



Bumblebee, 33 Brecknock Rd
Design and Access Statement
February 2016



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1. Introduction

1.1 Introduction

This report has been prepared by The D*Haus Company Ltd, in support of a planning application at Bumblebee Natural Foods, 33 Brecknock Road, N7 0BT

1.2 The Site

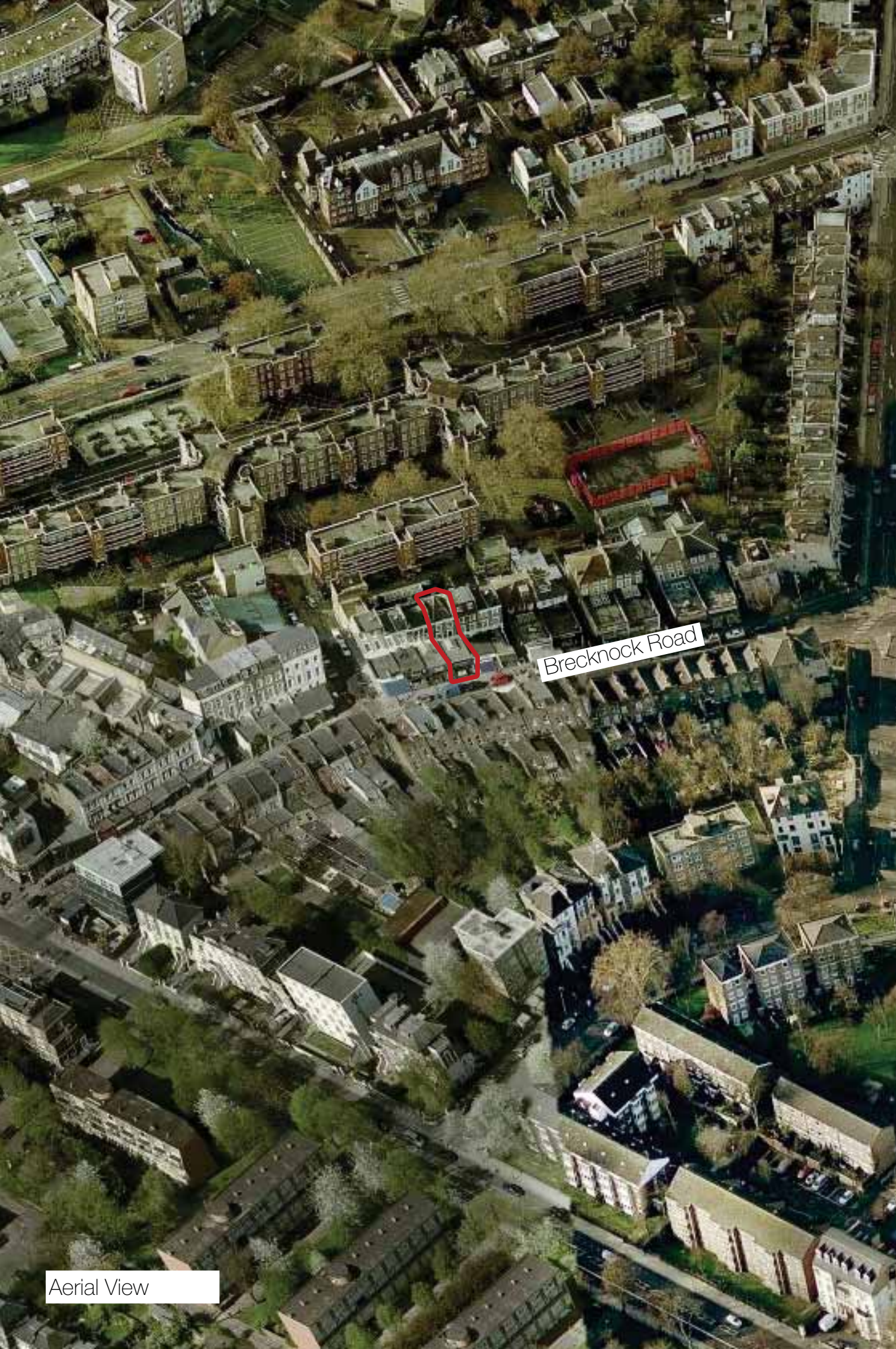
Brecknock Road is a busy road with an array of local shops and residential properties.

