

**LAND TO THE REAR OF NOS. 133-137
BRECKNOCK ROAD, LONDON,
N19 5AE**

DESIGN AND ACCESS STATEMENT

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ARCHI
TECTS**

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1.0 INTRODUCTION

1.1 APPLICATION SITE

Land to the rear of:
133, 135 & 137 Brecknock Road
London N19 5AE

The proposed site is located to the end of three long, under-utilised gardens to the rear of Brecknock Road, bounded by Ospringe Road to the north (onto which the site has a connecting boundary) and Montpelier Grove to the west.

The site is not in a conservation area.

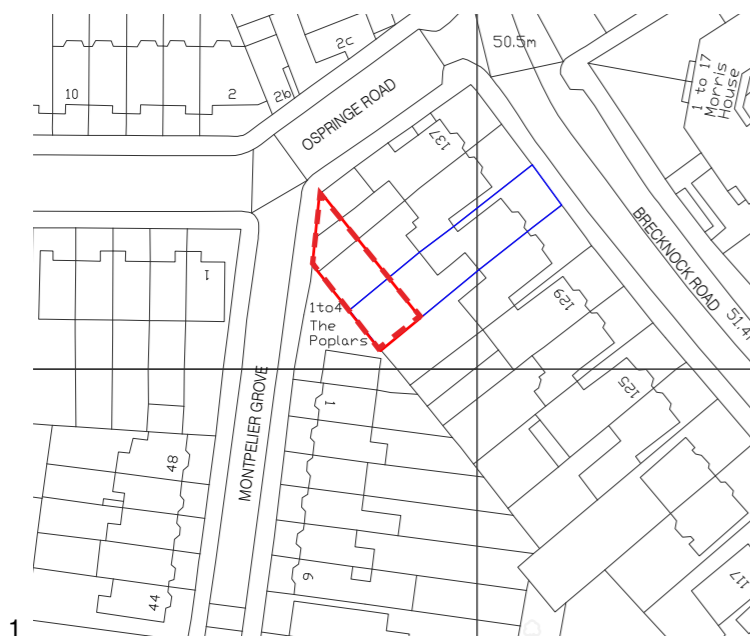
Access to the site is via 133, 135 and 137 Brecknock Road and via a door in the wall between the garden of 137 Brecknock Road the street at Ospringe Road.

The designated land is owned jointly by the landlords of the three properties: James Youngman at 133 Brecknock Road; Vasilios Demosthenous at 135 Brecknock Road and St Mungo's Supported Housing at 137 Brecknock Road. The site will be owned and managed by James Youngman, the owner of 133 Brecknock Road should planning be successful.

1.2 DESCRIPTION OF PROPOSAL

The proposal is for a high quality, architecturally innovative, single-storey two-bedroom bungalow, lying low within the site. The house is divided into three sections with a varying roof profile that breaks up the mass of the house, whilst providing visual interest for the neighbouring properties in the form of stepped planted roofs.

The front of the house is pulled back from the street and from the garden of 131 Brecknock Road, in line with the street development along Montpelier Grove. It is barely visible from the surrounding street or neighbouring properties.



