



ARCHITECTURE | INTERIORS | PROPERTY

1129 - **63 Falkland Road** - design and access statement

London, 11 June 2021

# Design and Access Statement - REV A

63 Falkland Road, London NW5 2XB

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## 1. Introduction

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments as well as the Camden Local Plan 2017.

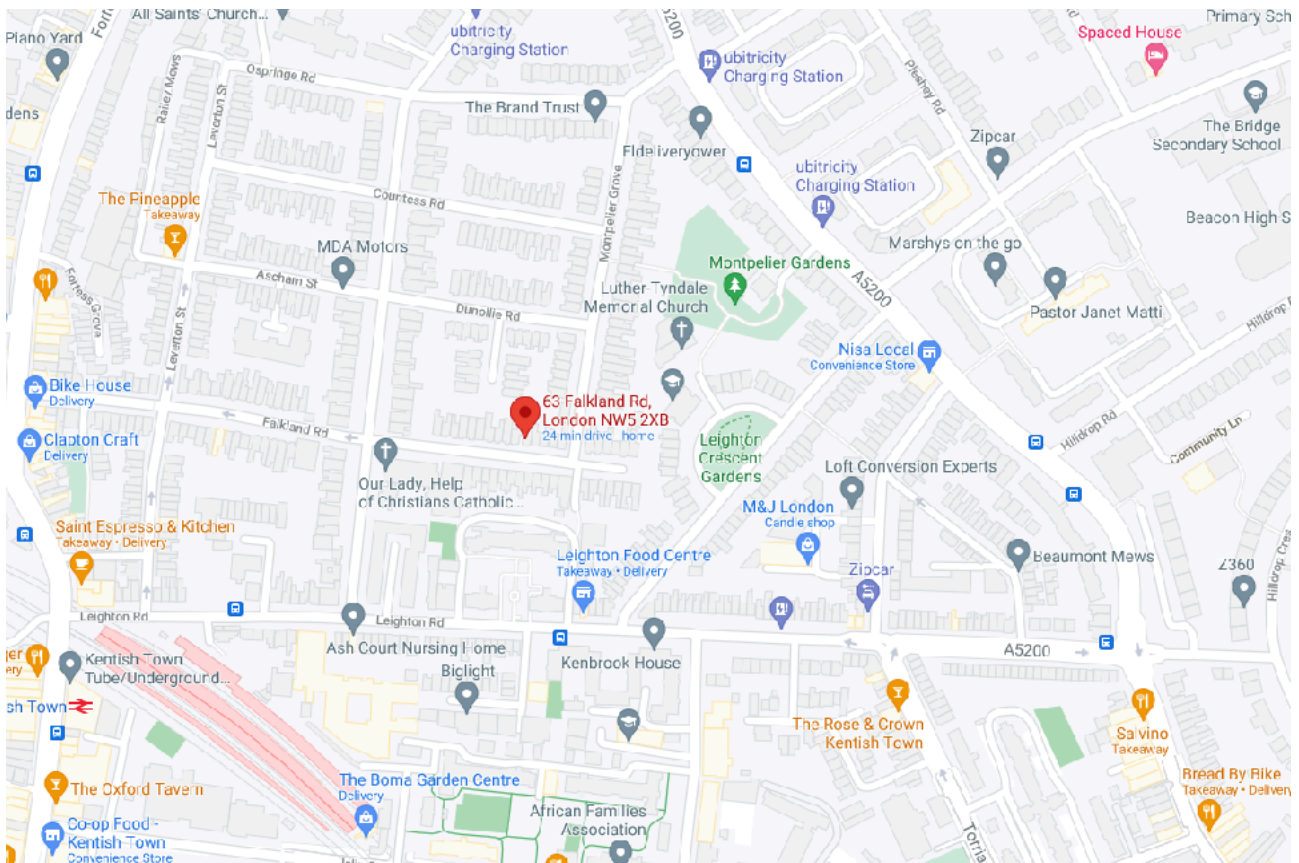
This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for the following changes : Single storey rear extension, roof lights and side passage store. Replacement of all single glazed timber sash windows to like for like double glazed timber framed windows. Front bin store.

