

GAL 262/IB/ib

28 September 2017

DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE PLANNING APPLICATION FOR THE EXTENSION TO THE EXISTING RESIDENTIAL UNIT AT LOWER GROUND FLOOR LEVEL AT 43 BRECKNOCK ROAD, LONDON N7 0BT



View towards front elevation of 43 Brecknock Road

1.00 Site Analysis

The site is located on Brecknock Road a short walk from Caledonian Road Tube Station in North London. It is approximately 255 sqm in area and contains an existing retail shop unit, rear lower ground floor office and upper residential accommodation. The property is subject to recent planning approvals 2017/3776/P (Upper Floors) and 2017/3788/P (Change of Use to Lower Ground Floor Office to Residential). The property is a 4 storey semi-detached period property. The property is not listed and is not located within a Conservation Area.

The site is located in a mixed use retail and residential area and attached is a matching semi-detached property of similar appearance.

On the opposite side of Brecknock Road are 3-4 storey residential properties many of which also have retail at ground floor level.

To the rear of the property is a small light industrial car repair unit with a large residential estate beyond with recreational amenity space.

2.00 Existing Buildings

Following the recent successful planning applications the existing property as indicated on the submitted drawings has been divided into 4 self-contained residential units placed over four floors.

The property is in a general poor state of repair and is in need of major refurbishment.

3.00 Description of proposed works

The proposals involve the extension to the existing sub-standard residential unit at the rear lower ground floor level to provide a 1 bedroom self-contained flat with external amenity/garden space.

Additional facilities have also been provided including external bin and cycle storage. The new accommodation complies with the space standards contained in the current London Plan.

4.00 Planning Statement

The provision of much-needed additional housing is a priority of the London Plan and LBC's Core Strategy – which states that the Council will aim to make full use of Camden's capacity for housing.

The proposals would provide a much improved and extended self-contained unit, making a valuable contribution towards achieving the additional self-contained homes required each year in Camden in compliance with paragraph 6.9 of the Core Strategy.

The site is in a location where new housing would not conflict with commercial activities. The provision of new housing would actively complement the existing residential character and function of this area.

5.00 Housing Mix and Unit Sizes

The proposed extended residential unit conform to table 3.3 of the London Plan which requires at least 50sqm for a 1 bedroom 2 person flat.

Schedule of Accommodation as follows:

Lower GF Unit - 1 bed 2P flat - 52 sqm

6.00 Transport and Servicing

The site is within an area with good public transport links including bus, tube and overground train. There are no parking spaces proposed on site. The property has a good PTAL rating of 4 and as such the development must be car-free. Cycle provision is provided at a minimum of 1 space per 1 bed unit, 2 spaces per 2 bed unit and is shown on the submitted ground floor plan.

7.00 Access Arrangements – Lifetime Homes (where possible due to existing property)

The proposed development aims to achieve improved accessibility in its design, and has been designed with reference to 'Designing for Accessibility', published by the Centre for Accessible Environments and British Standard 8300, as well as meeting the legal requirements set out in Part M of the Building Regulations.

Lifetime Homes 16 point assessment as follows:

- 1 Parking – No on site parking available
- 2 N/A.
- 3 N/A
- 4 Level access with clear 800mm opening widths
- 5 N/A
- 6 Internal doorways & hallways to min dimensions all as spec for criterion (6).
- 7 Circulation space to min dims all as spec for criterion (7).
- 8 Entrance level living space provided.
- 9 Entrance level bed space.
- 10 Entrance level wc and shower drainage.
- 11 WC and bathroom walls will be capable of firm fixing/grab rails.
- 12 N/A.
- 13 Potential for future hoists to bed/bath will be possible.
- 14 Bathrooms – accessible can be provided.
- 15 Glazing and window handle heights to be set for seated position.
- 16 Location of surface controls in band 450mm to 1200mm above finished floor levels & 300mm away from internal corners.