1. Location map
2. Photomontage of the proposal looking from Ospringe Road



2.0 SITE AND SURROUNDING CONTEXT

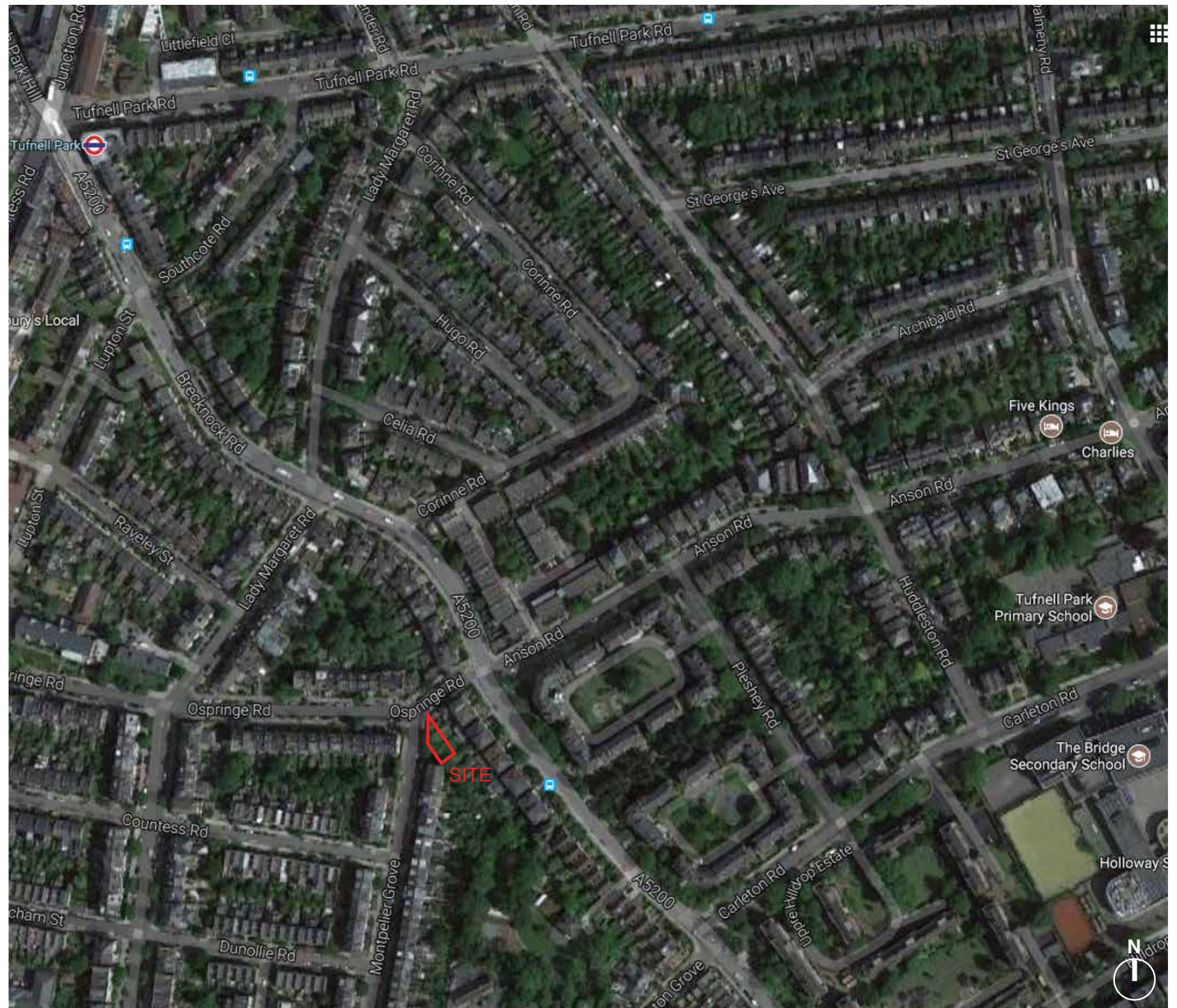
2.1 LOCATION

The site is to the back of gardens to properties on Brecknock Road at the corner of Ospringe Road and Montpellier Grove, just within the Borough of Camden.

The site is very well connected. The 390 bus route passes directly along Brecknock Road. It is a 5 minute walk to Tufnell Park tube station along Brecknock Road or 10 minute walk to Kentish Town tube station along Ospringe Road and Leverton Street.

The nearest shops are located a 5 minute walk away on Fortress Road. Local schools include Eleanor Palmer Primary School, Tufnell Park Primary School, Kentish Town Church of England School, Torriano Primary School, Acland Burghley School and Holloway School. Nurseries include Montpelier Nursery, Dolphin Montessori School and Rainbow Nursery among others. All are located within a 5-10 minute walk.

Ospringe Road is located in the Kentish Town Ward.



