

Design and Access Statement

for

Alterations to proposed roof extension

for

Sarah Hunter

Flat C
107 Brecknock Road
London
N7 0DA

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London
W1T 5ET
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Preface

In March 2015 planning permission was granted for a mansard roof extension to 107 Brecknock Road, London, N7 0DA, ref.: 2015/0506/P. This application is for amendments to the existing planning permission.

Design and Access Statement

1.0 The property

107 Brecknock Road is a mid-terrace, three storey house on the south-east side of Brecknock Road. The property has previously been split into three separate flats.

The house has a rendered ground floor with projecting bay window with London stock brick above. A render band detail runs along the front façade above the second floor windows.

The property is not within a conservation area.

2.0 Planning history

In 1984 planning permission was granted to split the building into three separate flats, ref.: PP/8400376.

In 2015 planning permission was granted for a mansard roof extension, ref.: 2015/0506/P.

3.0 Site context

107 Brecknock Road forms part of a terrace of three storey Victorian houses. On the opposite side of the road there is a five storey block of flats which is part of the Upper Hilldrop Estate.

4.0 Proposed alterations

The existing planning permission drawings show sloping French doors to the rear and a dormer French window in a mansard roof to the front of the proposed roof addition.

This application is for a change to a more normal vertical French window in the sloping rear mansard and a glazed facade to the front of the roof addition set back behind the existing façade and parapet.

There is no change to the height of the roof extension. On the second floor the access door to the existing terrace is altered to facilitate a rearranged internal staircase.

5.0 Sunlight/ daylight and overlooking

There is no change to overlooking or loss of sunlight.

6.0 Access

There is no alteration to the access arrangements.

7.0 Conclusion

The proposed changes are minor and are the result of a revised internal layout. The mansard roof addition has been granted consent in March 2015. The proposed alterations to the windows and doors at second and third floor levels should have no significant impact on either the building or neighbouring properties.

20 August 2015
Mark Guard