

ROH ARCHITECTS

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF AN APPLICATION FOR PRIOR APPROVAL OF A PROPOSAL: ENLARGEMENT OF A DWELLING HOUSE BY CONSTRUCTION OF AN ADDITIONAL STOREY AT 16 BROCAS CLOSE LONDON NW3 3LD

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

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 roof 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 properties to the front, across the parking court, are approximately 20 metres away and as such would not be detrimentally affected by the proposal. The nearest properties to the rear are approximately 40 metres away, across Adelaide Road.

The rear garden of the adjacent property at 17 Brocas Close is sheltered by garden foliage and has existing overlooking windows from the first floor level living room. There are also existing rear bedroom windows at second floor level. This is typical of the existing situation throughout the estate. The proposed rear room would be a bedroom and so would not unduly contribute to excessive overlooking or loss of privacy.

MATERIALS

The extension would be constructed on 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. There are no additional requirements to this private single occupancy dwelling required by Building Regulations or Planning Policy.

Below Left:

Front elevation of the existing extension at 15 Brocas Close.



Below Right:

Rear elevation of 15 Brocas Close as Existing.



Below:

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



ROH ARCHITECTS October 2024