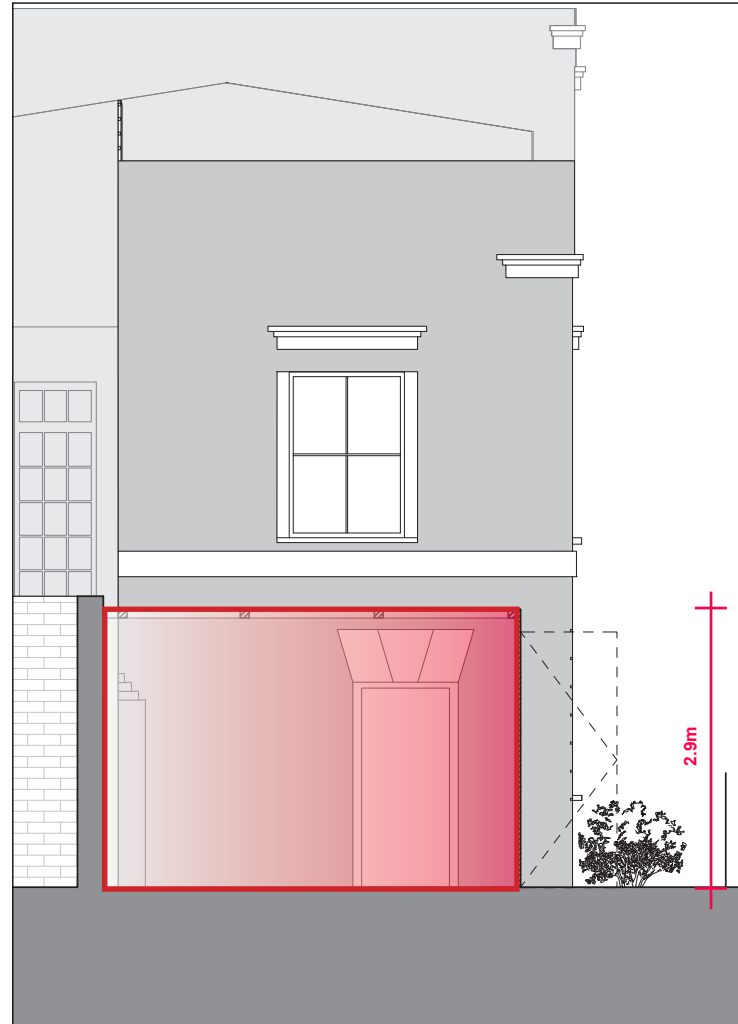


## SECTION DIAGRAMS

The conservatory will fill the exterior space on the west side of the property and it will be 50cm set back from the front elevation.