33 Brecknock Road sits within a row of terraced buildings with commercial / retail space on the lower levels and residential above.

The proposal includes refurbishment and the extension of the commercial spaces to the rear of the building along with an refurbishment of some of the living spaces above.

This report looks at the proposed development in relation to the surrounding properties and site constraints.





Aerial View

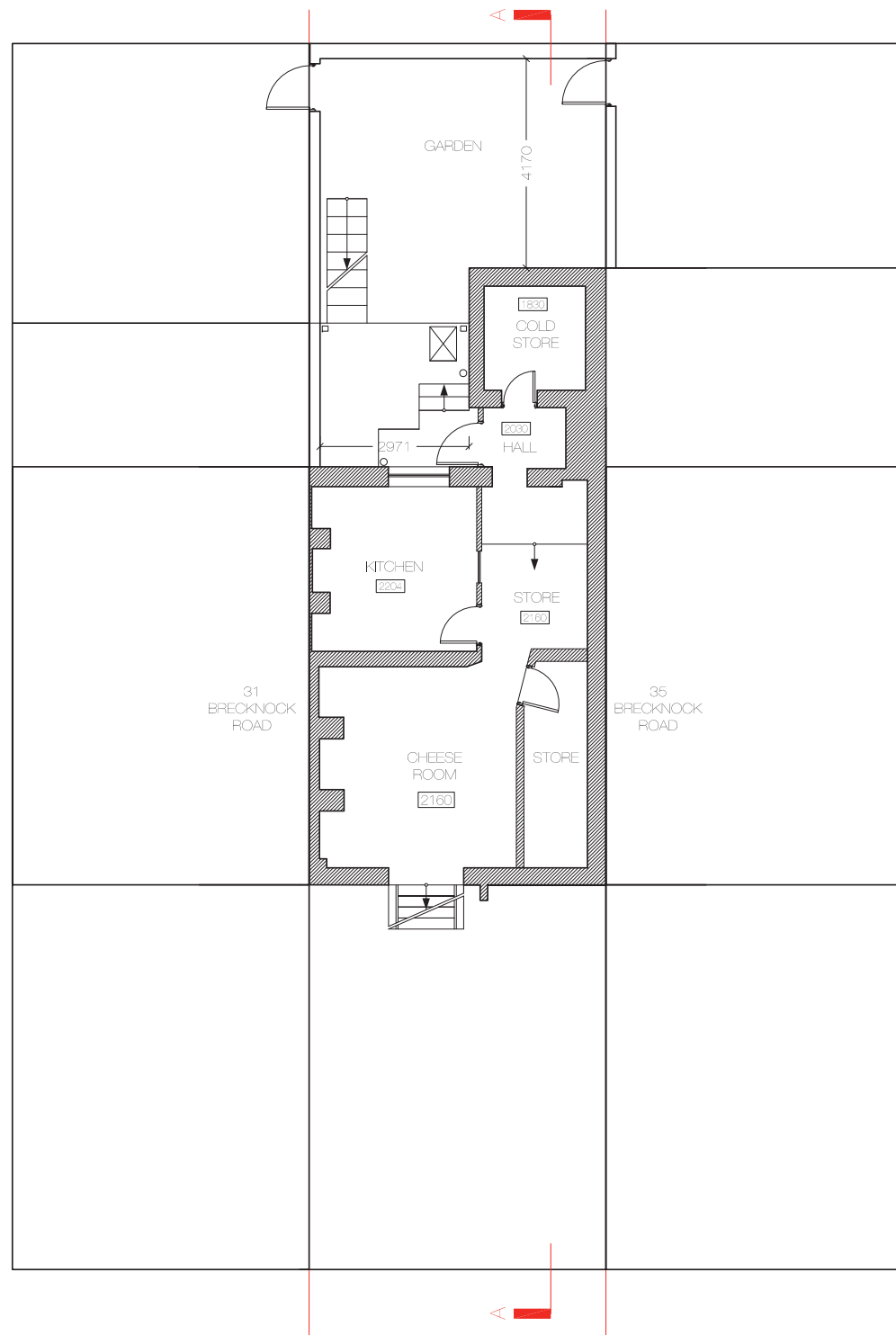
2. Context and History

2.1 Context and History

The building sits within a row of three storey terraced properties. Each of the properties along this row has had modifications to adjust to the associated uses. The building is not a listed building nor is it within a conservation area.



