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Site Address: 28 Brocas Close, NW3 3LD
Date: 17th December 2021
Applicant: Shermine Eskander
Agent: Tom Hart

Proposal: Third floor extension to single dwelling terraced residential house

Introduction: 28 Brocas Close is an end of terrace single dwelling house within a private cul-de-sac within the Chalcots Estate. Within the borough of Camden the existing property is arranged over three floors. The building, along with those others within the close, is constructed from a combination of brick and concrete, with the exterior finished in either brick, or white painted render. The existing windows and some paneling on the facade is in white uPVC.

Planning: The property is not listed or located within a conservation area. The designs have been prepared in discussion with Chalcots Estate Ltd managing agents and their existing planning guidelines.
A similar proposal for 15 Brocas Close has already been granted planning permission. Ref: 2021/1194

Description: The proposed third floor extension has been designed to fit in with the character of the close, whilst also addressing the need to update the building in a manner that addresses the significant reductions required in both embodied and operational carbon within the UK's construction sector.
It is intended to be constructed with light-weight natural building materials, which help to reduce load on the existing structure, whilst reducing embodied carbon, and providing a high level of insulation that will in addition reduce operational carbon. Photo-voltaic panels located on the flat roof generate electricity, and a green roof both protects the building against extreme weather, whilst playing a small, but no less important, part in boosting local bio diversity.
The proposal includes a large open plan sleeping and study/living space, with a long run of wardrobes, concealing an en-suite bathroom. Four roof-lights are located to naturally light the space in dramatic ways at different stages of the day. For example a wide rectangular light washes the stairwell across the course of the day, whilst circular skylights frame views of the sky.
To the rear elevation, which overlooks a private garden, and beyond Adelaide Road, three sliding glazed panels open-up the rear facade, creating a large expanse of glass on the southern elevation. This helps to passively heat the space in winter when the sun is low, whilst providing views over surrounding trees towards Primrose Hill, creating a space for contemplation and retreat from the bustle of the city. As the rear elevation does not overlook the close it is considered reasonable that this third central glazing panel is a permissible deviation from the existing fenestration at lower levels.

Size: The proposal will add an additional 63m² of space to the dwelling and include the addition of 1 bedroom and 1 bathroom. This represents an increase of 31% from the existing total floor area of 204m².

Use: The existing and proposed uses will remain a single dwelling house.

Scale: The proposal fits within the pre-approved guidelines of the estate as developed by its managing trust. They are of the same scale and nature as an already approved planning application within the same close.

Landscaping: A green roof is proposed, though will not be visible from the street.

Access: Access to the additional floor will be provided through the existing building and comply with necessary building regulations.

Regards,
Tom Hart