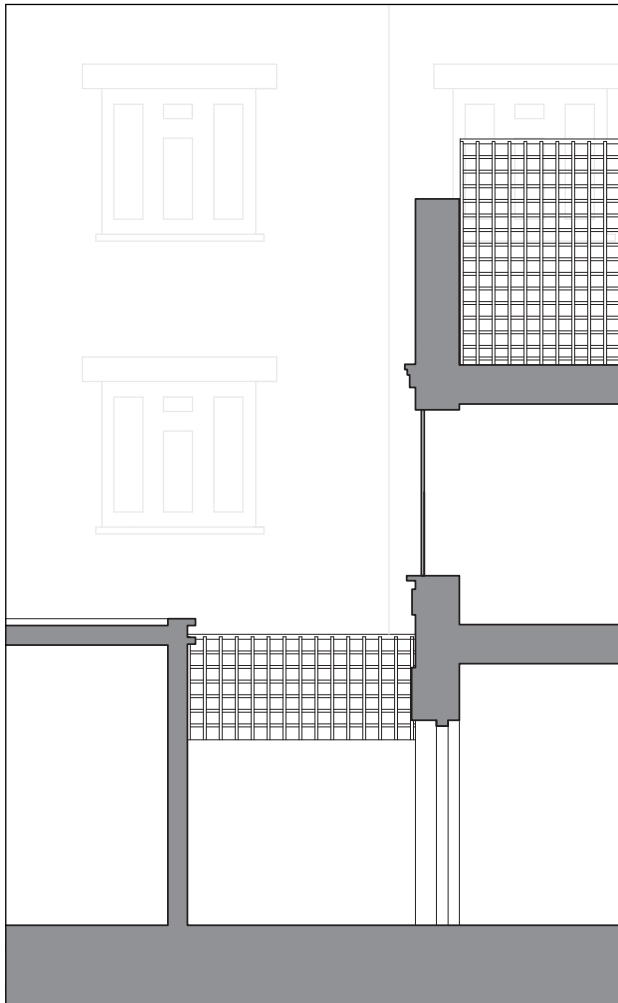
EXISTING SECTION AA



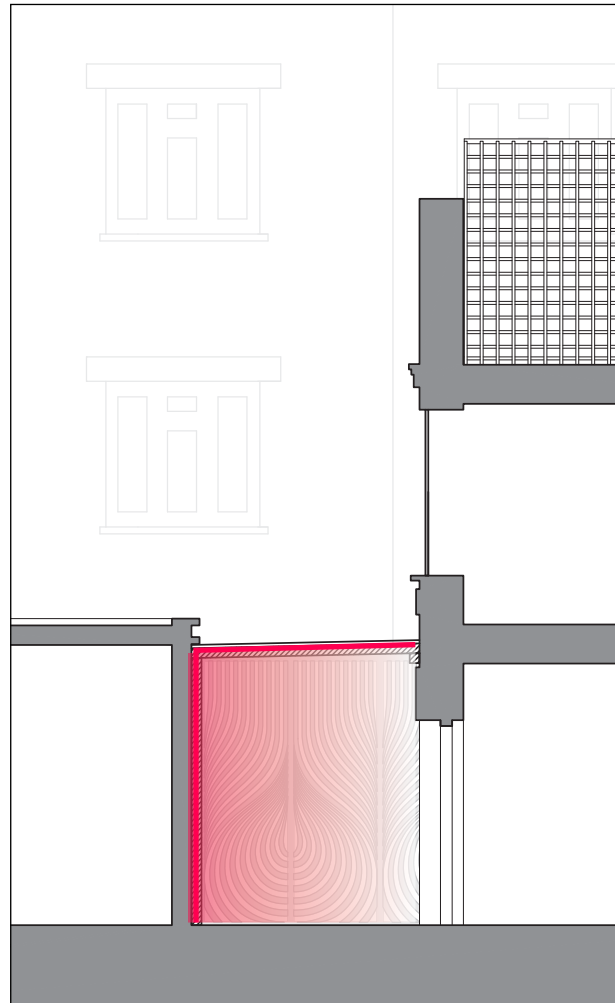
PROPOSED SECTION AA

## SECTION DIAGRAMS

The conservatory will fill the exterior space on the west side of the property and it will be 50cm set back from the front elevation.