York Way & Brecknock Road C. 1900

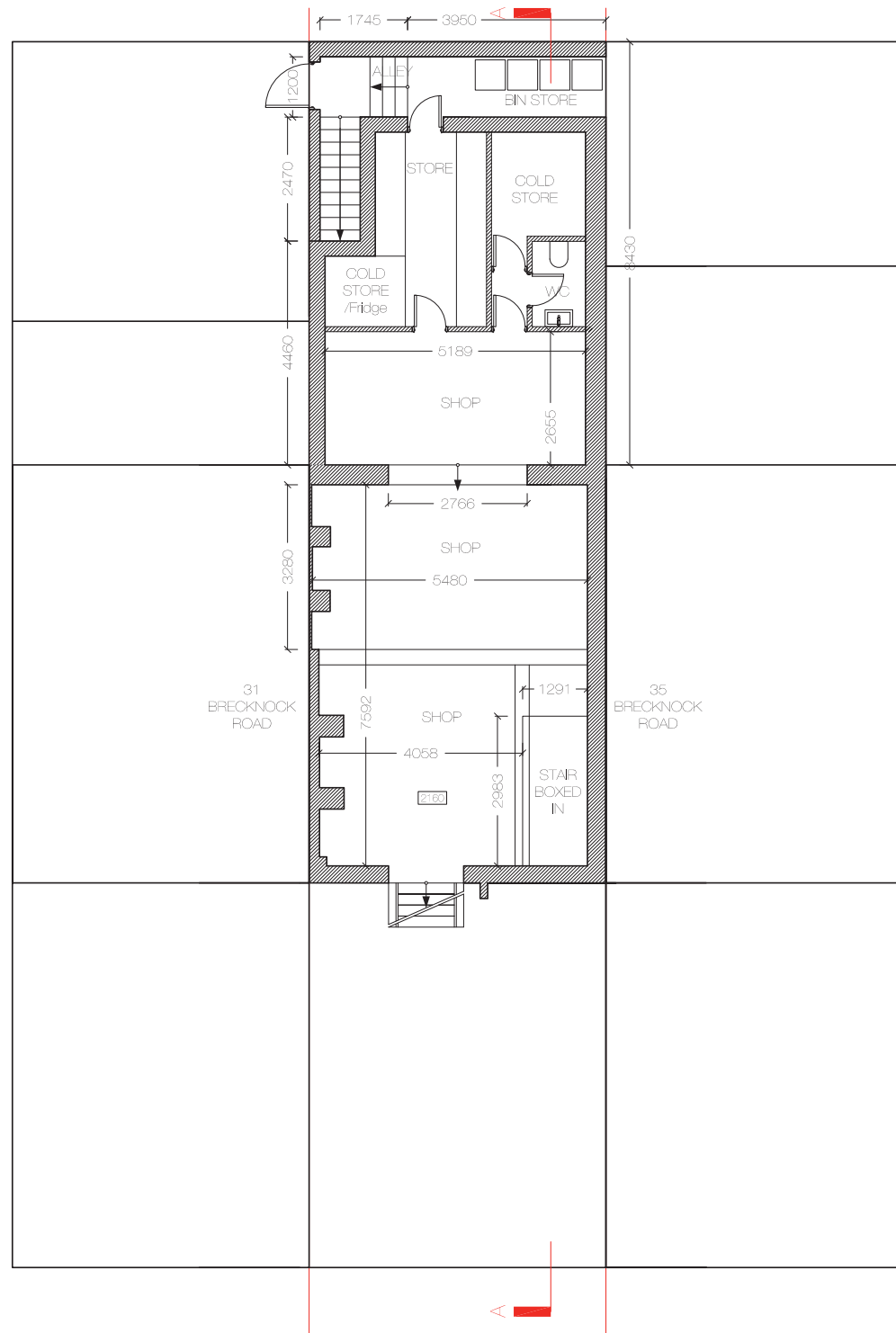


Existing lower ground floor plan

3. Existing Use

3.1 Existing Use

The building is currently used as a grocery store on the lower and upper ground floors with a residential dwelling above.