## 2. The Site and Surroundings: Location

This property is located on Falkland Road, a quiet long residential street. The closest stations are Kentish Town underground and train station to the south west. Numerous bus connections exist along the nearby roads, especially on A400 and Leighton Road.

It is an end of terrace house, part of row of tall three storey terraced houses with picturesque yet small front gardens, and generous rear gardens. The houses have characteristic facing brick work facades on the ground floor and butterfly roofs. Most houses in this area have been altered from the original designs, with various extensions to the back or dormers.



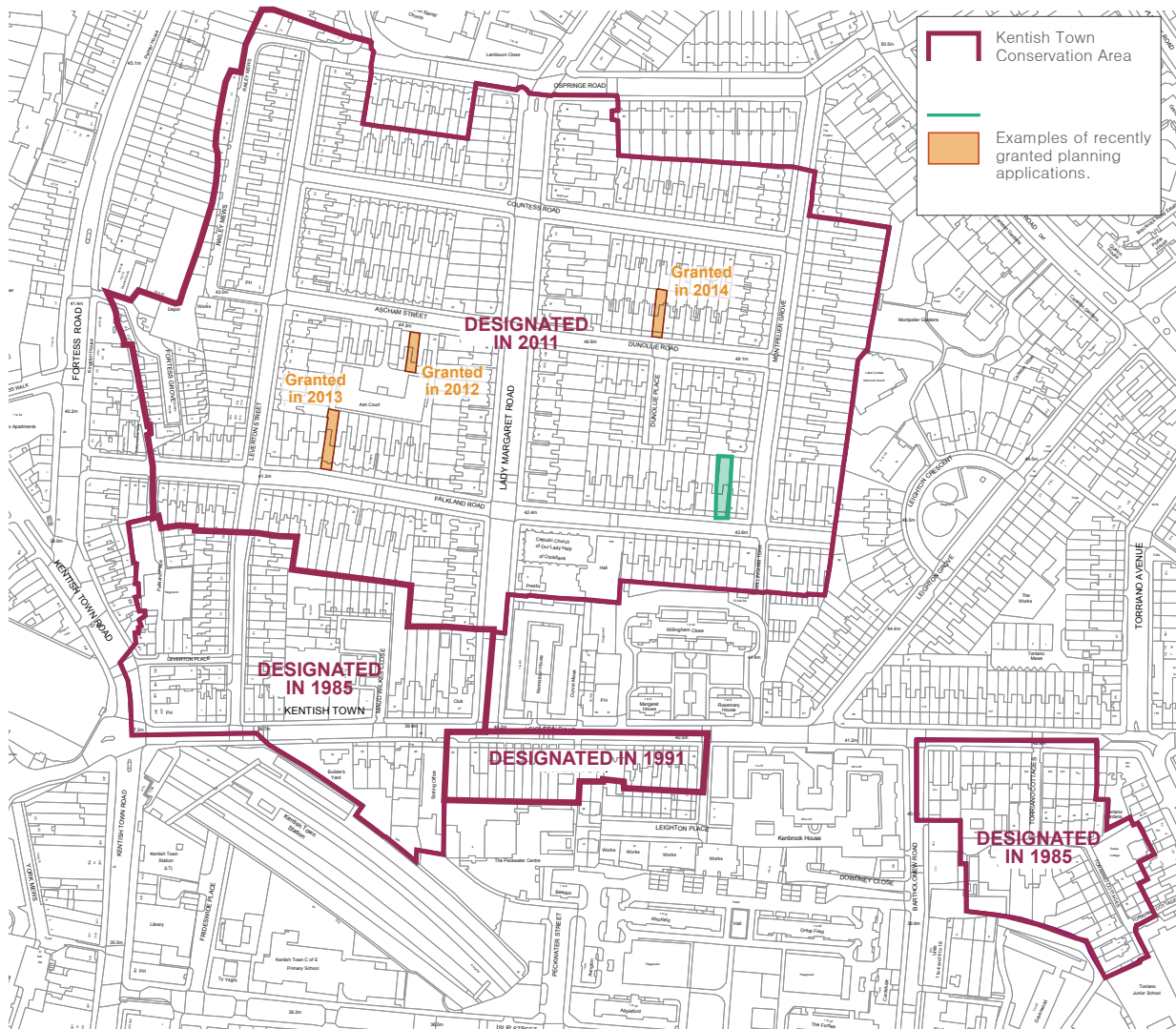
The site borders with Nos 61 and 65 Falkland Road, and the rear part of the garden faces the rear garden of No 10 Dunollie Place and No 29 Willingham Terrace.