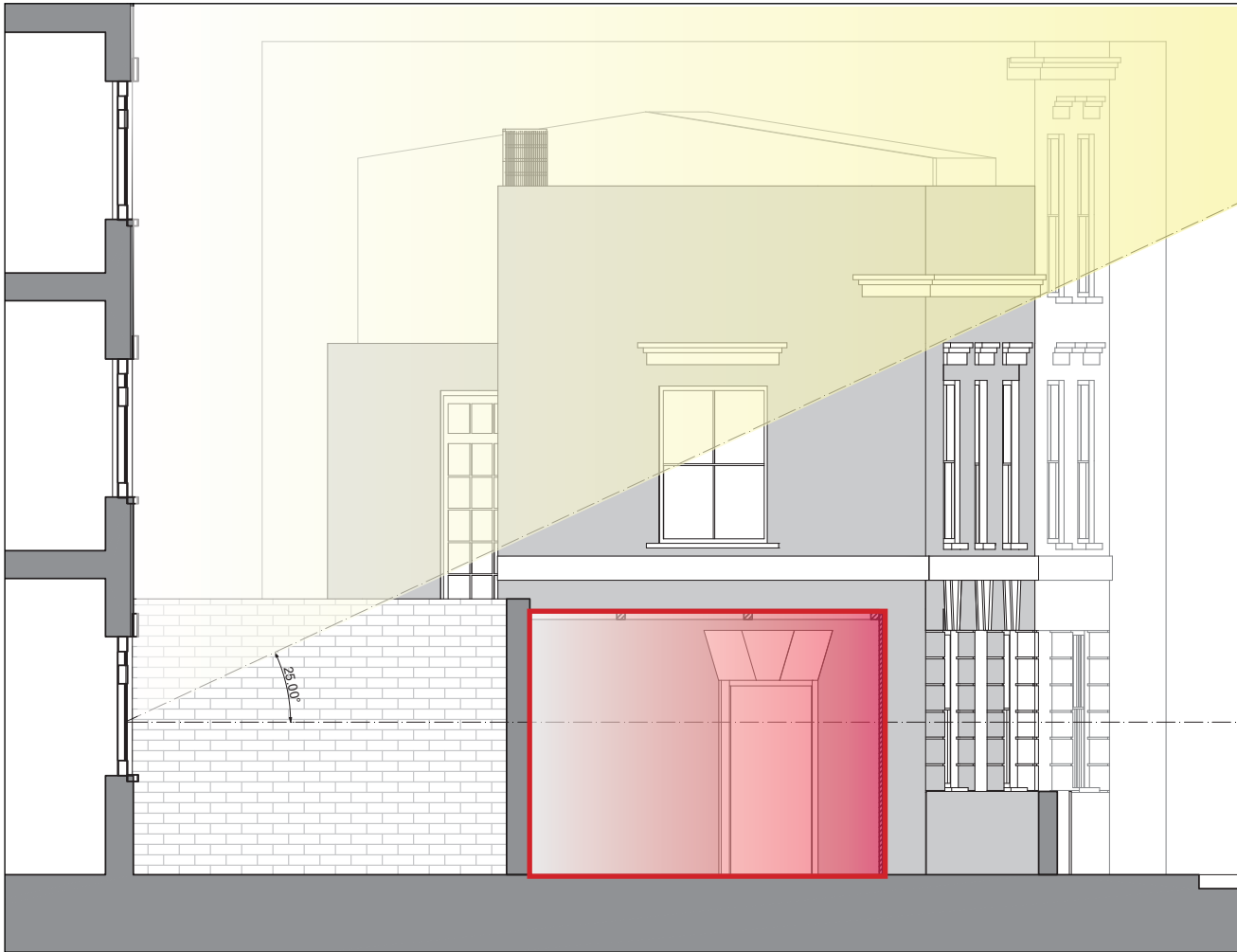
EXISTING CROSS SECTION BB



PROPOSED CROSS SECTION BB

## SECTION DIAGRAMS

We have designed the extension so that the new design doesn't infringe the right of light of the neighbouring property, in particular the one on the North side of the property.



TOP: SECTION HIGHLIGHTING THE RIGHT OF LIGHT ON THE NEIGHBOURING PROPERTY



## TRANSPARENCY AND LIGHTNESS

In order to clearly distinguish the contemporary addition from the historic fabric, and in order to keep the addition subservient to the main building, we aim to create a design with clean lines and a transparency and lightness of material.

This approach also means that we can have light-filled spaces that enhance the wellbeing of the family, and also creates less overshadowing onto existing parts of the house.





## HERITAGE

Although the design will have the clean lines and lightness that is possible with today's best materials and technology, we seek to maintain a conceptual link to the late Georgian heritage of the building. The late Georgians and early Victorians had a great history of glass conservatories, and we look to some of the design languages from that time for inspiration in our own proposals.



