



145 BRECKNOCK ROAD
FIRST FLOOR FLAT
DESIGN AND ACCESS
STATEMENT



1 USE

The proposal is for an extension to the rear of the First Floor Flat at 145 Brecknock Road, London, N19 5AD.

The house is currently used for residential purposes and will continue to have this use.

The house is subdivided into three flats that share the freehold:

- ground floor,
- first floor,
- second and third floor.

Below: View towards east from Google Maps showing no. 145 Brecknock Road outlined in red.



The flat has a roof terrace to the rear of the property. This terrace measures L 6.3m x W 3.3m

There is a variety of rear extension on the same city block: 1-storey, 2-storey, 3-storey and rear dormers.

Right: Photograph of roof terrace area.



Right: Photograph looking north-west showing rear first floor extension at no. 149 Brecknock Road.



Right: Image from Google Maps showing various 1, 2 and 3-storey rear extensions on Lady Margaret Road.



2 AMOUNT

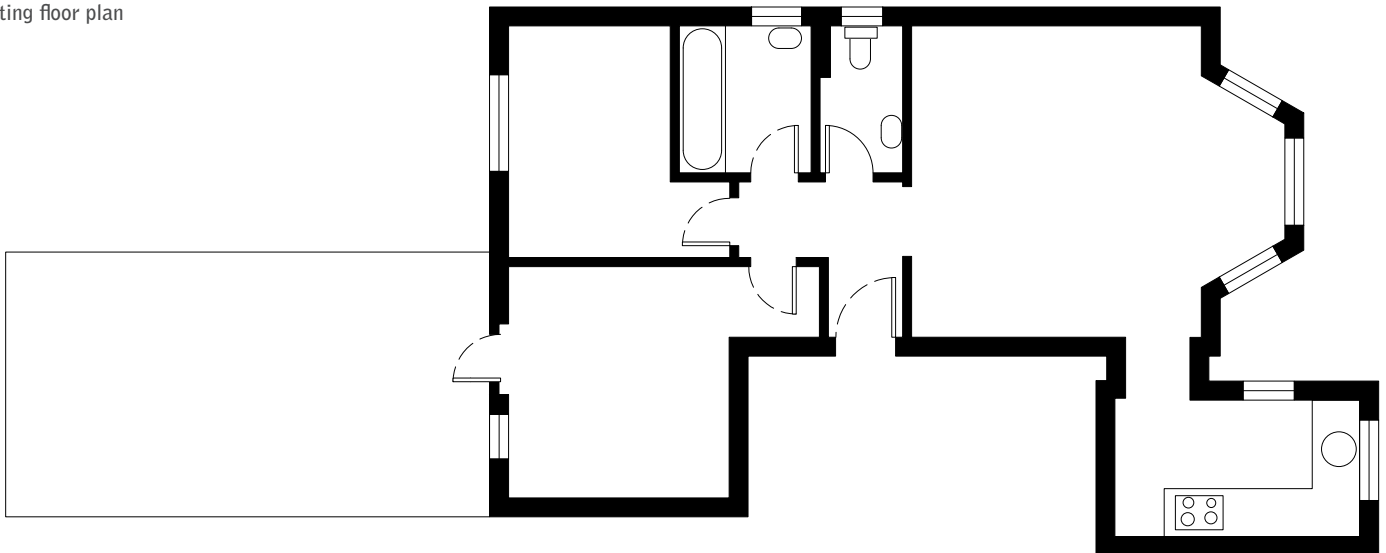
The proposal is for an extension to the rear of the flat and to change the windows on the side elevation.

The rear extension is proposed to be 3m. This area the extension would occupy under half of what is today a roof terrace over a ground floor rear brick extension. The extension is set back from the existing wall below.

