

Design and Access Statement

52A Falkland Road NW5 2XA

1. Introduction

- 1.1. This statement has been prepared in support of a planning application for the Erection of a rear extension and amendments to existing layout on the ground floor dwelling at 52A Falkland Road NW5 2XA.
- 1.2. The purpose of this statement is to illustrate the key factors that have influenced the design of the proposal and to demonstrate how it complies with the principles and policies established by the National Planning Policy Framework (NPPF) and development plan requirements.
- 1.3. This statement should be read with the drawings attached along with the application.

2. Site and Surroundings

- 2.1. The site contained within the application consists of a ground floor flat in a mid-terrace property located in Camden Town.
- 2.2. Located within the Kentish Town Conservation Area, the property is not listed but sits within an attractive site of which the surrounding properties are sympathetic to the area. The front elevation of the building that the flat is contained within is finished with white render on the ground floor and exposed brickwork on the upper floors.
- 2.3. The rear elevation is finished with brickwork. A terrace directly linked to the garden sits between the ground floor existing rear elevation and 50 Falkland Road. A rendered boundary wall separates the rear garden from 50 and 54 Falkland Road rear gardens.



Figure 1: 52 and 54 Falkland Road as existing from the street.

3. Proposal:

- 3.1. This application seeks permission to alter the layout of the flat at ground floor level with no alteration to the street façade and to build an extension to the rear of the property. Roof lights to the rear of the property are also proposed as part of the alterations to allow more natural light and ventilation into the spaces.
- 3.2. The proposal is sympathetic to the surrounding area whilst improving the experience and layout of the property.
- 3.3. The new rear extension will be finished in brickwork to match the existing appearance of the rear facade.
- 3.4. The extension will be set back from 50 Falkland Road rear garden to keep the terrace between the properties. The new width of the terrace will be the same as it is between 48 and 46 Falkland Road.
- 3.5. The new rear extension is designed to have a minimal impact on the neighbours' gardens. The volume of the extension will not project any higher than a 45° angle drawn from the top of each boundary wall on either side of the extension. (Please refer to the rear elevation on drawing PA-02.)
- 3.6. The residential use of the site as a single dwelling will not be impacted.
- 3.7. The existing access to the property will be retained.

4. Examples of other properties on Falkland Road with rear extensions

4.1. It is important to note that previous applications within the vicinity (notably 48 Falkland Road (Ref: 2009/1864/P) have had permission granted for similar proposals. Thus the principle of our proposal is similar in nature. The rear wall of the new extension will be aligned with the extension erected at 48 Falkland Road.

5. Relevant Planning History – Previous Applications for 52A Falkland Road

5902 – *Conversion into three bed-sitting rooms and one 2-room flat*

Decision: Permission 08-11-1968

6. Summary

6.1. In conclusion, we consider the proposal to be in line with relevant planning policies and adheres to the guidelines applicable to Conservation Areas. With the proposal's sympathetic approach to the location in mind, it is respectfully requested that the application is considered and planning permission is granted for this proposal.