LEFT:  
TEMPERATE HOUSE, KEW ROYAL BOTANIC GARDENS,  
LONDON, UK  
(BY D. BURTON & R. TURNER | RESTORATED BY DONALD IN-  
SALL ASSOCIATES)



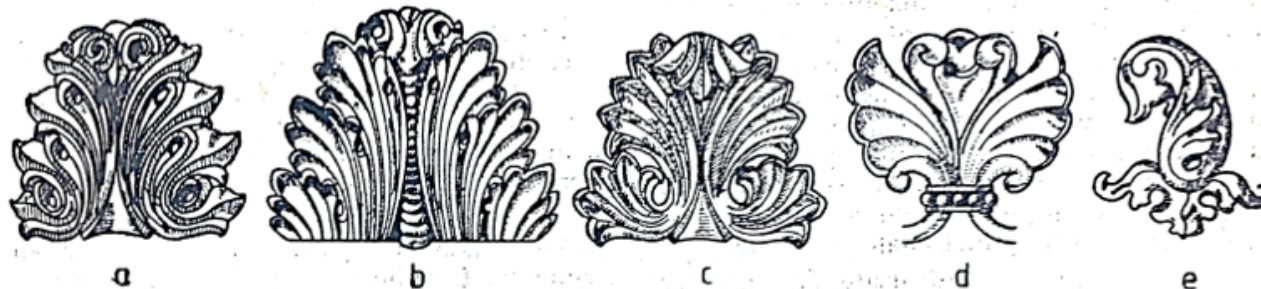


## HISTORICAL REFERENCES

Taking inspiration from the late Georgian and early Victorian architecture we have identified key features in early steel and glass conservatories. One of the is certainly the organic reference: the structure of greenhouses and conservatory in Victorian time are often taking inspiration form the natural world.

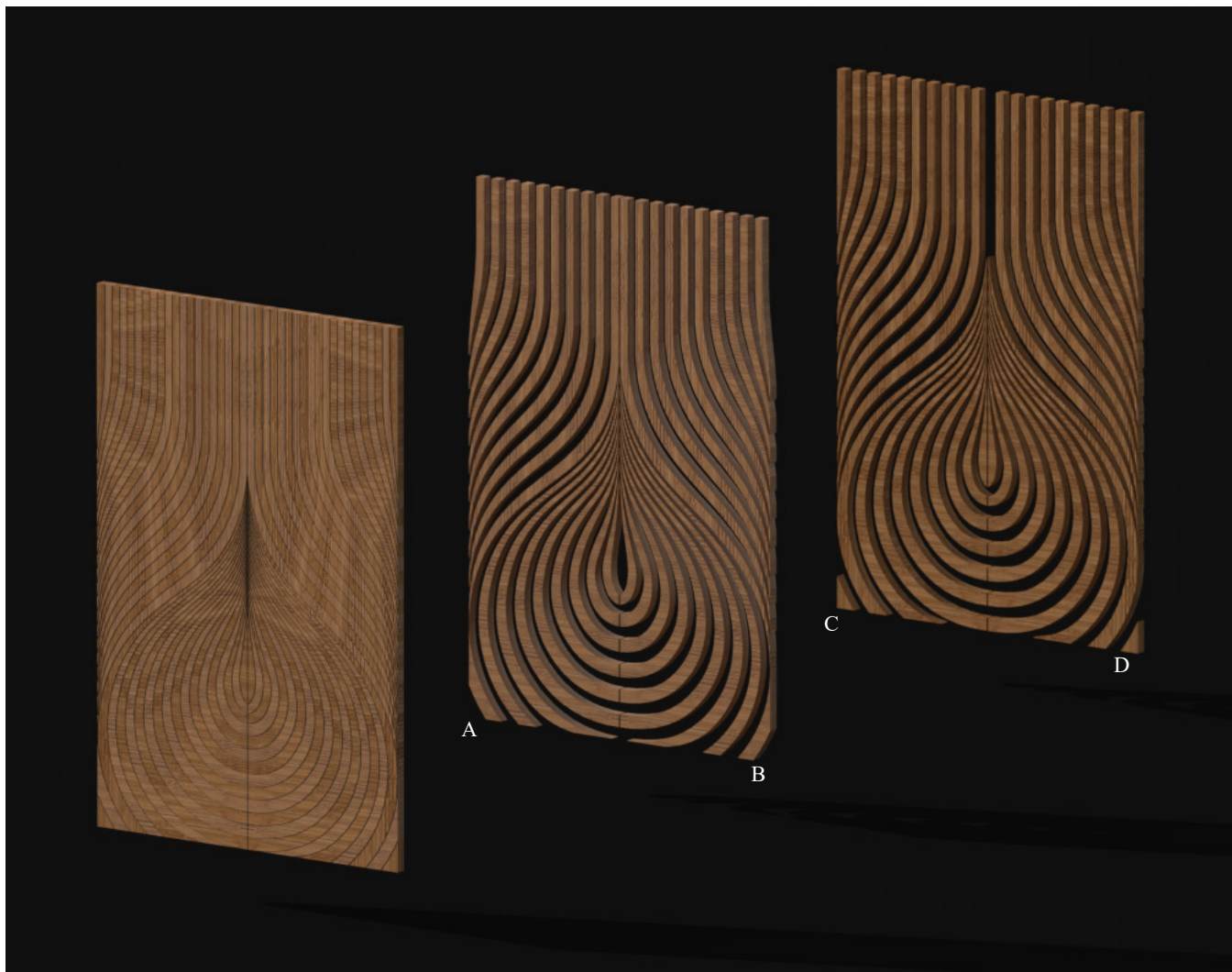
In particular, during that period, the acanthus plant is referenced in many architectural ornamentations. Due to its properties, it symbolizes immortality, rebirth, longevity and healing.