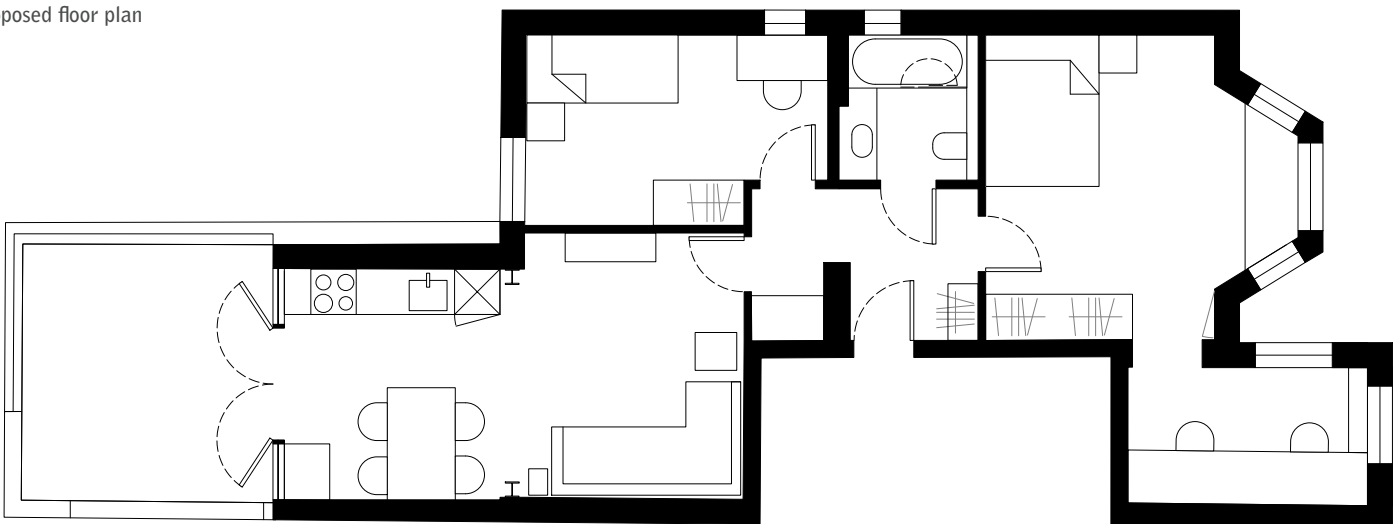
The extension is proposed to have a 2.5m floor to ceiling height.

The extensions will add just under 10sqm to the flat.

