

GAL 262/IB/ib

03 July 2017

**DESIGN AND ACCESS STATEMENT TO ACCOMPANY THE PLANNING APPLICATION FOR THE SITE AT 43 BRECKNOCK ROAD, LONDON N7 0BT**



View towards front elevation of 43 Brecknock Road

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## **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 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**

The existing property as indicated on the submitted drawings has been divided into 2 self-contained residential units placed over three 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 retaining and re-planning of the existing property upper two storeys and dividing it into 2 residential units with the new accommodation up to the space standards of the current London Plan.

The proposal includes the addition of a small rear extension to allow access to the half level bathroom from the first floor flat.

## **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 2 self-contained units, 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 residential units conform to table 3.3 of the London Plan which requires at least 61sqm for a 2 bedroom 3 person flat.

Schedule of Accommodation as follows:

FF Unit - 2 bed 3P flat - 61 sqm

SF Unit - 2 bed 3P flat - 61sqm

## **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 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.