We have taken inspiration to set our design in line with the great Georgian and Victorian tradition and we have interpreted these features in a contemporary way.



TOP AND LEFT:  
STRAWBERRY HILL HOUSE, TWICKENHAM, UK  
(BY HORACE WALPOLE)

BELOW:  
ACANTHUS LEAVES, ILLUSTRATION



TOP: BAMBOO PANEL WITH CUTTING PATTERN ACHIEVING ZERO-WASTE USE OF MATERIAL

## SUSTAINABILITY

We have paid particular attention to the choice of materials and their use. Despite the limited size of the extension, we have developed a working methodology to minimise waste. The panels of the interior, for instance, were designed to achieve zero-waste from bamboo sheet. Bamboo itself is a rapidly renewable building material that sequesters carbon as it grows.

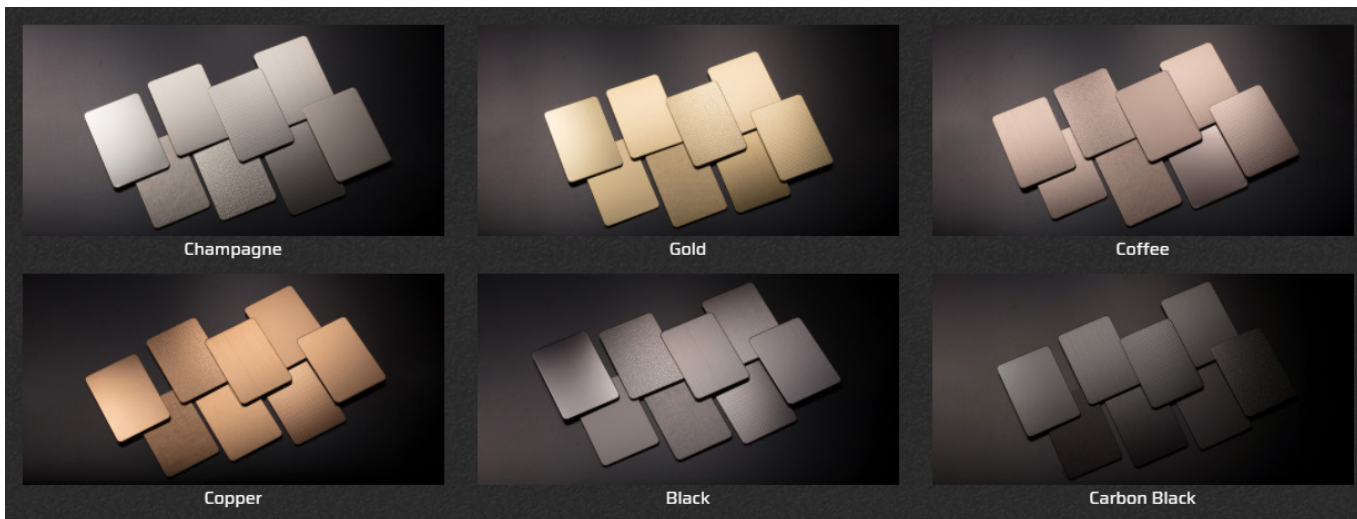




## MATERIALS

We considered that the materials used for the new extensions, in line with the quirky character of Falkland Rd frontages, should be equally joyful and sophisticated.