Proposed lower ground floor plan

4. Proposal

4.1 Proposed Use

The proposal seeks to expand and improve on the quality of the commercial spaces to offer greater usable area for the shop below. The building is to be rationalised and updated to make it suitable for use in the 21st Century with the addition of dedicated staff facilities and wash-room, whilst also preserving the unique character of the building.

The living spaces of the property above will also be rationalised and refurbished to offer increased amenity to the residents. The front facade shall remain unchanged to preserve the character of the area.



View of Existing Courtyard



View of adjacent garden with infilled courtyard and outbuilding

4. Proposal

4.2 Proposed Scale

The overall scale of the building will not be greatly altered as it will remain three storeys in height. The proposals aims to maximise use of the existing building structure and fabric, creating a larger commercial space for the shop below and improving the quality of the spaces above

The additional rear extension will manifest itself as a continuation of the same building typology as the original building, similar in nature to rear extensions found along Brecknock Road as shown in the photographs opposite.

The site sits adjacent to 31 Brecknock Road, and the rear extensions impact on amenity has been considered, as the rear extension will not project beyond the height of the boundary wall. This means that the proposed rear extension has a minimal impact on the amenity of the adjacent properties.



View of the new wet-room

5. Design and Materiality

The proposal aims to sympathetically respond to the existing building and its immediate context.