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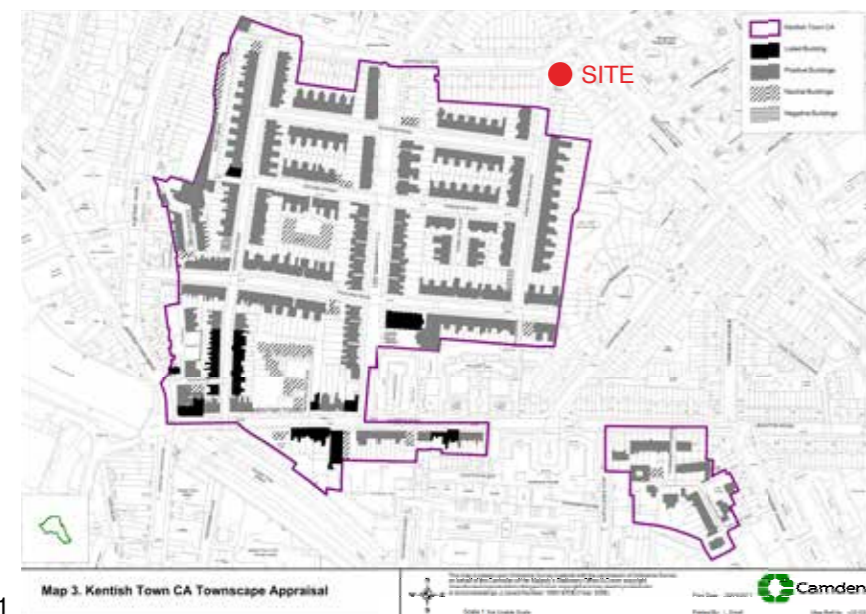
2.2 HISTORICAL CONTEXT AND LOCAL TOWNSCAPE

The site sits well outside of the Kentish Town conservation area, which avoids all of the buildings that front onto Ospringe Road.

The area is characterised by late Victorian brick terraced houses of five storeys along Ospringe Road and four storeys along Montpelier Grove. The area is interspersed with a large number of rear garden infill houses and extensions on similar corner sites to the proposed site, dating from the 1950s through to the present day. Several of these are two storey and some are one storey. They are mostly characterised by a subordinate relationship to the houses on either side in terms of scale and massing.

Along Brecknock Road large, semi-detached three-storey villas line the south side of the street. On the north side of Brecknock Road and along Anson Road is the Brecknock Road estate of 226 dwellings that was built by the LCC in the 1950s, which includes larger 5-6 storey blocks as well as smaller 2-3 storey houses and flats. The estate is visible from the site. St Benet's and All Saints Church on Ospringe Road was built in 1928 by Cecil G Hare on the site of the previous church. Next to it is a small three storey vicarage and a larger four-storey block of purpose-built flats, which are owned by the Camden Council.

There are no listed buildings within view of the site and there are no Tree Preservation Orders to the trees on the site. There are no trees within the site boundary, but there are trees close to the west site boundary.



1. Appraisal map showing site is located outside Kentish Town conservation area
2. Infill development adjoining Victorian brick terraced houses along Montpelier Grove
3. Victorian brick terraced houses along Ospringe Road
4. Infill development along Ospringe Road opposite to site
5. Modern extension along Ospringe Road
6. Street view along Ospringe Road looking towards the site
7. Modern development on Ospringe Road

2.3 PLANNING PRECEDENTS

There are numerous infill house precedents and extensions in the area. Many are on similar corner plots and gap sites, including rear gardens. Some of these are two storeys high and some are one storey high.



