

Design and Access Statement

5 Brecknock Road London N7 0BL

Conversion to 2No flats

25th November 2019

Proposal

Conversion of residential over to 2No flats

Existing Property

This is a terraced property typical of the street scene.

Neighbourhood and Streetscape

The street has buildings of a similar design.

Design and Layout

The proposed works have been designed in accordance with the Borough Plan and advice given. The works are to match the existing.

The design is based on the following principles:-

The works will blend with existing. New materials and windows will match existing.

The proposal is within the Borough guidelines and the proposed works will not disturb the neighbour's amenity.

No material changes of use are proposed. No underpinning or excavation will be necessary. No trees will be affected and no hazardous waste is involved.

No corner cutting is intended to facilitate cheaper building costs. We are trying to mirror design elements which adjacent properties have incorporated.

Heritage Assets and Climate Change.

These alterations provide an opportunity to reduce carbon emissions to a standard not required at the time of the building's construction.

No significant conflict should occur between conserving the heritage asset and benefitting the property with sensible modifications.

Consulting Neighbours

Discussions with the neighbours has taken place.

Impact on Amenity, Outlook and Privacy of Neighbours

There will be no negative impact on the amenity or privacy of the neighbours

Parking and Access

There is off street parking. There are bus routes close by.

Conclusion

The neighbourhood will not be subject to any extra disturbance. No removal of major landscaping is necessary and security arrangements will be maintained.

SITE LOCATION PLAN
 AREA 2 HA
 SCALE: 1:1250 on A4
 CENTRE COORDINATES: 529770 , 185007

