

EXISTING BUILDING

Form

The existing end-of-terrace four storey house is located at the junction of Falkland Road and Willingham Terrace with two principal facades facing onto these highways.

The adjoining terrace of houses originally had inverted pitched roofs with central valleys whereas 66 Falkland Road has two parallel pitched roofs with a central valley at 90 degrees to the other houses in the terrace.

The front and side of the ground floor of the property is render faced with rendered corner quoins, reveals, architraves, rustication and cornice. The 2 brick faced floors above also have rendered quoins, architraves and cornice on the front and side with a lead faced parapet..

The property has retained the arrangement of front windows and entrance doorway as well as the name 'Falkland Arms' from it's previous use as a Public House. Access into the property is via the front entranceway and side doorway on Willingham Terrace. Access into the rear garden is via a gated entrance on Willingham Terrace.

Location and description:

The site comprises of a four storey end-of-terrace town property built within the mid 19th century and located within the Kentish Town Conservation Area. To the east of the site lies Willingham Terrace and to the north is Montpellier St. For over 100 years the property formerly housed a Public House called The Falkland Arms which closed in the 1990s.

The property is classed as a C3 dwelling house following a Change of Use from a Public House in 1996 (Planning Application: P9601253)

The house is not listed and has had alterations made in the past carried out by the owners at the time with stautory approval which include;

- New glazed shopfront sash windows and entrance lobby at ground floor.
- Alterations to the internal arrangement.

PROPOSED BUILDING

Proposal:

The proposal is for the following:

- Formation of a new accommodation at 3rd Floor in place of the existing roof
- Removal of the existing double pitched tile clad roof and access dormer.
- Removal of the existing redundant chimney stack to the rear elevation.
- Install new parapet wall to the rear elevation to form a continuous parapet to the exposed sides of the property.
- Install new slate clad mansard, forming third-floor loft extension, set back from the parapet walls and party wall / chimneys to 64 Falkland Road.
- Install new lead clad dormers containing double glazed painted timber framed casement windows to the front and rear faces of the mansard.
- Install glazed skylights to the area of flat roof of the new mansard above the proposed staircase and bathroom.
- Install new stair flights continuing the internal staircase up to the new 3rd floor.

Accommodation:

The proposal is to provide the following new accommodation:

Staircase, Landing, 2 Bedrooms, Bathroom and a Living/ Dining Kitchen Area.

Design:

The property, a former Public House, contains stucco / rendered period features creating a distinctive end of the terrace - linked to but distinct from the adjoining terraced houses.

The design of the new roof mansard and dormers, amendments to the parapet wall along the front and side elevations + new rear parapet has taken into account the materials and designs details that can be found within the immediate Kentish Town Conservation Area. This has been done to ensure the “positive building” status identified within the conservation area documentation is maintained and enhanced, thus ensuring that the property sits better within its immediate context.

PROPOSED BUILDING

Design:

The design of the loft mansard roof responds to the three-sided nature of the house, addressing each street elevation with an appropriate level of detailing, fenestration and parapet. The mansard is stepped back from the parapet on all three elevations to minimise it's visual impact at street level. The symetrical appearance of the mansard is centred on the principal elevations, maintaining the balance of the distinctive taller end-of-terrace property.

The rendered parapet is to be taken around Willingham Terrace to the brick faced rear elevation - enabling the rear elevation to be viewed as continuation of the principal elevations.

Overlooking

The proposal will not significantly alter the existing outlook from the building - the new windows are located directly above existing windows and therefore won't dramatically alter overlooking. The overlooking aspect of the building will be similar to that of the other houses within the street.

Servicing

Bicycle storage is provided in the rear garden of the property. Any additional requirement for bicycle storage will be accommodated within the rear garden.

Access

Access to the house and rear garden will remain unaltered.

Materials

The materials have been chosen not only because they reflect the palate of materials appropriate to this area but also because they are robust and durable, need little maintenance and will age gracefully.

PRECEDENTS OF END OF TERRACE PUBLIC HOUSES - ELEVATED AT STREET CORNER :



Leverton Street NW5



Grafton Terrace NW5



Chalcott Street NW1



Smith Street SW3



Portland Road W11



St. Paul's Road N1

Notes: Drawings to be read in conjunction with all consultants information. Do not scale from the drawing. All dimensions to be checked on site. Drawing only to be used for purposes indicated. Notify A P T Architects + Designers Ltd of any discrepancies. This drawing is copyright of A P T Architects + Designers Ltd and not to be used or reproduced without their express permission in writing.	Revisions: REV A: 12.2021 ISSUED FOR PLANNING		Client: MR + MRS DRAKE		Dwg Title: DESIGN STATEMENT 01				Project: 66 FALKLAND ROAD KENTISH TOWN LONDON NW5 2XA	Drawing No: I 63/P/008
			Dwg Status: FOR PLANNING		Scale: N.T.S. @ A3	Job No: 163	Date: 12.2021	Rev: A		
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