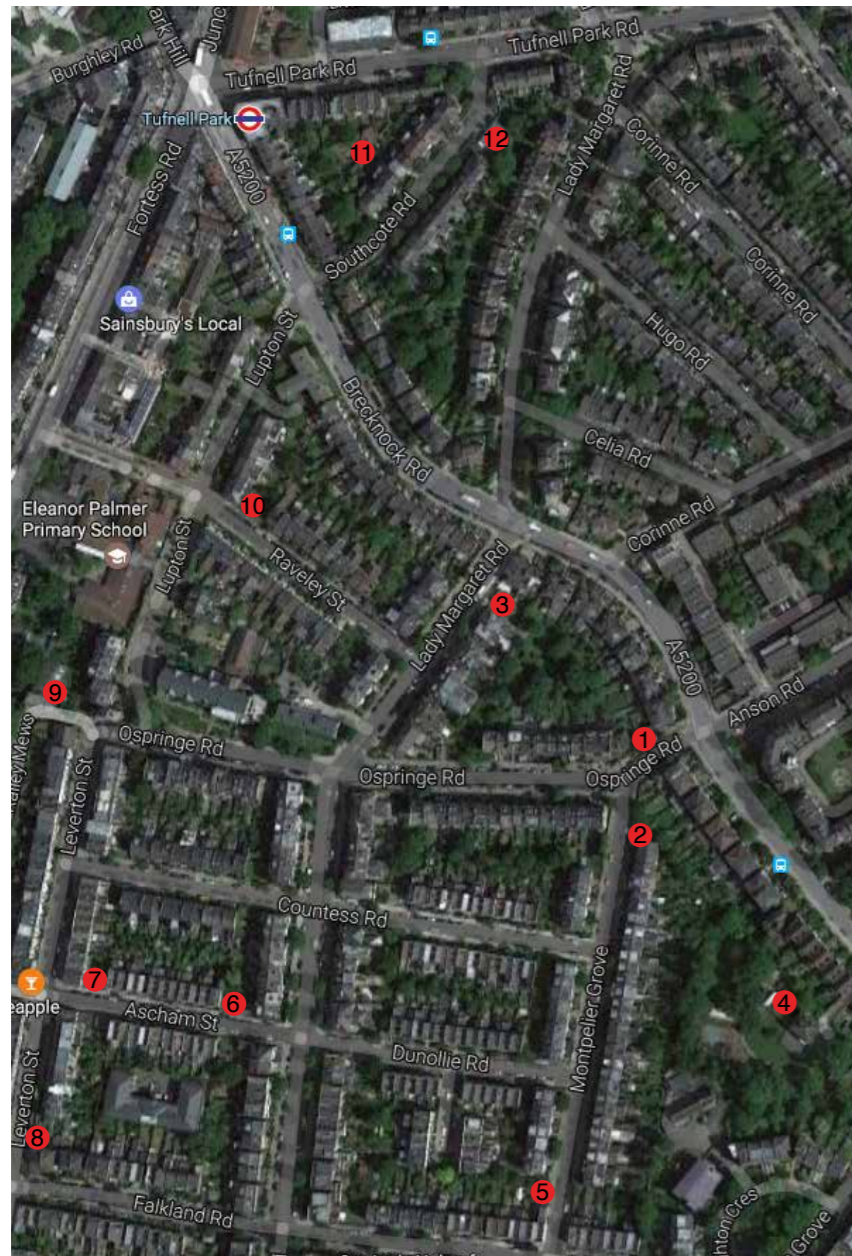
1. 2C Ospringe Road



2. The Poplars Montpelier Grove



3. 70A Lady Margaret Road



Precedents location



4. Montpelier Community Nursery, 115 Brecknock Road



5. 71 Falkland Road



6. 23 Ascham Street



7. 52A Leverton Street



8. 15B Falkland Road



9. 17 Railey Mews



10. 8 Lupton Street



11. Ott's Yard (see further details in Appendix A)



12. 22 Southcote Road

2.4 DESCRIPTION OF THE SITE

The site is formed from the back 8m of the large and under-utilised gardens at adjoining 133, 135 and 137 Brecknock Road. It is surrounded on all sides by brick garden walls. The 8m depth is defined by the kink in the wall where Ospringe Road changes direction, which provides a natural break in the property line. The property forms an end point to the south section of Ospringe Road. The site can be accessed from the street at Ospringe Road via a gate in the garden wall. The site is fairly flat and at a similar level to the surrounding gardens and street with a variance in height across the site of around 200mm.

