

**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.

An extension in accordance to a full loft conversion at Falkland Road 48 and the half conversion at Falkland Road 54 and further conversions along the un-even side of Falkland Road. For further reference, see uploaded photomontages of Falkland Road.

The loft slopes towards the back of the property at Willingham Terrace in order to minimise visibility from street level. At the front the loft will make a substantial step back in order to minimise visibility of the extension at Falkland Road. The set back ensures no loss of light will occur to the opposite houses of Falkland Road. Privacy is a common point of interest for both the owners of Flat 3, 44 Falkland Road and their neighbours since the loft will house a much needed extra bedroom. The substantial set back and respect of the existing roof trim/frieze will make sure the opening of the extension is  not looking out over Falkland Road.  Respecting the privacy of both the owners of Flat 3, 44 Falkland Road and their side and front neighbours of Falkland Road.  Along the set back a slim steel frame with toughened glass in accordance with Building Regulations.

The character of the Conservation Area will not be endangered, in fact it will be in enhanced since it is common practice within Victorian Age urban area's to enhance end-of-terraces with e.g. an expressive roof, side bay windows, a side entrance building, a corner shop or pub. A good example of an enhanced end-of-terrace is already existing on the other end-of-terrace side: 66 Falkland Road. Both the shape of the property and the function are fundamentally different from the rest of the Falkland Road terrace.

Furthermore 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, a set of bi-folding doors will face the set back on the front 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.

Design and Access Statement

160003\_DD102 Floorplan Existing & Proposal - second floor

160003\_DD103 Floorplan Existing & Proposal - third floor

160003\_DD104 Floorplan Existing & Proposal - fourth floor

160003\_DD200 Front Facade Existing & Proposal

160003\_DD201 Rear Facade Existing & Proposal

160003\_DD300 Longitudinal Section Existing & Proposal

160003\_DD301 Cross Section Existing & Proposal

Photomontage Loft Conversions along Falkland Road

Photomontage Roof Line Falkland Road