For this reason, we are considering a precious metalwork feature screen in front of the glass doors of the conservatory. This cheerful, expressive quality will be very much in character with the beauty of the street.



TOP AND LEFT:  
URBAN FRONTAGES IN FALKLAND RD

BELOW:  
SELECTION OF MATERIAL FINISHES WE HAVE CONSIDERED FOR  
THE DESIGN OF THE EXTENSION FRONT ELEVATION



## VISUAL IMPRESSIONS

We have developed a series of visualization of the extension interior and the exterior.  
We have designed a precious addition to 1 Falkland Rd. of the jewel-like quality we aim to achieve.



STREET VIEW





IMMERSIVE INTERIOR



## PLANNING POLICIES

The most relevant planning policies related to our proposal are Camden 2025 Plan, Camden Local Plan (2017), City Plan 2019 - 2040 and Kentish Town Neighbourhood Plan. Our approach to each is listed below.

### CAMDEN 2025 PLAN

#### HOMES AND HOUSING

*"We will strive to make homes in Camden safe, well-managed and well-maintained, and make sure that people's homes meet their needs."*

An enclosed extension will alleviate some of the cramped rooms on the ground floor and ensure that the space is well integrated with the rest of the house. The additional space will also provide further storage for the tight kitchen. This will make the property more fit for purpose in the longer term.

#### HEALTHY, INDEPENDENT LIVES

*"We will put health and wellbeing at the forefront of all that we do. We will create environments that make it easier to make healthy choices and take part in physical activity."*

Creating a glazed conservatory filled with natural daylight and lush greenery will provide a healthy space which promotes wellbeing. The materials we intend to use are low VOC emitting and the design will follow biophilic principles.

### CAMDEN LOCAL PLAN (2017)

#### POINT 3.1: MEETING HOUSING NEEDS

*"The Council aims to champion innovative architecture and high-quality design to ensure that all these considerations are addressed. We believe that a well-designed built environment will help to inspire pride in Camden as a place to work and live."*

Beauty and innovation are fundamental to all of our work. Although it is small, we will strive for the same level of quality with this project as all of our others. Innovative integration of mirrors, complex organic forms and natural materials will create an intriguing and immersive space.

### CITY PLAN 2019 - 2040

#### 37. DESIGN PRINCIPLES

*"D. Development will enable the extended lifetime of buildings and spaces and respond to the likely risks and consequences of climate change by incorporating principles of sustainable design."*

#### FOREWORD

*"Sustainability must drive everything we do."*

The use of sustainable materials such as bamboo will reduce the carbon footprint of our proposal. We will also carefully detail the extension to be demountable so that elements can be easily reused or re-purposed at a later date. The glass of the conservatory will be specified for high energy performance.

### KENTISH TOWN NEIGHBOURHOOD PLAN

#### POLICY SSP7: SMALL SITES AND INFILL DEVELOPMENT

*"KTNF would look favourably on infill proposals for making use of small urban sites such as gaps, unused marginal land and other remnants where innovative ideas for sustainable development will bring the land back into use. A high quality approach to design is required (see Policy D3) to ensure adequate amenity for new residents, protection of the amenity of existing residents, and the preservation of the character and appearance of the street scene."*

Although our site is private land, it is a small neglected gap which faces Falkland Road. Our proposal will convert a neglected and underutilised space into a well integrated addition to the house which addresses the needs of the inhabitant. The proportions of the built volume and a focus on high quality design will ensure that the extension respects and enhances the character of the street.

