

PROJECT ADDRESS: 99A Brecknock Road, London N7 0BX

Property and Context

99A Brecknock Road is a ground and lower ground floor maisonette within 99 Brecknock Road; a four storey (plus basement) end of terrace Victorian property situated on the corner of Brecknock Road and Torriano Avenue. Externally the property is a mixture of stucco render at ground and lower ground floors, and London stock brick above, with a deep rendered band detail at fourth floor. The render at ground floor is channelled, with panels cut in around door and window openings, and a black painted metal railing runs around the perimeter of the existing lightwell courtyard.

Contextually the property sits on the southwestern side of Brecknock Road, opposite a five storey block of flats which forms part of the Upper Hilldrop Estate. The property is not situated within a Conservation Area. The attached documentation from the Environment Agency confirms that the building is in flood zone 1 in an area with a low probability of flooding.

Planning permission was granted in January 1995 (Ref: PL/9401722/R1) to change the use of the basement and ground floor from A1 to C3 use, and convert the entire house into 2 maisonettes and 1 flat. The freehold of the property is currently shared between the owners of the three residences within the building.

The existing vault and cellar storage area to which this application applies are currently under used and in urgent need of damp proofing works.

Proposed Alterations

The proposed works comprise the refurbishment of the existing vault and cellar storage area, including associated basement tanking and structural works, in order to facilitate better use of the space as a whole for general storage and ancillary living purposes. It is also proposed to introduce a small WC to the corridor space, to be accessed from the existing living area.

To enable easier access into the space from the existing lightwell courtyard and maximise natural light levels, a new glazed door is proposed between the cellar area and lightwell. Externally the northeast wall of the lightwell will be clad in white glazed brick tiles to reflect natural light into the existing living room in the main house.

There is no change to overlooking and daylight/sunlight conditions, and there are no alterations proposed to the existing access arrangements for the maisonette. The proposed alterations do not result in a change of the existing floor area of the property.

Conclusion

We believe that the proposed works to 99A Brecknock Road result in minimal changes to the external character of the property, all of which are at lower ground floor level only and therefore have no impact on the surrounding streetscape or neighbouring properties. The existing space requires much needed damp proofing works in order to be useable and therefore the proposals have been designed to not only maximise the existing space of the maisonette, but to also provide a complimentary sequence of spaces that better suit the client's living patterns.

Flood map for planning

Your reference
BrecknockRoad

Location
529584/185335

Created
23 Feb 2018 6:59

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

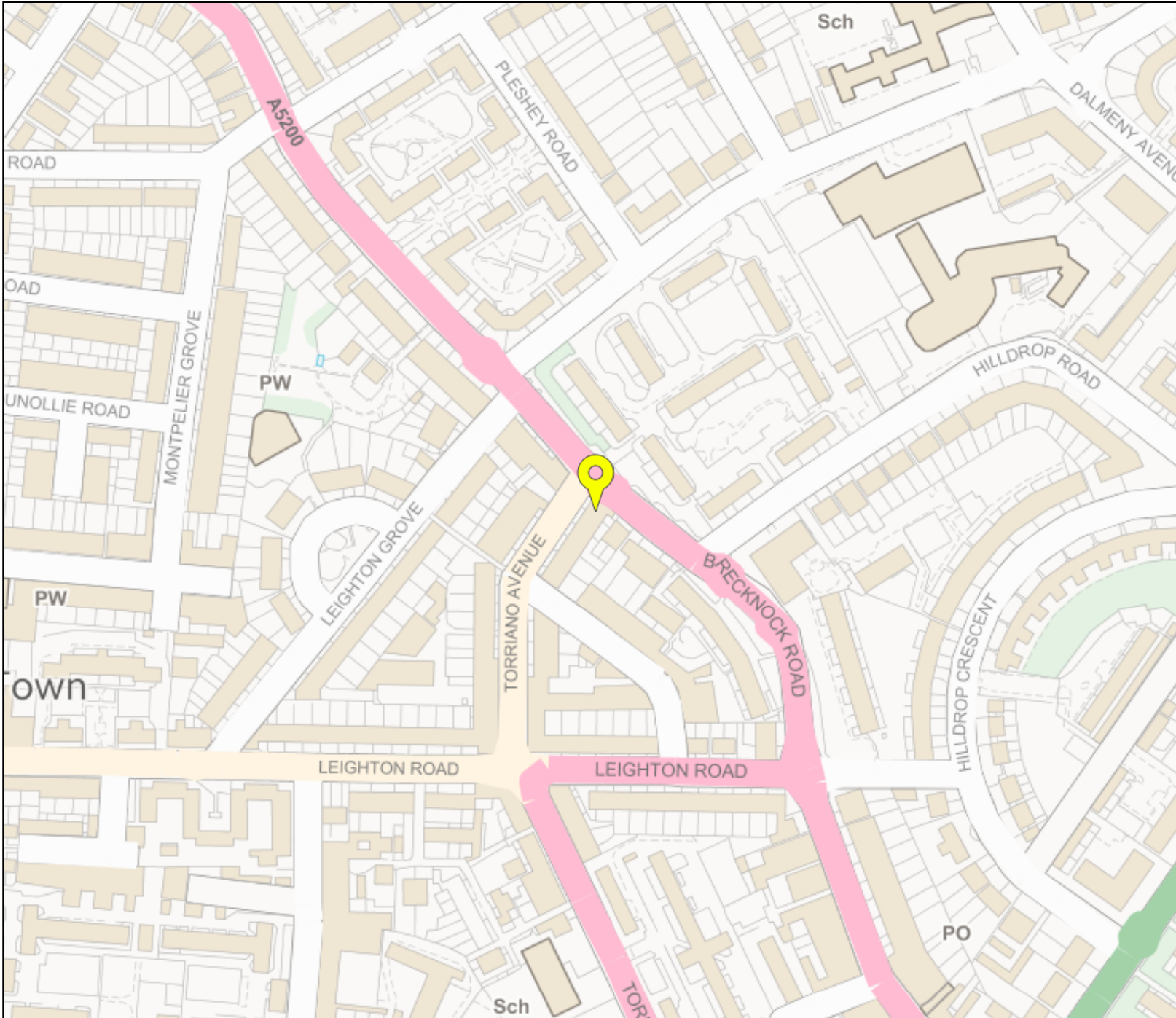
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference
BrecknockRoad

Location
529584/185335

Scale
1:3125

Created
23 Feb 2018 6:59

- Development location
- Flood zone 3
- Flood zone 3: areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

