

# Carbogno Ceneda Architects

Architecture Design Planning Sustainability Consultancy

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## DESIGN AND ACCESS STATEMENT

FOR PROPOSED ALTERATION AND EXTENSION;

Formation of single-storey infill above existing kitchen utility space, involving the removal of the existing half-storey structure at rear of 2nd floor flat.

AT

FLAT 13 BRACKNELL GATE

FROGNAL LANE

LONDON NW3 7EA

OCTOBER 2014

Carbogno Ceneda Architects Ltd

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## 1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

The application is for full planning consent for the alteration and proposed formation of a single-storey infill above existing kitchen utility space, involving the removal of the existing half-storey structure at rear of 2nd floor flat. The existing flat metal window at low level will be retained but raised to light the altered internal kitchen layout. There will be no increase in the property footprint.

## 2 - CONTEXT OF THE SITE

Located in the conservation area of Redington Frogmal, the area is predominately residential in character, the property being part of a mansion block complex comprising three blocks each containing eight flats. The blocks form an inner courtyard which is screened from the adjacent properties by the pattern of the mansion blocks. Each of the flats has service access to this external courtyard via a mechanical hoist to the kitchen balcony.

These balconies have no visual or physical connections with the surrounding streets or properties, due to the limited gaps between the three mansion blocks. Green space is located to the street front areas of the mansion blocks comprising shrubs and plane trees. Resident's car parking is also located to the front of the mansions.

*Figure 1 below shows the front elevation.*



### **3 - THE PROPERTY**

The property is part of a three storey Mansion Block built in the early 1930's in red brickwork, with red cement roof tiles. It is fronted with communal gardens and off street parking. The building is flat fronted with a projecting bay windows from ground and first floor storey. The second floor flat has a balcony above each of these projections. The third floor flats are situated in the roof space with projecting dormer windows. The flats are accessed via a stair or lift situated within the shared entrance hall.

### **4 - DESIGN EVALUATION**

The design submitted, envisages the infill between the existing flat roof of the kitchen utility space and the underside of the third floor slab above with a new full height kitchen space between the second and third floor. A new infill will retain the flat steel window currently located at low level but raising it to light the new kitchen internal arrangement. This window will be raised to the level the existed recessed window which would be removed as part of the new internal alterations. The existing widow located in the adjacent property in the recessed area due to be in-filled are opaque already therefore no light reduction will occur.

### **5 - PHYSICAL CHARACTERISTICS OF THE DESIGN**

The new infill will be comprised of the existing flat steel window and brickwork reclaimed from the alteration or matching existing. Any reconstruction that has to be done in the party wall facade would also have bricks that match the existing.

### **7 - AMOUNT, SCALE AND VOLUME**

The proposal consists of the demolition of the lower part of the existing kitchen utility space structure (height 1500mm) to allow for the insertion of a full height (2600mm) structure on the same footprint. The line of the proposed infill following the existing line of the existing utility space. The proposal envisages opening the space up to match the full height of the existing kitchen.

### **8 - UNDERSTANDING OF THE CONTEXT AND REFERENCES**

The location is a sensitive one, in a conservation area. The study of the site was instrumental in developing the design. The property has a rear courtyard that screens the rear elevation from adjacent properties. The creation of the infill will not be out of place and would not spoil the uniformity of the rear elevation

*Figure 2 shows the rear elevation of the property.*



#### **10 - LANDSCAPING**

Landscape will not be affected.

#### **11 - ACCESS - PEDESTRIAN ACCESS**

Access landscape will not be affected.

#### **12 - SUSTAINABILITY ISSUES**

New materials to be reclaimed from alterations or to match existing.

#### **13 - LIFETIME HOME STANDARDS**

Life time home standard is not applicable.

#### **14 - PRE-APPLICATION ADVICE**

Informal pre-application advice was discussed via telephone with Mr. Matthew Dempsey on 01.10.2014 at the planning office in Camden. Ref # 05367. The discussion confirmed that although

the property was situated within a conservation area, and that any proposal should refer to the requirements of the Unitary Development Plan (UDP) and Supplementary Planning Guidance, that this application would not require Conservation Area consent but should still be submitted as a Full Planning Application as it is situated within a Mansion Block.

It was considered that:

- a) The proposal retains the character and materiality of the existing mansion block
- b) The proposed development is visually non-intrusive, with no loss of light affected to the adjoining properties.
- c) The development does not exceed the existing boundary line.

## **15 - SUMMARY AND CONCLUSION**

The proposal is appropriate for the site and will preserve the character and appearance of the area. We request that this application be approved.

End