

FELIXDB

06/05/2022

15 BROCAS CLOSE, NW3 3LD

ALTERATION TO GARAGE DOOR, TO BE REPLACED WITH FULL WIDTH WINDOW.
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).

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).

Recently approved applications for similar designs for replacement of front window at ground floor level;

- 2019/6155/P - 99 Fellows Road London NW3 3JS
- 2018/4055/P - 20 Brocas Close London NW3 3LD
- 2019/4077/P - 25 Brocas Close London NW3 3LD

Description

We proposed to change the glazed straight sliding doors that are currently installed in the original garage door location and concealed by an opening louvred screen, to double casement windows.

The new proposed window will be aluminium framed and powder coated white, this will match existing materials used for the front and rear windows

The Windows will be 1247mm High by 2288mm Width.

The existing louvred screen will remain concealing the proposed window and giving the impression of a garage door when closed. Along Brocas close and neighbouring Roads, Adelaide road, Fellows road, Hawtrey road, King Henrys road have similar designs which have gained approval for replacement of front windows at ground floor garage location.

The proposal will provide a higher quality aluminium frames, allow more flexibility for furniture and more substantial treatment improving the appearance of the host property and the street scene along Brocas Close.

The proposed window will have no negative effect on the neighbour's amenity in terms of loss of light, outlook, and increased overlooking.

Access

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the alteration.

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

Regards.

Felix Padfield
felix@felixdb.co.uk
07966264656

felix@felixdb.co.uk
07966264656
12 chichester road
london nw6 5qn
company number 08913985
www.felixdb.co.uk