

ROH ARCHITECTS

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR A PROPOSED REAR EXTENSION TO A DWELLING HOUSE AT 16 BROCAS CLOSE LONDON NW3 3LD

TOWN and COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (as amended) SCHEDULE 2, Part 1, Class A

INTRODUCTION

Brocas Close is part of the Chalcots Estate in the London Borough of Camden. The Chalcots Estate was first built in the 1960's as part of a Comprehensive Redevelopment of the area to provide Council Housing. The estate consists of a series of high-rise tower blocks and a series of low-rise terraced houses. Many of the houses, such as the one in question, are now in private ownership.

The estate is noticeable for its consistent and simple use of materials that coordinate to give the entire composition a clear identity and character. The low rise terraces are grouped around landscaped garden courtyards with parking facilities. The terraces are all virtually identical and have a consistent quality and character typical of their period.

THE PROPOSAL

The owners wish to increase the residential floor area by adding a rear ground floor extension identical to the one adjacent at number 15 Brocas Close. It is understood that the extension as proposed complies with the requirements of the GPDO and as such is a form of Permitted Development.

The extension proposed is identical in height and length to the previously approved and constructed extension at 15 Brocas Close. The length will be 4.0metres and the height to the top of the parapet will be 3.1 metres. The new floor area proposed is 20.3 sq metres.

MATERIALS

The extension would be constructed of white painted brickwork and white powder coated aluminium curtain wall windows and cladding in order to preserve the consistent character and appearance of the Chalcots Estate as described above.

ACCESS

Access arrangements would remain as existing with the proposed rear extension being an extension of the existing ground floor level. There are no additional requirements to this private single occupancy dwelling required by Building Regulations or Planning Policy.

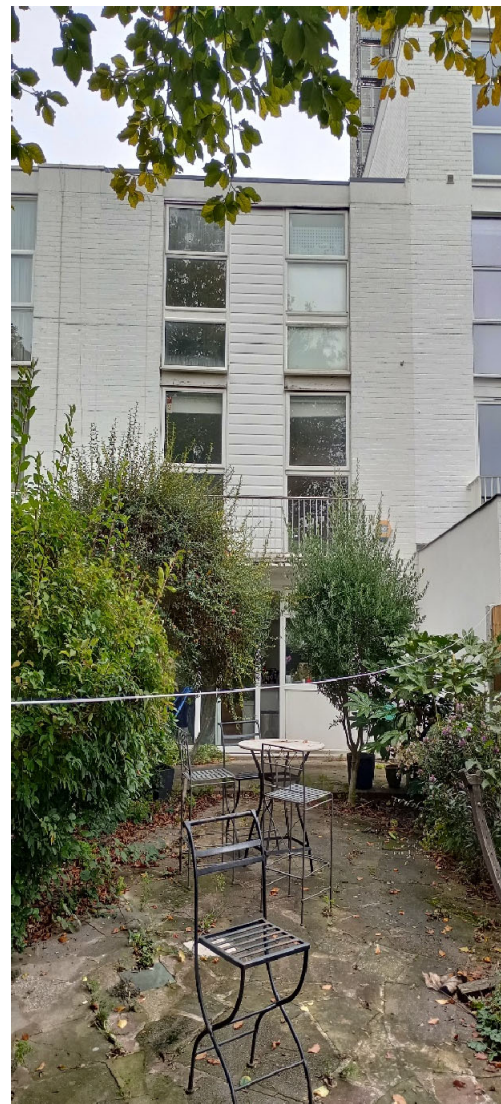
Below Left:

Rear elevation of the existing extension at 15 Brocas Close.



Below Right:

Rear elevation of 16 Brocas Close as Existing.



Below:

The relationship between 17 Brocas Close (left) and 16 Brocas Close (right).



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