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15 BROCAS CLOSE, NW3 3LD

ALTERATIONS TO REAR EXTENSION

DESIGN AND ACCESS STATEMENT

Introduction

15 Brocas Close is an end-of-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. 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 the area. There was previously a garage space integrated into the ground floor which was converted to dwelling space by a previous owner (Ref: 2013/7766/P).

An application to build a rear extension was previously submitted and approved, but has since lapsed (Ref: 2015/3370/P)

The present owner/occupier wishes to renovate and upgrade the property in a sympathetic way, in keeping with the previously approved scheme. The house will be enlarged through the erection of a single storey rear extension and other internal alterations. The proposed works are consistent with a number of other permissions granted for properties on Brocas Close. 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).

Nearby approved apps

No. 15 Brocas Close. Application number: 2015/3370/P. Approved June 2015. Items of note: 4m rear extension, full width of existing property.

No. 23 Brocas Close. Application number: 2011/5536/P. Approved November 2011. Items of note: 3m rear extension, full width of existing property.

No. 24 Brocas Close. Application number: 2019/0097/P. Approved February 2019. Items of note: 3m rear extension, full width of existing property.

No. 25 Brocas Close. Application number: 2019/4077/P. Approved September 2019. Items of note: 3.75m rear extension, effective full width of existing property.

No. 28 Brocas Close. Application number: 2008/1956/P. Approved July 2008. Items of note: 5.2m rear extension.

Description

Alterations to the rear extension.

The proposal is to construct a single storey rear extension 4m from the rear façade of the house that is the full width of the existing property (approximately 6m), and 3m tall. The extension will add 21 sq.m of habitable space.

The plan of the house has been reconfigured to provide a larger open plan kitchen, living and dining space within the ground floor as well as a larger utility space. The revised layout maintains a bedroom and bathroom at the front of the house on the ground floor. On the 1st floor, a new partition has been added to provide an study and at 2nd floor level there is a larger second bedroom, with minor alterations also in the master bedroom and ensuite bathroom.

Design

The proposal seeks to use materials which are already in use within the area and in accordance with the CAF design guide to ensure consistency. The single storey rear extension is of simple design and will be constructed with a grey GRP roof with a double-glazed rooflight above the living space. The roof falls to a new GRP gutter at the rear extent of the roof extension. A modular sedum roof tray system is to be installed across the roof with a perimeter band of pebbles. The roof sits behind a parapet capped with a precast coping. At ground floor level the existing staircase protrudes into the centre of the plan creating an awkward, narrow corridor from the front door to the kitchen and living spaces at the back of the house. We have proposed to rationalise the layout, opening up the centre of the plan by building a new compact (steel/timber) staircase and opening up the central space of the ground floor, providing greater flow between front and back.

The ground floor kitchen and living space is the most intensively used space in the house, so will benefit from the greatest amount of natural light from the garden. The new sliding doors into the garden will be double-glazed white powder coated steel and will run the

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full width of the internal wall opening of the new extension. The walls are finished in brick to match the existing. A new double-glazed rooflight is proposed above the living space. The single storey rear extension is not visible from public property. There will be a minimal negative affect on the neighbours amenities to daylight or sense of enclosure as the extension is single storey and will maintain a marginally higher level than the existing boundary fence height. The extension will be subservient to the host building being only a single storey. In accordance with the CAF design guide, the roof height does not exceed the first floor internal floor level.

Access

No access considerations are needed for these extensions and alterations to an existing domestic residence in which the current occupants have no access problems. Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extensions.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

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