

Design Statement

Flat B, 41 Brecknock Road, London N7 0BT

1. Introduction

This Design Statement has been prepared as a planning application supporting document to the London Borough of Camden. It accompanies a planning application for the extension and internal reconfiguration of a second floor flat. The application also includes proposals to replace the current windows with timber framed double-glazed units to match the existing.

2. The Site

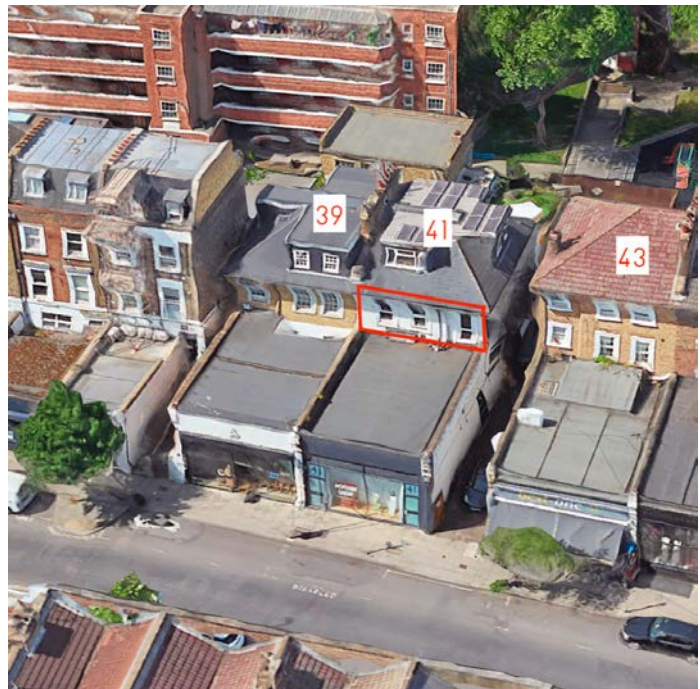
The application site is situated within the London Borough of Camden. The property is on the second floor of a converted Victorian shop with residential upper parts. The building is four-storeys in height above a half basement. The residential upper parts are set far back from the shop façade that fronts onto the well-served Brecknock Road highstreet.

The site has a very good public transportation accessibility. It is within walking distance to Camden Tube Station and several bus routes along Camden Road.

The site does not fall within a Conservation Area and the building is not locally listed.

3. Surrounding Area.

The predominant character of the area is residential with shops fronting onto Brecknock Road at ground level. The appearance of the area is largely created by Victorian facades with numerous period and contemporary styled extensions



View from North. Front Elevation
onto Brecknock Road

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View from North. Front Elevation
onto Brecknock Road



View from South. Rear Elevation

4. Design and Visual Impact

This submission follows an earlier application wherein the rear extension to for a bedroom was proposed. This scheme was discussed with the assigned Planning Officer and an amendment to show a pitched roof was submitted. This new application follows the advice addressed during these discussions.

The overall floor area will increase from 50sq m to 60 sqm.

The rear extension follows the precedent of similar first floor extensions to both adjacent properties. These adjacent approved extensions have been implemented in recent years.

Approved extension to 43 Brecknock Road. Ref: 2017/6874/P

Approved extension to 31 Brecknock Road. Ref: 2012/6419/P

5. Inclusive Design

Considering this Victorian period building, we have integrated as much of the Part M – Access to and Use of Buildings regulations – as is practical. The flat is configured to be fully compliant with ambulant disabled peoples' requirements. Doors have a clear width of 750mm, New sockets will be 450mm above the finished floor level, New light switches will be 1050mm above finished floor level. The bathroom and kitchen have clear movement areas of at least 1100mm in diameter.

6. Refuse

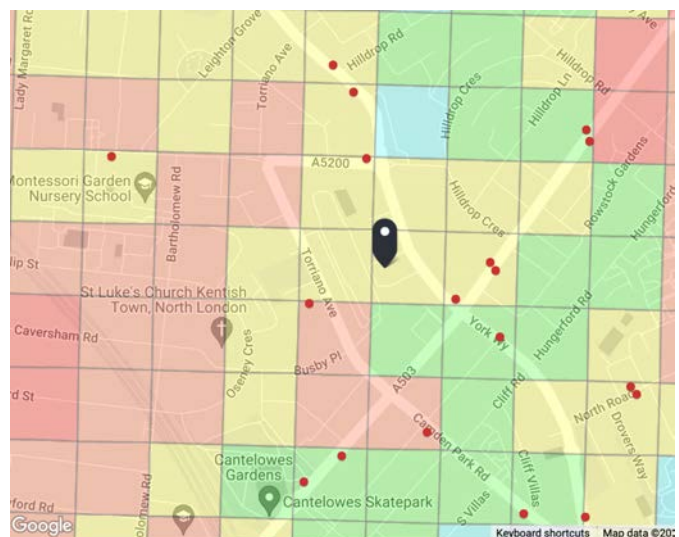
We are not proposing to make any amendments to the current refuse and recycling arrangements. The proposed flat will remain a 2-bedroom, 4-person flat.

7. Transport and Access

41 Brecknock Road falls within a PTAL zone 4.

The site is well served by bus routes along Brecknock Road (29, 253, N29, N253, N279) and Camden Road (390, 393)

41 Brecknock Road is within 100m of the dedicated cycle lane along Torriano Avenue and the bicycle infrastructure along Camden Road.



You can click anywhere on the map to change the selected location.

PTAL output for Base Year

4

8. Flood Risk

The site is not in a flood risk area.

9. Affordable Housing Contributions

Affordable housing Contributions do not apply to this single dwelling extension application.

10. CIL

CIL contributions do not apply to this 10sq m single dwelling extension application.