



**25 Brocas Close
London NW3 3LD**

DESIGN AND ACCESS STATEMENT
August 2019



Aerial image

APPLICANT

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Refer to the following submitted drawings:

137_L01_01 Location Plan 1:1250

Existing Drawings

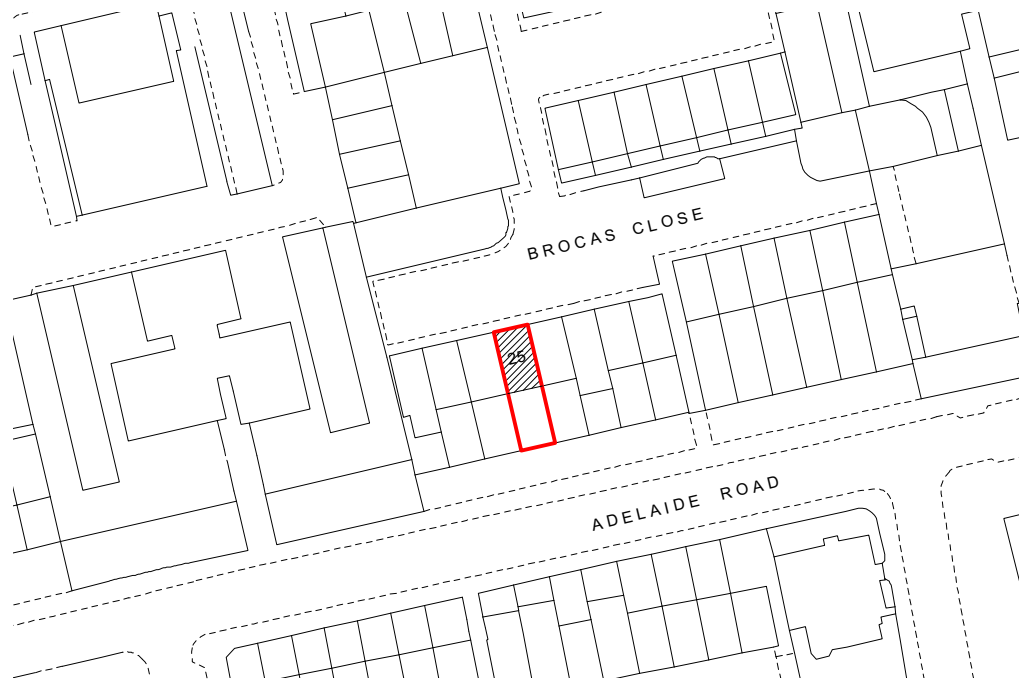
137_L02_01 GF+1F Plans 1:100
137_L02_02 2F+Roof Plans 1:100
137_L04_01 Section + Elevations 1:100

STATEMENT CONTENT

1.00 Introduction
2.00 Design
3.00 Access

Proposed Drawings

137_L12_01 GF+1F Plans 1:100
137_L12_02 2F+Roof Plans 1:100
137_L14_01 Section + Elevations 1:100



Location Plan 1:1250

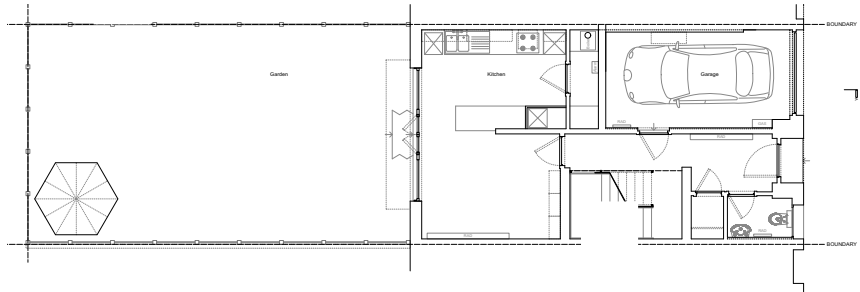
1.00 INTRODUCTION

25 Brocas Close is a mid-terrace single dwelling house located on a private cul de sac of the Chalcots Estate within the borough of Camden. The house is arranged over Ground, 1st and 2nd floors with a flat roof. There is no basement or loft. All properties benefit from a garage space integrated within the ground floor. The existing property and surrounding properties are constructed from a combination of brick, painted render and white weatherboarding to both front and rear. The windows are white uPVC which is consistent with this building type in this area.

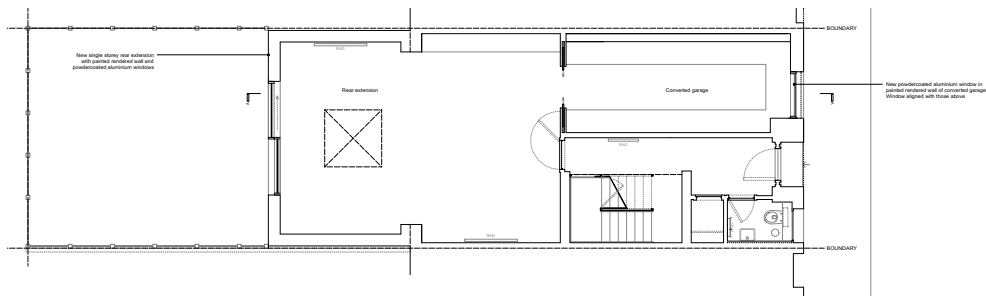
The present owners and occupants wish to renovate and upgrade the property in a sympathetic way. The house will be enlarged through the erection of a single storey rear extension and the conversion of the garage. Many of the neighbouring properties have converted their garages into habitable spaces and built rear extensions.