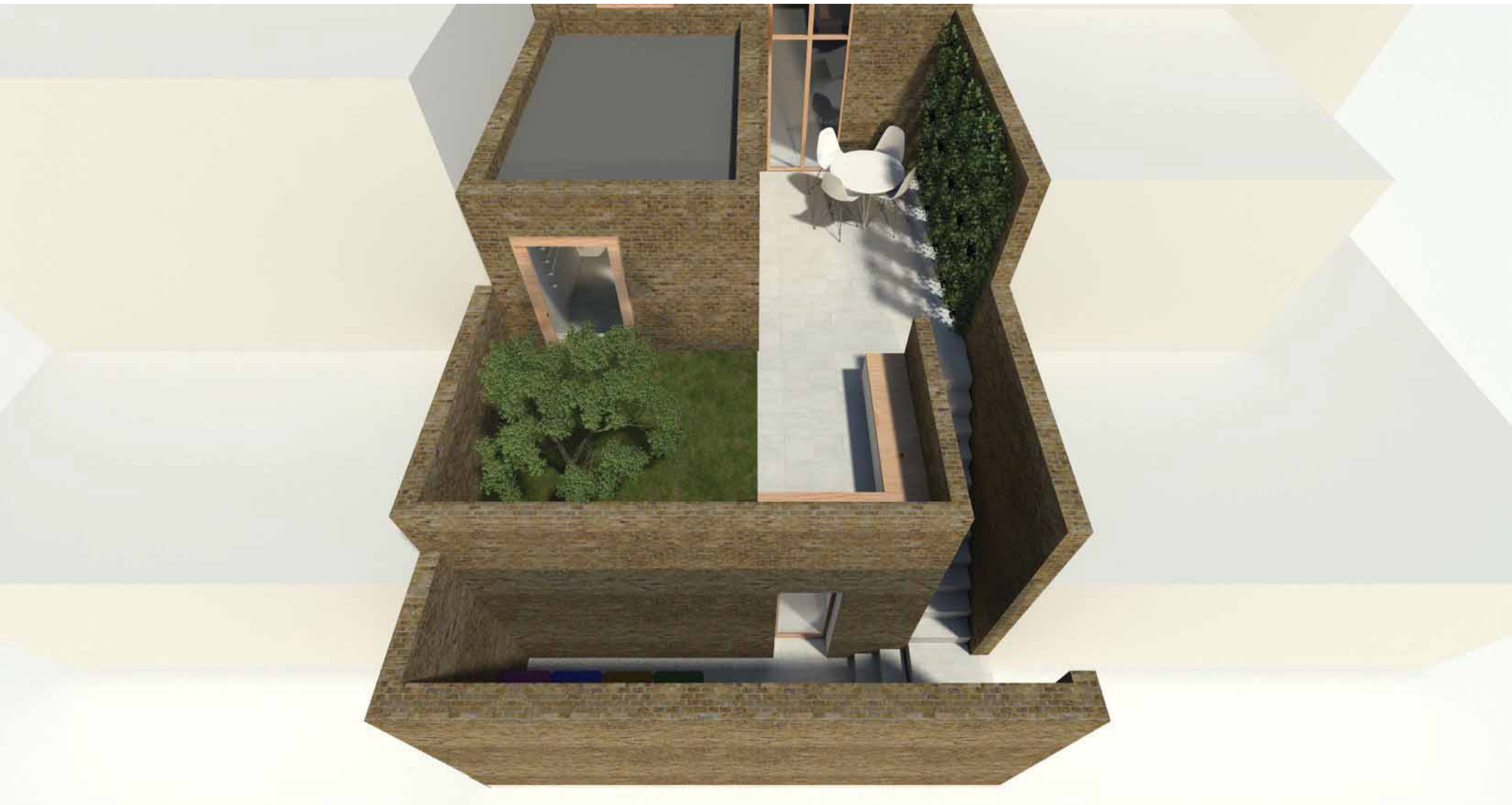
5.1 Front facade

The front facade of the building shall remain unaltered and preserved

5.2 Rear facade

To the rear more extensive changes are planned, However, as these changes are towards the rear of the building they will be hidden from street and therefore it is felt that they will make a positive contribution to the area. The rear elevation shall be clad in London Stock Brick to match the existing elevation.