The Poplar's Building, a four storey block of flats borders the site to the south on Montpelier Grove. The owners of this site are currently in process of building a new four storey extension within their front garden. The new windows that will look onto the site are from the circulation spaces and a new small bedroom.

The buildings at 133 and 137 are designated sui generis for HMO use. 137 is owned by a charity, St Mungo's and 133 is rented to 11 students of the University of London. The house at 133 Brecknock Road is rented on a long lease by the University of London for 11 students on 50 wk/yr leases. The maximum number of double occupancy rooms is two giving a maximum number of 13 occupants.

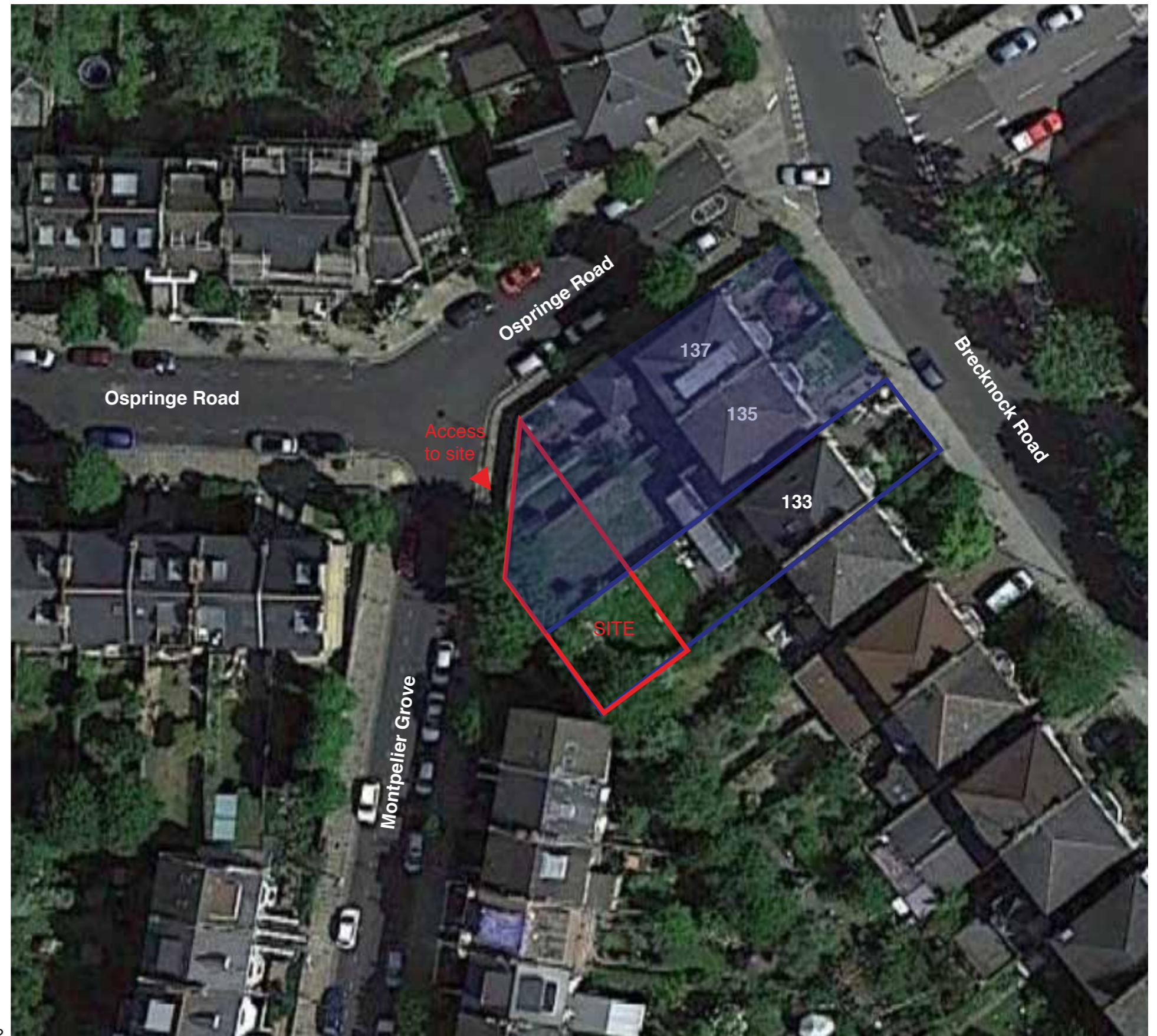
The house was not manageable with 19 occupants and there is no prospect of it being occupied by more than 13 people. 135 Brecknock Road is divided into three 2-bedroom flats.