Existing floor plan



Proposed floor plan



3 LAYOUT

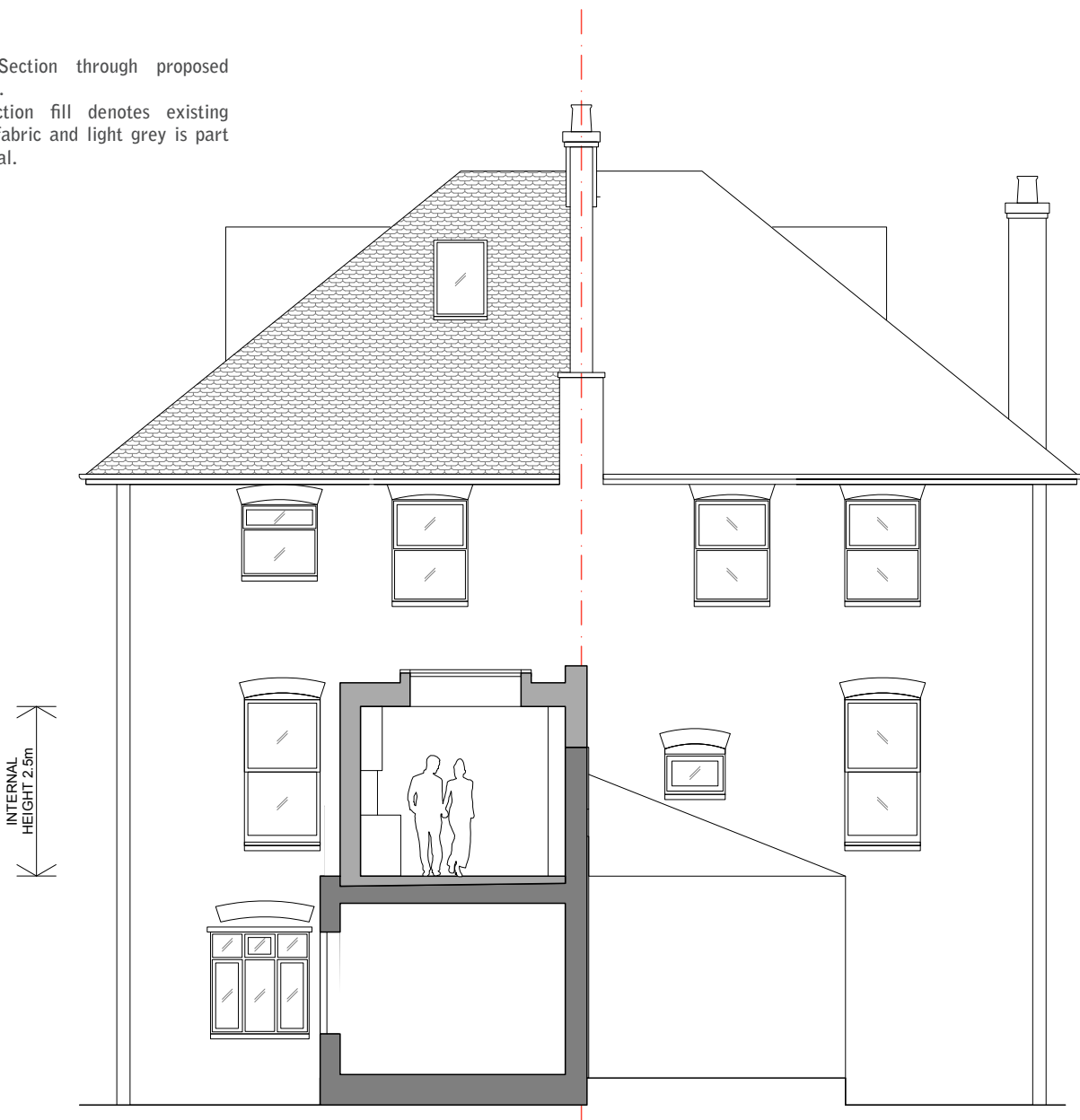
The proposed rear extension is designed to provide an additional light filled room at the rear of the flat, while at the same time have minimal impact on neighbouring properties.

The extension is no more than 3m deep.

The roof is flat with a central rooflight.

Below: Section through proposed extension.

Grey section fill denotes existing building fabric and light grey is part of proposal.



