



**London Borough of Camden**  
**Design, Access & Heritage Statement**

**Applicant:** Roger Osullivan

**Proposal:** Proposed facade alterations, floor plan redesign and all associated works

**Location:** 1 Falkland place, NW5 2PN

## Design, Access and Heritage Statement

### 1. Introduction

Resi has prepared the following Design, Access and Heritage Statement, which should be read in conjunction with the drawings and additional supporting documentation, on behalf of the applicant Roger Osullivan for the proposed facade alterations, floor plan redesign and all associated works.

The purpose of this document is to ensure that the Local Planning Authority, London Borough of Camden, has a proper understanding of the proposal, which seeks to extend space and improve the existing accommodation.

### 2. Location and Context

The application site is located at 1 Falkland place.

The property lies within the Kentish Town Conservation Area, but is not listed.



**Image 1 - Site Plan (Not to scale)**

### 3. Existing Property

1 Falkland Place is a two-storey, two-bedroom Victorian style terraced house currently occupied by the applicant.

There are no records of planning history related to the property.



***Image 2 &3- Photographs of front and rear elevations***

### 4. Heritage Statement

The site falls within the Kentish Town Conservation Area. The Conservation Area Statement describes the area as follows:

'Falkland Place retains a short row of altered terraced cottages to the north end and then opens out where houses have been cleared, leaving the backs of the adjoining streets exposed and a play and open space has been created. Also the south end of Falkland Place, which turns from street to path, is flanked by a very old wall. This may be one of the oldest structures in the area, possibly predating 304 Kentish Town Road. This has been incised with new openings.'

The property is located on a short terrace on the road that displays a rhythm of repeated architectural features. Its front elevation features a low parapet, London stock brick to first floor, and painted render to ground floor. The rear elevation features a butterfly roof.

In order to ensure this proposal remains in-keeping with the character of the surrounding area, the Kentish Town Conservation Area Statement was consulted throughout the design process.

## **5. The Proposal**

The proposal aims to alter the existing property to suit the need for a contemporary household. The existing kitchen will be refurbished. The rear wall will be opened up for larger crittall style glazing and French doors. This will allow more light into the kitchen / dining area.

The proposal is minor and is sympathetic to its host building. It does not cause any issue of overshadowing, loss of privacy, natural light or views to adjacent properties.

## **6. Materials**

The development would not be visible within the street scene.

The proposal mostly seeks to match the existing materials. Crittall style glazing is proposed to match the style of the existing windows.

## **7. Conclusion**

This proposal has been designed with great consideration. We believe the proposals put forward a positive contribution to the existing property, whilst retaining the existing traditional features and remaining sensitive to the appearance of the surrounding properties in the Kentish Town Conservation Area.

The applicant and agent would be pleased to communicate with the planning department throughout the process.