

## **36B Falkland Road, NW5 2PX – Design and access statement**

Erection of a glazed balustrade on the second floor rear extension and replacement of second floor rear window with a door in association with the top floor flat (C3 use)

17 August 2017  
Planning application ref: PP-06187817

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## 1 INTRODUCTION AND REFERENCES

This Design and access statement [DAS] is to complement the planning application for Erection of a glazed balustrade on the second floor rear extension and replacement of second floor rear window with a door in association with the top floor flat (C3 use) at Flat B, 36 Falkland Road, London NW5. The DAS is required as a supplementary document as the proposed development is situated in a conservation area.

The DAS should be read in conjunction with the planning application with planning portal reference PP-06187817, transferred to London Borough of Camden [LBC] on 28 June 2017. Specifically, the following documents are relevant and will be referred to below:

- Information included in the application form: Application for Planning Permission. Town and Country Planning Act 1990
- Location plan entitled: 36B\_FalklandRoad\_London\_Camden\_NW5 2PX
- The drawings listed below:

Drawing number	Drawing title	Revision	Date
101	Plan A-A on roof - existing	-	28 June 2017
102	Section B-B through roof - existing	-	28 June 2017
103	Sectional elevation C-C through roof - existing	-	28 June 2017
104	East elevation - existing	-	28 June 2017
105	South elevation - existing	-	28 June 2017
106	West elevation - existing	-	28 June 2017
201	Plan A-A on roof - proposed	-	28 June 2017
202	Section B-B through roof - proposed	-	28 June 2017
203	Sectional elevation C-C through roof - proposed	-	28 June 2017
204	East elevation - proposed	-	28 June 2017
205	South elevation - proposed	-	28 June 2017
206	West elevation - proposed	-	28 June 2017

## 2 PROPOSAL

The proposal comprises converting the existing roof above the first floor kitchen extension to a roof terrace and erect a glazed balustrade along the east, south and west elevations. To access the roof terrace the existing window opening at the half landing adjoining the roof will be extended down to finished floor level [FFL] and a door with a fanlight above installed. The proposed height of the glazed balustrade above FFL is 1.35m.

The proposed layout is illustrated on the drawings listed above.

## 3 SITE AND SURROUNDINGS

The site of the proposed development within the conservation area is illustrated in figure 3.1 below. Photos in figures 3.2 through 3.5 of the existing roof, elevations and surroundings.



Figure 3.1: Conservation area map Kentish Town [source: LBC]



Figure 3.2: existing roof looking south from position of proposed access door



Figure 3.3: existing roof looking north towards main terrace



Figure 3.4: looking west towards number 34



Figure 3.5: south elevation

## 4 ENVIRONMENTAL IMPACT AND PLANNING CONSIDERATIONS

### 4.1 General

There is already a well-established practice for building roof terraces and balconies along this stretch of Falkland Road and in the adjoining Leverton Street and Lady Margaret Road. In Falkland Road roof terraces already exist at numbers 26 [2<sup>nd</sup> floor], 28 [2<sup>nd</sup> floor], 32 [1<sup>st</sup> and 2<sup>nd</sup> floors], 34 [1<sup>st</sup> floor], and 38 [3<sup>rd</sup> floor]. Generally, the majority of the edge protection for these existing roof terraces extend approx.1.1m above FFL.

### 4.2 Visual impact and shadow effects

No alteration to front of property is proposed, therefore there will be no visual impact from street level.

The design proposed will specifically be designed to minimise the visual impact being of moderate height and using glazed panels which will further reduce already minimal shadow effects. The presence of the new roof terrace will complement those already present along



the terrace and will add interest to what is otherwise perhaps a slightly featureless south elevation.

As illustrated on the drawings we propose to use design and materials for the access door and fanlight which matches the style of the existing window to be replaced, thus being sympathetic to the existing.

### **4.3 Privacy considerations**

Considerations towards east: line of sight is essentially parallel to the slope of the skylight windows making it impossible to look into the rooms below. The half landing window of number 38 will be visible from the proposed roof terrace unless mitigation measures are taken. To minimise any overlooking to an acceptable level we have proposed to use opaque glazing of the northernmost three window panes in the balustrade along the east elevation.

Considerations towards South: the rear gardens of Falkland Road properties and the 1<sup>st</sup> and 2<sup>nd</sup> floor levels of the properties along Maud Wilkes Close will be overlooked from the new terrace, however as they are already extensively overlooked from existing windows and roof terraces we contend that any additional overlooking from the proposed roof terrace will be of no significant consequence in the context of that which already exists.

Considerations west: the rear of the adjoining property 34 Falkland Road features a two-storey rear extension whose ground floor flat and first floor flat have kitchen windows and, on the first floor, a roof terrace which are directly overlooked from the 1<sup>st</sup> floor kitchen windows on the west elevation of flat B 36 Falkland Road. The kitchen windows and roof terrace of number 34 will also be overlooked from the proposed terrace albeit at a vertical angle. We contend that any additional overlooking from the proposed roof terrace will be of no significant consequence in the context of that which already exists.

## 5 CONCLUSIONS

The proposed roof terrace will bring continuity to the outside realm at the rear of the existing terrace where roof terraces are a well-established practice. The south elevation in particular will be enhanced.

Within the context of the existing outside area the effect on privacy of neighbouring properties are considered to be of a similar nature of that which already exists. On this basis, we consider the roof terrace will make an overall positive contribution to the existing space.

For the reasons above we hope that the application proposals will be supported and permitted. We trust that the detail included above and the supporting information provides you with sufficient information. Please contact us if any further detail is required.

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