4 SCALE

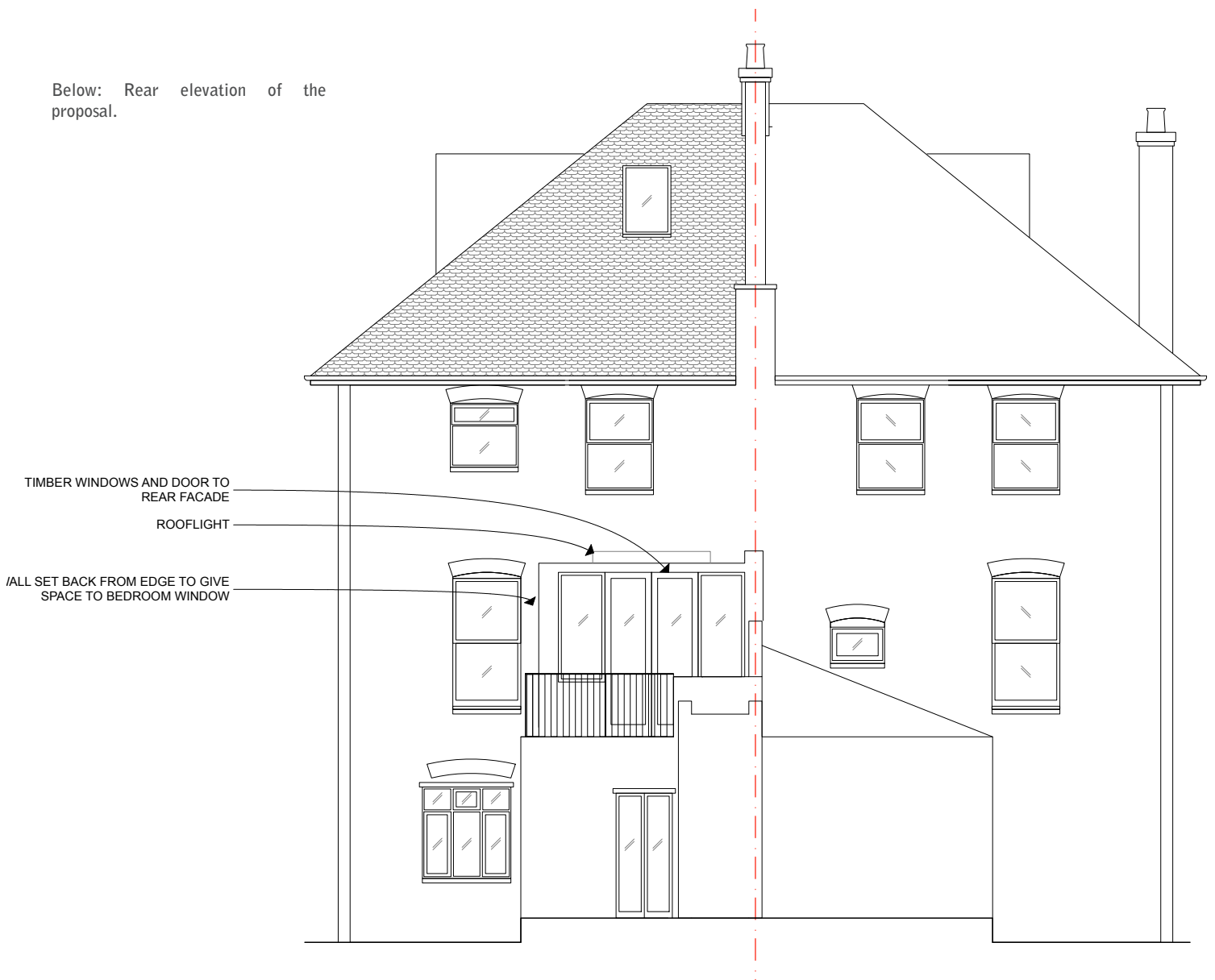
The new extension continues the levels of the existing flat. This is to make sure that access and usability is maximised.

The side elevation is to be made from matching bricks. This wall is set back from the wall below to give some space around the existing bedroom window.

The rear elevation is proposed glazed to give the extension the character of a roof terrace conservatory.

The party wall to no. 143 Brecknock Road is proposed raised to suit the new extension roof.

Below: Rear elevation of the proposal.



To provide better quality to the existing indoor spaces the proposal includes the enlargement of windows to the side elevation.

This will provide more light and better ability to ventilate the internal spaces.

The side elevation windows are proposed made larger by increasing the height but keeping the width the same.

Below: Proposed side elevation with enlarged window to new bathroom and bedroom.



5 LANDSCAPING

The proposal does not include or affect aspects of landscaping.

6 APPEARANCE

The proposal will match the scale and typology of the surrounding buildings. Please refer to full set of drawings.

The extension is proposed built in matching bricks and timber windows and doors.

The front elevation will have white framing for the new glazing as can be seen on the surrounding and the existing building.

7 ACCESS

Access to the flat is through a shared staircase. The proposed extension will not change the access to the flat.

APPENDIX A
DRAWING SCHEDULE

- P001 Location Plan REV: -

- A100 Existing Floor Plan REV: A
- P130 Existing Front Elevation REV: A
- P131 Existing Side Elevation REV: -
- P132 Existing Rear Elevation REV: -

- P200 Proposed Floor Plan REV: A
- P300 Proposed Front Elevation REV: B
- P301 Proposed Side Elevation REV: C
- P302 Proposed Rear Elevation REV: A
- P400 Proposed Section REV: A