

EYKING

DESIGN AND ACCESS STATEMENT **Flat C 44 Falkland Road**

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Description of Property

Second & Third Floor Flat
Fourth Floor Loft

Description of Proposal

Creation of a loft extension by lifting up the existing butterfly shaped roof and elongating the existing party walls.

The loft slopes towards the front of the property at Falkland Road in order to minimise visibility from street level. At the back the loft will be sufficiently set back from the façade and form a terrace. Along the terrace will run a slim steel frame with toughened glass in accordance with Building Regulations.

The loft facades will be made out of reclaimed London Stock bricks to match existing and the sloping roof will be tiled with the reclaimed tiles of the current roof to match existing surrounding roofs.

In order to maximise daylight penetration inside the loft, the back of the loft will have a set of bi-folding doors facing the terrace whilst the sloping roof will hold two small Velux windows. The side wall will see the creation of a new window bringing daylight and proper circulation to the current bathroom. The window will be made of a hardwood frame in a white finish, matching existing front windows.

Proposed Use

Single residential unit.

Design and Layout

The design has been developed to maximise functional space and daylight to the current fourth floor useless loft area.

Appearance

The proposed alterations use the following materials:

- Elongated party walls: reclaimed bricks to match existing
- Aluminium powder coated bi folding doors – colour: dark grey
- Steel powder coated terrace balustrade– colour: dark grey
- Glass panels: toughened glass in accordance with Building Regulations
- Sloping loft roof: reclaimed slate tiles to match existing surrounding roofs
- Velux windows – colour: dark grey
- Flat loft roof: liquid rubber membrane – colour: grey
- New hardwood side window – colour: white to match existing front windows

Access

There will be no changes to current access arrangements.