### 3. Conservation Area

63 Falkland Road is a tree storey Victorian terraced house. Falkland Road was built between 1872 and 1875 around the same time as surrounding streets Lady Margaret Road, Ascham Road, Dunoille Road, Countess Road and Montpelier Grove.

No 63 is situated in the Kentish Town Conservation Area which was first designated in 1985 and successively expanded in 1991 and 2011.

Many houses within the conservation area have been extended to the rear.



Map shows 67 Falkland Road within Kentish Town Conservation Area, (Camden Conservation Area No.19), first designated in 1985 and successively expanded in 1991 and 2011. The area including and north of Falkland Road was designated in February 2011.

## 4. Relevant policies

These are the relevant policies this proposal aims to satisfy in Camdens Local Plan 2017, predominately relating to D1 Design and D2 Heritage.

### **Policy D1 Design**

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

We feel that our proposal complies especially with D1a,c,e,j,l and n, as well as D2 (Heritage).



## Policy A1 - managing the impact of development

This has been considered, focusing on avoidance of creating overlooking and overshadowing the next door neighbours here. Our proposed rear extension does not harmfully impact the neighbouring properties.

## Policy CC1 - Climate change mitigation

This proposal relates to an existing end of terrace property, where the proposed rear extension is going to be clad in matching brickwork, very likely reclaimed, and other materials sympathetic to its surroundings.

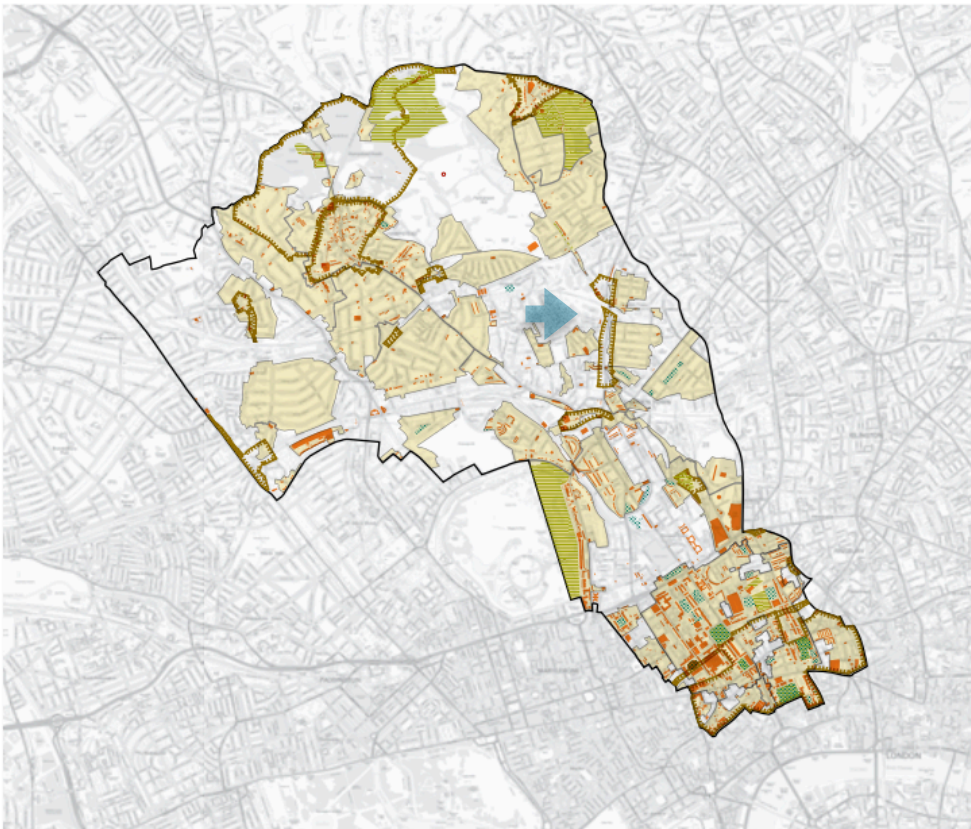
We are also proposing a bike shelter to be created for our clients in the narrow passageway between the end of terrace wall and the next door neighbours boundary.

