

## Design and Access Statement 20A Brookfield Park - 2 bedroom ground floor flat

Rev A - 13 June 2020.

D&A statement revised to reflect adjustment to layout at rear following planning approval granted for the rear extension to the neighbouring property No 18 Brookfield Park ref 2020/0067/P.

### 1a Introduction

No 20 Brookfield Park was originally built as a semi-detached house and according to the Conservation Statement was built in the early 20th century, probably around 1935, by Smerdon Brothers with details and materials influenced by the Arts and Crafts movement.

The property was converted into two in the 1980's with the ground floor being used as a doctor's surgery although it has reverted to its original residential use for some years now.



Photo of front elevation of No 20 Brookfield Park.

The ground floor flat, 20A is currently a 2 bedroom flat however the layout is quite compromised as a result of the previous conversion for use as GP surgery. Bedroom 2 is entered via the conservatory which makes its use by young children particularly difficult and not close to bedroom 1. Currently the rear bedroom 'hogs' the garden. It has high level clerestory windows to provide daylight while maximising privacy when the space was used as a consulting room. The conservatory is low and cuts off views of the garden from the interior.

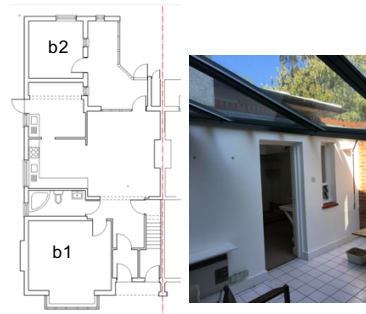


Photo of door to bedroom 2 from the conservatory.

The conservatory also blocks the reception/ living space from enjoying the garden. As the conservatory acts as a corridor it's use is also effectively limited.



Internal panorama of living/reception looking from front door through conservatory to garden.

### 1b Proposal

The alterations do not impact on the front elevation of the house onto Brookfield Park. No changes are proposed to the front elevation and the replacement extension is not visible from the street.

The proposal is to re-configure the flat with a much improved relationship to the garden to provide a family friendly, two bedroom flat.

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Panorama of garden looking towards rear extension and conservatory.

The existing rear extension is to be replaced and extended slightly by the addition of a new bay with a generous window overlooking the garden. It will then become the living room. The conservatory is replaced with a new glazed corner window to the relocated kitchen. The existing utility room will be converted into bedroom 2 entered from the family kitchen / living area.

The roof to the existing rear extension will be replaced by a new 'green' (sedum) roof with a rooflight over the end of the new kitchen replacing the existing glazed conservatory roof. The overall height of the replacement roof will be lower than apex of the existing large lead lantern over bedroom with a level ceiling internally only slightly lower than that of the original building.

The existing and new walls and roof will have additional insulation to improve the thermal performance of the flat. The new timber windows and doors and roof lights will be double glazed. The proposed extension for No 20A has been adjusted in response to the planning permission granted for No 18 (2020/0067/P) which slightly changes the context.

The new footprint maintains the set back from existing boundaries and follows the current footprint with only a modest extension of approximately 600mm (2ft) into the garden to provide the new bay. As an adjustment to original application and in agreement with the neighbours of No 18 it is proposed that the two extensions now share a new party wall rather than have two separate flank walls only 800 mm apart and an awkward to use/maintain external space.



## 2 Site Context

The semi detached house is located on the north east side of the section of Brookfield Park that runs between St Alban's Road and Croftdown Road. The houses on each sides of this portion of the road are identified as 'Positive Buildings' on the Council's Conservation map and it is located within the Dartmouth Park Conservation Area (Conservation Area 28) within sub area 8.

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Brookfield Road is attractive and although the houses do vary the appearance is generally homogenous as the features and materials, brick, slates, rough cast render, two storey bays, sash windows repeat.



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The house is slightly elevated relative to the road as the land rises up to the garden and falls away on the other side of the road. The houses have passageways giving access to the gardens at the rear with windows, doors providing both access, daylight and ventilation.

Photo of side passageway looking to front. No 20A on left in photo.



Photo of side passageway looking to rear garden. No 20A on right in photo.



Most of the houses on this, the north east side of the road have rear extensions/ conservatories/ pergolas at ground floor level, and dormers to the rear at upper levels. These can be seen on the attached images from google earth.

Photo of rear of No 20 including rear extension, side passage and adjacent house.



### 3 Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2014/4878/T</a>	20 A Brookfield Park London NW5 1ER	REAR GARDEN: 1 x Pear - Remove diseased and broken branches 2cm in diameter and larger. 1 x Cherry - Reduce overhanging branches by approx. 1-2m.	FINAL DECISION	05-08-2014	No Objection to Works to Tree(s) in CA Grant Full or Outline Perm. with Condit.
<a href="#">9301300</a>	20 Brookfield Park NW5	The insertion of velux rooflights in association with a loft conversion.	FINAL DECISION	12-10-1993	
<a href="#">8701168</a>	20 Brookfield Park NW5	Extension of existing doctor's surgery at ground-floor level including conservatory and of residential accommodation at first-floor level *(revised plans submitted). Appeal recived against the Council's failure to issue their decision within an appropriate period	APPEAL DECIDED	24-06-1987	

#### NOTE 1.

Inspector's Report in 1987 clarified that the doctors surgery use was ancillary to the residential use as a flat and therefore was not an established use. At that time there was a concern that the surgery might expand at the expense of the flat and the inspector stated that a planning application would be needed should the surgery wish to expand.

#### NOTE 2.

No 20 and No 18 are semi-detached properties. No 18 was granted consent for a new rear extension on 13 Feb 2020. In the light of this both neighbours would like to amend their original proposals to include a new party wall, centred on the boundary between them slightly adjusting each rear extension to suit. This will make it easier to construct, reduce the heat loss, build one wall instead of two and will be easier to maintain for both of them.

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### 4 Design Approach

The proposal is to re-configure the flat with much improved relationship to the garden to provide a family friendly, two bedroom flat.

Generally the existing foot print of the property remains unchanged. A bay with a new window has been added to the rear extension to increase the view of the garden from inside with only minimal impact on the size of the garden. The diagonal line of the existing conservatory has been removed and made into a corner window.

A new party wall is built between No 20A and No 18.

The kitchen is relocated to open on to the garden with light and ventilation also provided to the central family living space from the dining area in what was previously the kitchen.

The new rear wall to the new kitchen of No 20A is adjusted to line through with the rear extension already consented for No 18.

A new ensuite shower room will be inserted within the main bedroom. The main family bathroom will remain.

Externally the new extension will be simple and elegant. It is proposed to match the rough cast render finish of the existing rear elevation of the original building. The sedum roof is proposed as a sustainable, environmentally friendly solution. Both the window in the new bay extension and the kitchen corner window and door will be double glazed timber window with a side ventilation vent. The new roof will have new aluminium gutters and rainwater downpipes connecting to the existing drains.

The flat roof eaves levels at No 20A will be the same height as No 18 to keep the same line.

The kitchen window cill to No 20A has been raised to align with the cill of the living room window following comments made by Camden Planning. The rooflight to No 20A extensions has been altered to a single rooflight rather than 3 separate rooflights for simplicity of appearance and construction.

### 5 Access

The access to the front door of the property will remain the same. It is approached via a short path with five steps rising to the entrance porch.

The side passageway will also remain the same providing a slightly sloping way into the ground floor flat. The new rear door from the garden will be an improvement as it will have flush threshold providing an easier way into the flat.