- Boundary of proposed site
- 133 Brecknock Road - Client's property
- 135 Brecknock Road - Interested Party (negotiated land)
- 137 Brecknock Road - Interested Party (negotiated land)



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1. View of site from Ospringe Road
2. Aerial view of proposed site



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2.5 VIEWS OF EXISTING SITE

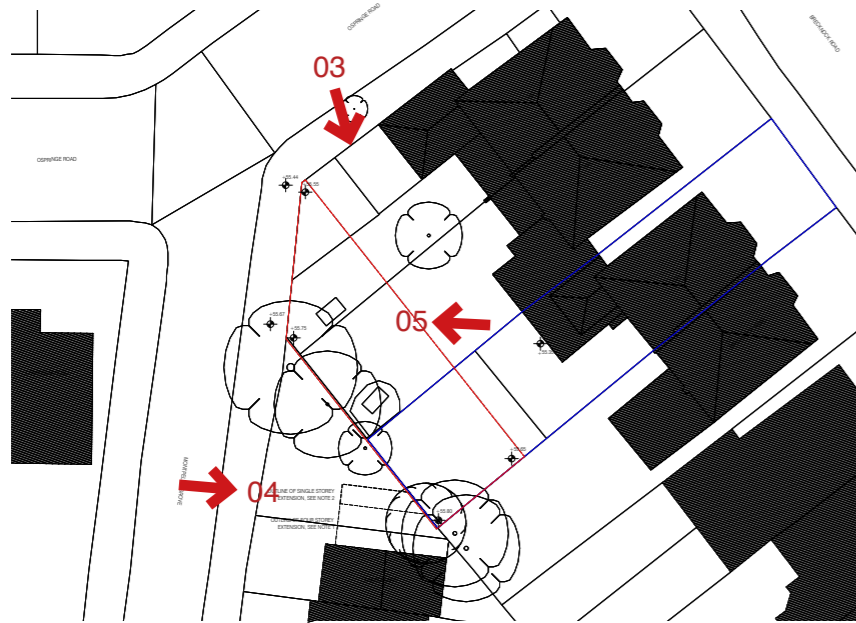


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1. Street frontage of proposed site along Ospringe Road
2. Rear land of 133 Brecknock Road



3



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5

- 3. Rear land of 137 Brecknock Road
- 4. View of site through neighbouring land of Poplars Montpelier Grove
- 5. Rear land of 135 Brecknock Road

2.6 PLANNING HISTORY

A summary of relevant planning application history of the site and the immediate neighbours is listed below:

133 Brecknock Road

2008/4737/P Full Planning Permission - Refused in 2009, Appeal discussed in 2010.

Change of use and works of conversion from a 14 bed-sit room House in Multiple Occupation (HMO) to a 3 bed-sit room HMO on ground floor, a self-contained flat at rear ground floor level and 2 x 1 bedroom flats on upper floors, including the erection of a single storey rear extension (with terrace above) following demolition of existing rear ground floor extension.

2011/6210/P Full Planning Permission - Granted in 2012.

Conversion of a 14 bedsit room House in Multiple Occupation (HMO) to a 11 bedsit room HMO and associated works including the erection of a single-storey rear ground floor extension; new bay window at ground floor to rear.