## Policy CC2 - Adapting to climate change

The proposed rear extension roof area is very similar to the already existing paved area on the rear terrace, and in our view we are not increasing the water runoff from the existing property. Furthermore, our clients would like to make a better use of the garden than what is currently present on site. This should overall improve the actually useable and

productive green areas for this property.

This property is located as shown on the map to the left, focusing on conservation areas and areas of historic interest within the council.



## **5. Design Principles and Concepts**

### **5.1. Design in context**

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance in an adverse way.

The proposal is to add a 2m rear extension as calculated from the existing rear part of the existing building.

The proposed extension is concealed towards No 61 by way of an existing part of the building. Towards No 65, our proposed extension does not create harmful overshadowing nor overlooking

All this provides in our view a natural extension to the existing building within its current context and does not impact its setting.

### **5.2. Layout**

The rear and side extension will improve the open plan kitchen, dining and living room area for the new owners.

### **5.3. Scale & appearance - REV A**

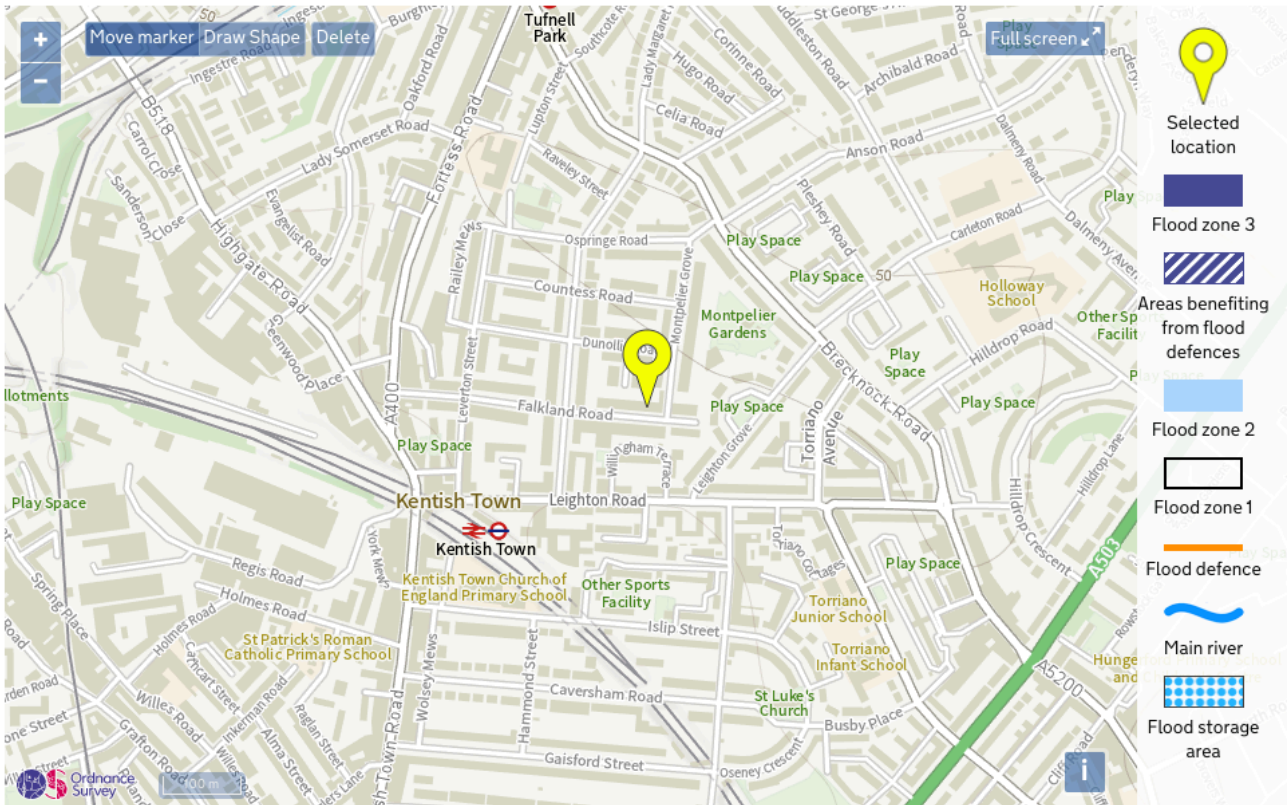
The proposed external changes are minimised by proposed slanted roofs and therefore reduced heights either side of the rear extension. These heights are 2m which correspond to the current fence heights. The same height on the boundary applies to the proposed side extension.