The property is not listed or located within a conservation area. However the designs have been prepared in accordance with the Chalcot Architects' Forum (CAF) design guide for property alterations and have the support of the Chalcot Estates Ltd management agents and the Brocas Close Residents' Association (BCRA).

Planning History: There is no prior planning history for the property. Camden Council have recently approved a number of applications on Brocas Close for similar works. See no.20, 23 + 24.



Existing ground floor plan 1:200



Proposed ground floor plan 1:200

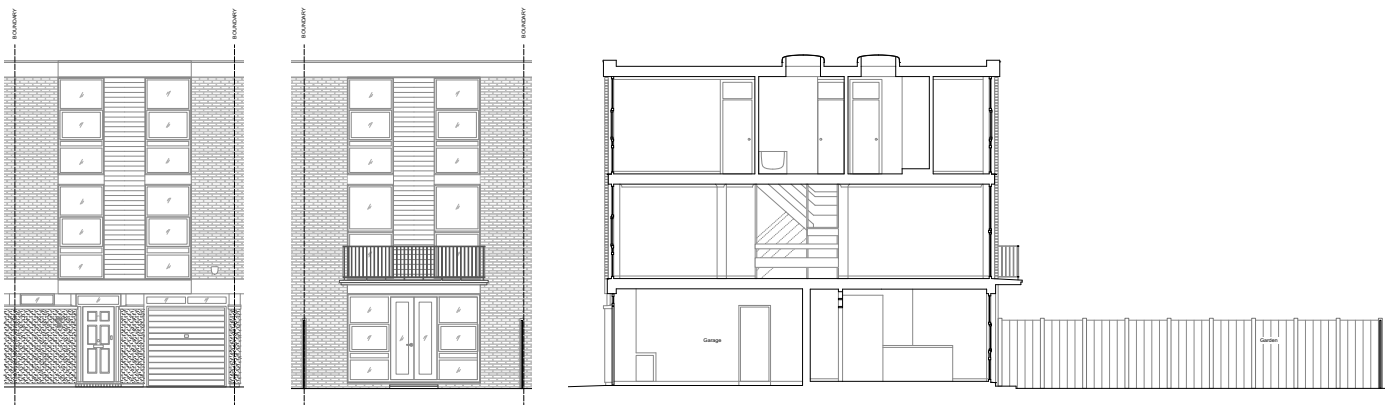
2.00 DESIGN

Use: Residential (as existing)

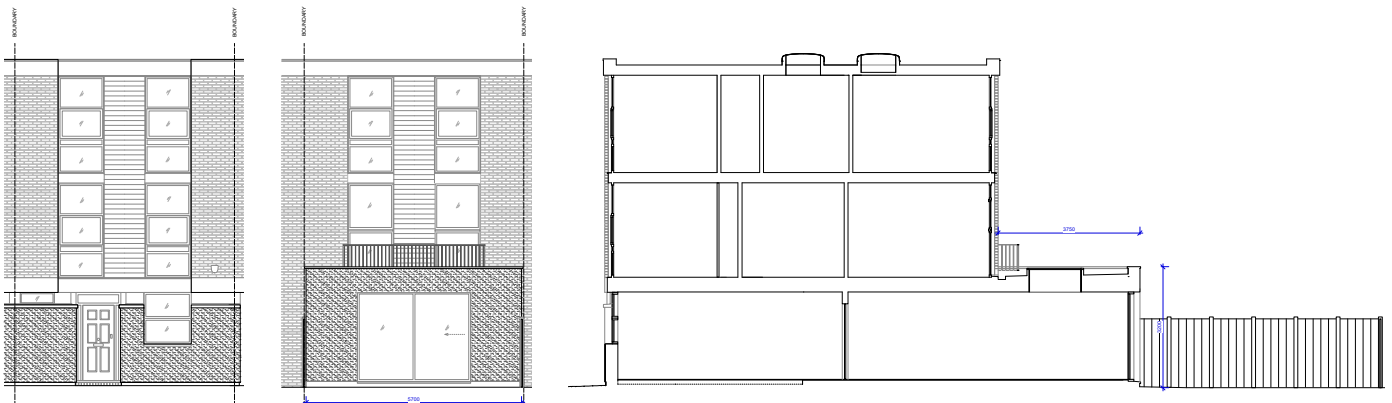
Amount + Scale : The converted garage space measures 4.9 x 2.5m and will add 12.4 sq.m of habitable space. The single storey rear extension is 3.2m high, extends 3.75m from the rear façade of the house and is 5.7m wide (almost the full width of the garden slightly set in from the boundaries on both sides). The extension adds 16.6 sq.m of habitable space.

Layout: The plan of the house has been reconfigured to provide interconnected kitchen, dining and living spaces within the ground floor, rear extension and converted garage. Additional rooms and bathrooms have been created on the 1st floor (previously one large living room space). An extra bedroom has been created on the 2nd floor.

Landscaping: N/A



Existing facades and section 1:200



Proposed facades and section 1:200

Appearance: The proposal seeks to use materials which are already in use within the area to ensure consistency. The garage door will be removed and the structural opening infilled with a wall and opening aligning with the windows above. The wall will be finished with painted render to match the adjacent areas of the façade at ground floor level.

The single storey rear extension is of simple design with a flat roof behind a parapet capped with a precast coping. The walls are finished with painted render.

All new windows / garden doors will be composite timber with aluminium faced frames powder coated white.

3.00 ACCESS

Parking: No change - as existing

Disability access: No change - as existing

Refuse: No change - as existing