### POLICY D3: DESIGN PRINCIPLES

*"c) Proposals must identify and draw upon key aspects of character, or design cues from the surrounding area. Appropriate design cues include grain, building form (shape), scale, height and massing, alignment, modulation, architectural detailing, materials, public realm and boundary treatments"*

We have made efforts to fill the gap in a way which completes the character of the street as a whole. We have also taken care to set it back and reduce the height to be harmonious with the surrounding buildings. The colourful frontages of the terrace houses on Falkland Road are well known for their expressiveness and joyful character. Our proposal is a small but jewel-like addition to the street which will have the same expressive and joyful character as the street as a whole.

*"d) Design innovation will be encouraged and supported where appropriate"*

As described previously in Point 3.1 of Camden Local (2017)

*"e) Design proposals must be of the highest quality and sustainable, using materials that complement the existing palette of materials in the surrounding buildings"*

Our design studio specialises in high quality and exquisitely detailed architecture. We were commissioned directly by this client with the aspiration to bring this level of quality to Falkland Road.

## RESPONSE TO PRE-APPLICATION COMMENTS

### DESIGN AND APPEARENCE

The officer consider the (..) large full length glazing panels to be reminiscent of a commercial fenestration detailing as such would fail to respect the host property's heritage character".

Officers would recommend the introduction of solid massing along the front boundary wall that connects to the existing solid flank wall should be retained.

The proposed extension should be set back off the front elevation

The applicant is advised to explore the possibility of using treated timber interior for the proposed extension's front elevation.

modern materials (..) to demonstrate its appropriateness within this context. The proposed materials should convey quality of design

Architectural features on existing buildings should be retained.

*The proposed ground floor extension would sit along existing boundary walls of neighbouring properties with an height matching existing (..) it is not considered that the (..) extension would result in a significant overbearing or increased sense of enclosure to neighbouring properties. (..) officers note that they would be sufficiently set back from a tall boundary wall and as such would not give rise to adverse overlooking impact.*

### IMPACT ON CONSERVATION AREA

*"(..) Officers note that the proposed front boundary wall's design and form would be similar to boundary walls elsewhere on the road.*

*Whilst this could be considered acceptable, as discussed above, Officers would like the applicant to investigate the possibility of retaining a more solid boundary treatment in this location to limit the preserved harm to the wider conservation area*

-We have designed the front elevation to enhance the property's heritage character. We took inspiration from the design of conservatories across the late Georgian and the early Victorian period. We also considered the need to let light in while maintaining privacy within the private dwelling.

- We have proposed the demolition of the wall in front of the new extension while retaining the flank wall separating 1 Falkland Rd with the adjacent property.

- We have set back the new extension to look subordinate to the main building.

- We pay particular attention at the quality of the design while making a very conscious use of material minimising waste.

- We study the impact of the new extension of the neighbouring property. In particular we have studied the right of light of the adjacent property to the North side of the site.

## DRAWINGS

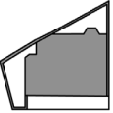






NOTE

1) Any dimensions given are in millimetres unless stated otherwise.  
 2) Do not scale from drawings. All dimensions should be checked and clarified on site before proceeding with construction.  
 3) DawWha Kang Design should be informed immediately in writing of any discrepancies in the drawings.

**ISSUED FOR PLANNING**

KEY PLAN:  NORTH: 

SCALE: 

ARCHITECT:  
**DAEWHA KANG DESIGN**  
 UNIT 35, CONTAINERVILLE  
 55, CORBRIDGE CRESCENT  
 LONDON E2 9LZ, UK  
 INFO@DAEWHAUKING.COM

PROJECT:  
**FALKLAND ROAD**  
 1, FALKLAND RD  
 LONDON  
 NW5 2PS

NO.	REVISION NOTES	DATE

STAGE:  
**RIBA STAGE 3**

DRAWING TITLE:  
**LOCATION PLAN**

DRAWN:	CHECKED:	ISSUED:
MV	MW	DK

DATE:	SCALE:
18/12/2020	1:1250@A3

DRAWING NO:	SHEET:	REV:
A-100	00	0