

Design and Access Statement

71A Broomsleigh Street, London, NW6 1QQ

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S P B
Architecture

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Site Introduction and Background

The site is located in a residential area consisting largely of two storey terraced properties, some with dormer roof extensions. The existing property is a terraced 2 storey property which has been converted into two flats, with a pitched tiled roof and brickwork facades. The application site is the ground floor flat at 71A Broomsleigh Street, which is a one bed flat.

The application property has no planning history and is not located in a Conservation Area.

Proposal

The purpose of this application is to reconfigure the internal layout of the ground floor flat at 71A Broomsleigh Street. No increase in floor space is proposed and the main entrance to the property would remain the same, along with access to the application property in the ground floor flat and access to the separate property in the flat on the upper floor.

The layout changes proposed relocate the bedroom to the rear of the flat and the living area to the front, along with other enhancements, such as improvements to soundproofing and installing more efficient windows. The flat remains a one bed flat in the proposals.

Although the changes proposed are largely internal, some minor alterations are also proposed to the external envelope of the ground floor flat. These consist of:

- Blocking up of the existing window to the rear elevation, replacing it with a new window in the centre of the rear elevation to align with the window above.
- Widening and enlarging of the existing window opening to the side elevation to allow for french windows to new enlarged opening.
- Blocking up of part of the existing door opening to the side elevation and replacement with a smaller window to part of the existing opening.
- Enlarging of existing window opening to the rear elevation of the main property to allow for a new door to the enlarged opening.
- Replacement windows throughout to front, rear and side elevations to increase performance of existing windows. New windows to be double glazed off white upvc timber effect sash or victorian style windows.
- Rendering of lower portion of walls to rear and side elevations.
- Rebuilding the front garden wall (to a height less than 1m)

Access

Access to the flat will remain unchanged