be constructed with white decorated render enclosure walls with new white finished proprietary aluminium triple glazed sash windows with Juliet balconies.

The new extended outward enclosure at ground and first floors shall have new external enclosing walls constructed with a white decorated render system on the new inner structural frame with a vented cavity / insulated inner wall system. New white finished proprietary aluminium triple glazed sash windows with Juliet balconies

The new wall head closures and plinths shall be white finished aluminium pressings.

All new fascia boards, box gutters soil / waste / rainwater goods, vent ducts and flues shall be grey finished aluminium pressings.

Rear Elevation / Rear Boundaries to nos. 322, 324, & 326 Kenish Town Road and no. 2 Forless Road

– The existing two storey high enclosing masonry wall without windows shall have an additional one storey added, Second Floor with zinc flat roof system over. The new enclosing walls shall have new external enclosing wall system of white decorated render system on the new inner structural frame with a vented cavity / insulated inner wall system.

All new wall head closures and plinths shall be white finished aluminium pressings.

New white finished proprietary aluminium opaque triple glazed windows, bottom hung provided to the Stairs 01, Stairs s02 landings and the Bathrooms and Ensuites accommodation.

All these boundary windows shall have opaque glazing with opening restrictors to use only for ventilation.

North Elevation – The existing two storey high enclosing masonry wall without windows shall have additional one storey added, Second Floor with zinc flat roof system over. The existing two storey traditional construction with facing brickwork shall have an insulated white coloured render system applied. The new enclosing walls shall have new external enclosing wall system of white decorated render system on the new inner structural frame with a vented cavity / insulated inner wall system. All new wall head closures and plinths shall be white finished aluminium pressings.

South Elevation – The existing two storey high enclosing masonry wall without windows and hipped roof over shall have additional one storey added, Second Floor with zinc flat roof system over. The new enclosing walls shall have new external enclosing wall system of white decorated render system on the new inner structural frame with a vented cavity / insulated inner wall system.

All new wall head closures and plinths shall be white finished aluminium pressings.
At the new proposed Second floor level the house shall be set back to enclose the new accommodation and incorporate a new single pitched glazed roof system over the proposed First floor Master Bedroom 1 to provide natural daylight and ventilation.

The existing / new enclosing walls up to Second floor level shall be constructed to match the existing enclosing fabric of the ground / first floors walls with the new insulated white coloured render system applied.

DATED: 20th December 2016.

SIGNED: Philip M Roys