6. 3d Views

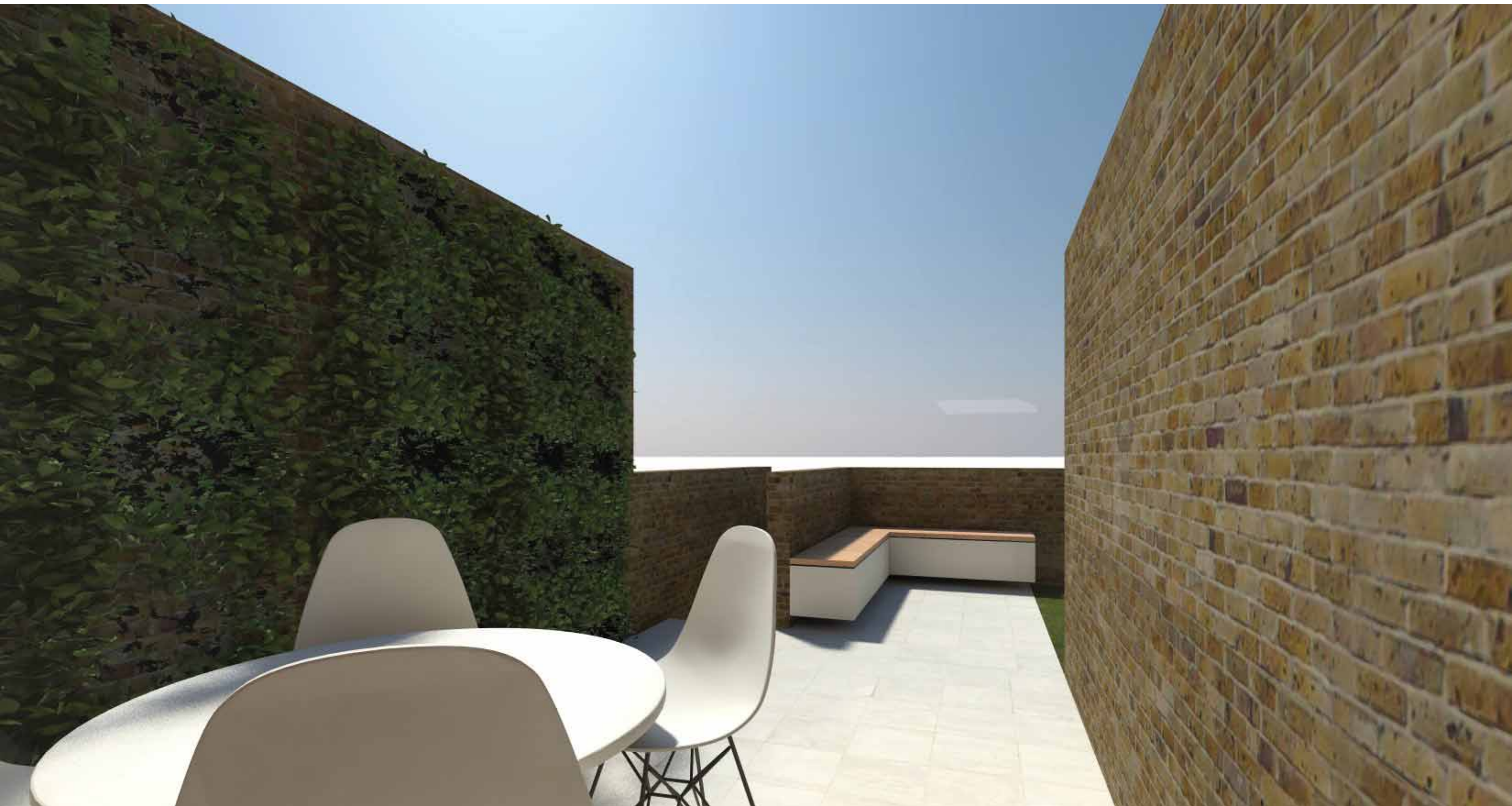


Birds Eye View of Extended Mass



View of new raised garden/courtyard at the rear

6. 3d Views



View of new terrace



View of former Dairy room

7. Further Consideration

7.1 Waste storage

A waste storage area for the building will be relocated to the rear of the building. Waste will remain in this location until the collection of refuse at which point bins would be wheeled onto the pavement for collection by the Council.

7.2 Access

Main pedestrian access to the building will be directly from Brecknock Road

All new staircases, corridors and spaces will comply with UK building regulations.

7.3 Sustainability

This development aims to achieve high environmental performance standards. Where possible, Locally and responsibly sourced materials shall be used within the building structure and fabric. All timber shall be FSC certified.

All building fabric and glazing U values shall aim to have as high as thermal performance as possible, contributing to increase in the energy efficiency of the building.

The building will aim to maximise use of the existing materials and fabric, reusing as much waste material as possible.



8.1 Referring to the National Planning Policy Framework, March 2012:

ACHIEVING SUSTAINABLE DEVELOPMENT:

Item 9 - "Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- replacing poor design with better design;
- improving the conditions in which people live, work, travel and take leisure; and
- widening the choice of high quality homes."

Referring to the above policy, which argues the case for achieving sustainable development, it is felt that the proposed scheme has a positive impact on both the quality of the built environment and also the quality of life of the residents by improving the living space and amenity of the flat above.

THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT:

Item 14 - "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- Approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
-- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
-- specific policies in this Framework indicate development should be restricted."

8. Conclusion

Referring to the above policy, which is in favour of sustainable development, we would argue that the positive benefits of the scheme outweigh any minor amenity issues. It should also be a material consideration that many extensions in the area have a similar layout. The benefits include greatly improving the quality of space within the shop thus helping to sustain the viability of the commercial space whilst also allowing for improved living and amenity space in the residence above.

Requiring good design:

Item 61: "Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

Referring to the above policy, the design does not negatively affect the visual appearance of the area and improves the quality of the building and should therefore be supported.

Item 63: "In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area."

The proposal raises the standard of design in the area and should be viewed positively and supported.

8.2 NPPF Summary:

These proposals accord with the requirements of the NPPF and we believe that as a consequence planning permission should be granted.

8.3 Conclusion

The proposals will improve the overall quality of the surrounding area by increasing the space and amenity of the building. The proposals will enhance the quality of the existing building preserving its character while updating it for the 21st Century.

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