

# Design and Access Statement

Land to the rear of 41 Brecknock Road N7 0BT

Proposed Construction of a part new-build Mews  
House and amendments to Flat A and Flat B

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## 1. Introduction

This Design and Access Statement has been prepared as a planning application supporting document to the London Borough of Camden.

It accompanies a pre-planning application for the part-new construction of a Mews type House and amendments to the layout of Flats A and B.

## 2. The Site and Surrounding Area

### 2.1. Location and Access

The application site is situated within the London Borough of Camden. The site is to the rear of a mixed-use commercial / residential building at 41 Brecknock Road N7 0BT.

The site has a very good public transportation accessibility. It is within walking distance of Camden Road with numerous bus routes heading north and south.

The site isn't within a Conservation Area.

### 2.2. Land Use and Site

The site currently contains a large residential unit accessed off a shared road, with an extensive roof terrace.

### 2.3. Surrounding Area.

The site is situated in the London Borough of Camden close to the high street amenities along Brecknock Road

The predominant character of the area is residential, although there are commercial uses along nearby roads.

A number of these former warehouse buildings located to the rear of properties along Brecknock Road have been converted into substantial mews type houses – most notably: the house to the rear of 2 Hargrave Place.

## 3. Planning Policy

### 3.1. Relevant Policies

### 3.2. Relevant Core Strategy (2011) Policies:

Policy CS8 Enhancing Local Character

Policy CS10 Sustainable Development

### 3.3. Relevant Development Management Policies (2013):

DM2.1 Design

DM2.2 Inclusive Design

DM3.4 Housing Standards

DM9.2 Planning Obligations

### 3.4. Relevant London Plan Policies (2015):

Policy 3.4 Optimising Housing Potential

Policy 7.4 Local Character

Policy 7.6 Architecture

### 3.5. Supplementary Planning Guidance

Urban Design Guide

Inclusive Design

## 4. The Design Principles

### 4.1. Design

The proposed mass of the building has been carefully considered so that it minimised overbearing and overshadowing of neighbouring residential properties.

The proposed first floor continues the line of the existing, 2-storey Victorian rear projection from the main building at 41 Brecknock Road. The resulting set-back on the first floor allows sunlight into the existing residential garden to the rear of 39 Brecknock Road.

The proposed 22 sq. m terrace, with its planted privacy screen, follows the use and form of the existing established roof terrace.

The client is keen to build a house with outstanding energy saving credentials. We are proposing to use an 'envelope first' approach to design and construction integrating thermally efficient windows and doors with highly insulated walls.

Amendments to Flats A and B are intended to make the best possible use of the existing main building at 41 Brecknock road. The basement rooms are integrated into the first floor flat and a second bedroom is added to the Second Floor flat and increases the currently cramped living space. This extension is in line with the neighbouring building to either side.

We are also proposing to reutilise the foundations and floor slab and as much of the existing fabric as possible.

The scheme integrates a green wall to the west elevation and a substantial green roof.

Further energy generating and saving principles will be explored in the planning process.

### 4.2. Land Use:

This proposal maximises the potential residential use of this urban site without impinging on the amenity of neighbouring properties.

### 4.3. Inclusive Design

The extension has now been designed, as far as possible, to meet The Standard Conditions of Accessible Housing 1st October 2015 and it will be constructed to Category 2 of the National Standard of Housing Design as set out in the Approved Document 'Acceptable and Accessible Dwellings'.

The proposed stairs are of a sufficient scale and detail to suit ambulant disabled people.

The bathroom, kitchen and habitable rooms are scaled to meet 'lifetime homes' requirements.

### 4.4. Refuse

We are not proposing to add any additional housing to the site so the current refuse and recycling facilities at ground floor level will remain as existing.

#### 4.5. Transport and Access

The scheme is proposed to be car free due to the good public transport links within the vicinity of the site.

#### 4.6. Flood Risk

The site is not in a flood area.

#### 4.7. Crime Prevention / Safer Places

The windows and entrance door will be specified to meet 'Secure by Design' standards.

#### 4.8. Utilities and Drainage Assessment

The proposed building will be connected to existing public drainage system in Brecknock Road Surface water will not be connected to the foul existing water drainage system before entering the combined public sewage system.

#### 4.9. Affordable Housing Contributions

Affordable Housing contributions are not applicable to this proposal. The proposed additional floor area is 29.5 sq. m

#### 4.10. CIL

CIL contributions are similarly not applicable to this proposal.