135 Brecknock Road

17814 Historic Planning Application - Granted in 1974

The change of use at 135 Brecknock Road into three 2-bedroom flats, including works of conversion, and the construction of a roof terrace on the existing ground floor rear extension.

(Please note the application form has indicated this is converted into one three-bedroom flat and two one-bedroom flats, however the planning drawing has shown three 2-bedroom flats)

137 Brecknock Road

8500006 Full Planning Permission - Granted in 1985
Change of use from house in multi occupation to group home and a self-contained wardens flat including external alterations



The Poplars Montpellier Grove

2013/0325/P Full Planning Permission - Refused in 2013

Erection of a four storey side extension to provide additional residential accommodation to existing block of flats (Class C3)

2013/4970/P Full Planning Permission - Granted in 2013

Erection of a four storey side extension to provide additional residential accommodation to existing block of flats (Class C3), including replacement of windows to front elevation, installation of new windows to rear elevation, installation of door on front elevation, and installation new front rooflights to existing building.

2014/6891/P Variation or Removal of Conditions - Granted in 2015

Variation of condition 3 (approved plans) of planning permission 2013/4970/P dated 11/11/2013 (for the erection of a four storey side extension) namely to increase the width of the extension by 0.4m and length by 1.7m, erection of single storey stairwell at side ground floor level, installation of new side door at first floor level and windows at 2nd floor level and raised walkway to side elevation, installation of new rooflight and alterations to rear windows.

See relevant planning drawings in Appendix B.

2C Ospringe Road

2008/1669/P Full Planning Permission - Granted in 2008

Roof extension and additions to a two-bedroom two-storey house.

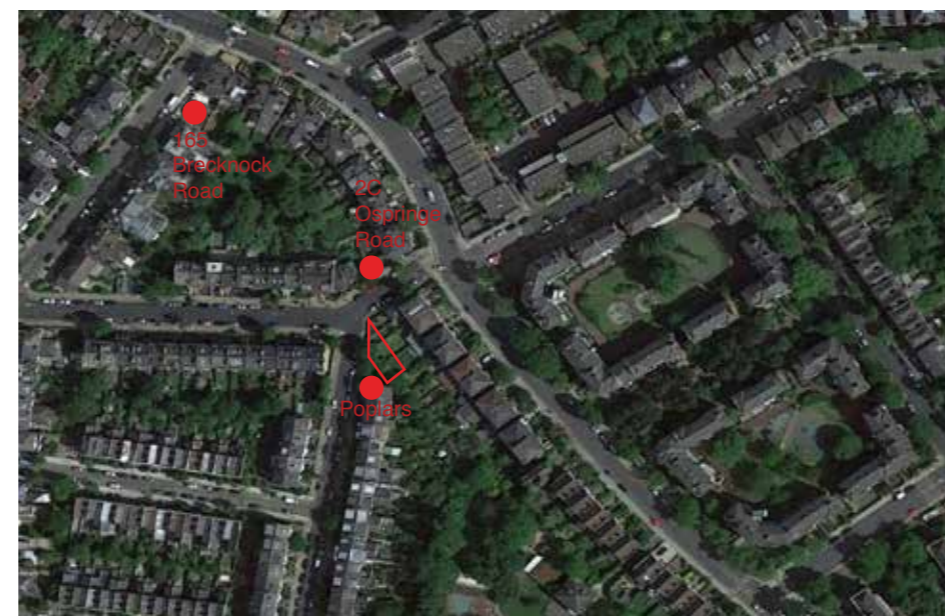
See relevant planning drawings in Appendix B.

165 Brecknock Road

APP/x5219/A/09/2101773 - Granted at appeal in 2009

New build single-storey courtyard house in the rear garden of 165 Brecknock Road with entrance off Lady Margaret Road.

See relevant planning drawings in Appendix B.



2C Ospringe Road



The Poplars Montpellier Grove



165 Brecknock Road