The proposed rear extension is proposed to be rendered, with anthracite rear facing doors and roof lights. The proposed extensions will be clad with grey coloured slate.



## 5.4. Flooding and surface water

This site is not identified as within the risk of flooding zone as shown in the Environment Agency's maps section.



## 6. Access

This property's main entrance door is fronting Falkland Road. The main entrance door currently has a small threshold and there are steps leading up to it. We are not intending to change this.

## 7. Site Access - REV A

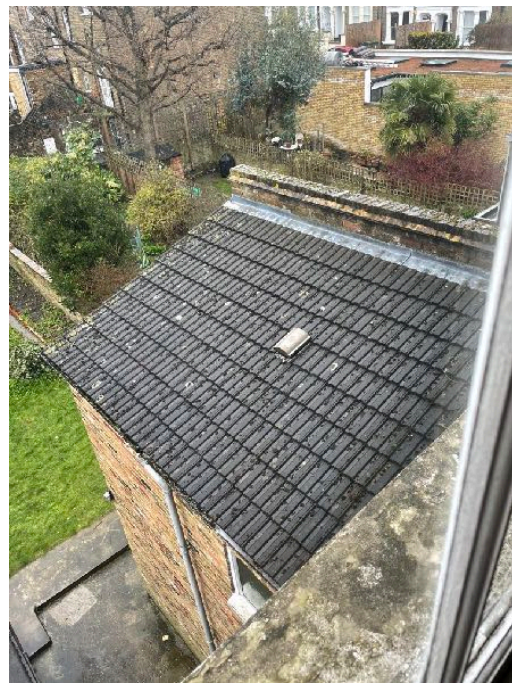
The existing access to the property is via a raised street entrance, with a small threshold on the access door. The existing clear entrance width is less than 900mm. The side of the property is accessible via a private passageway with a side gate.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.

## 8. Existing site pictures



View of the rear facade of No 63, with the boundary wall and mirror image' rear part of No 65 in the background



View from the second floor rear bedroom window onto the first floor rear roof of No 63



View of the rear garden of No 61 and the new extensions at the back of No 59 and No 57



Existing ceiling rose in No 63





View of the existing rear elevation of No 63, with No 65 being visible to the far left



View of nearby rear garden of No 61, with the derelict brick boundary wall to No 63 on the left



Destroyed window cill profile on the front of No 63



View of No 63 (center), with No 61 to the left and No 65 to the right