

PL1_Design & Access Statement

Flat 1, 123 Brecknock Road, N19 5AE London

May 2022

Rev A



No. 123 Brecknock Road



Rear patio



Rear patio



Front yard

Introduction

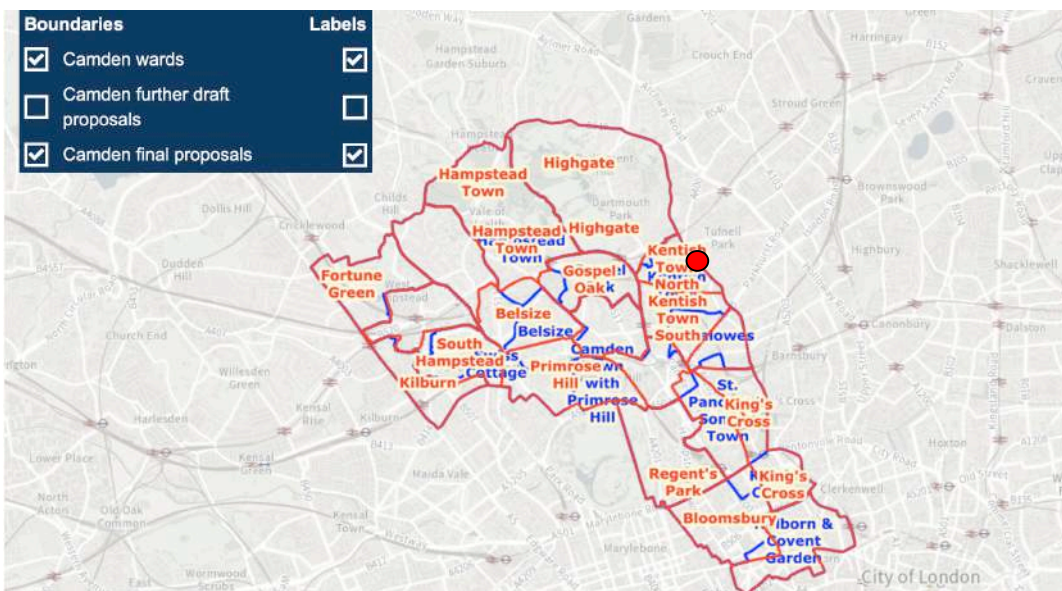
This statement was created as a part of a planning application for Flat No.1,123 Brecknock Road, N19 5AE London and should be read in conjunction with the accompanying set of existing and proposed drawings.

Proposal

This proposal is for a set of extensions and a redesign of the internal layouts. The proposed rear and side extension is 5.4m long, 3.1m wide and has a maximum height of 3.2m. The proposed rear extension is 2.1m long and 2.1m wide and the proposed front and side extension is 1.8m long and 1.6m wide.

Location

The property is located in the north corner of Kentish Town Ward, London Borough of Camden. The adjacent area has a predominantly residential character, with semi-detached and terrace houses mainly built in Victorian style.



Kentish ward is located in the east of City of Camden.



Brecknock street views



Existing house

No.123 Brecknock Road is a three-storey semi-detached house with a single storey bay window at the front. The front facade is built in yellow stock brick with a red brick arches above the windows and white stucco render on the ground floor. The side and rear facades are built in yellow brick. The roof

is tiled. There are non-original rear extensions to the flats on the ground and first floors.

The property is divided into three flats – Flat No,1 at the Ground floor, Flat No.2 on the First floor and Flat No.3 on the Second floor.

Proposed Design

The main aim of the proposal is to extend the kitchen and dining area, add a bathroom to the Master bedroom and a study corner to the second bedroom. It also levels the existing ground floor in the garden for a better access, provides a better visual connection with the rear garden and enhances the overall usability of the house.

The proposed rear and side extension will have a single pitched fully glazed roof and a full width door to the garden, creating a sleek visual connection with the outside.

The Master bedroom wall will be opened up and a new bathroom will be added towards the garden.

The front bedroom will be extended towards the side alley, providing a new study space.

The extensions are proposed to be built from a new brick, laid horizontally and vertically, and slightly distanced from the existing wall to visually separate the existing from the new. The proposal is to be subordinate to the existing Victorian house in scale and it's designed in a very modern approach that will enhance the overall building's style.

Materials

The proposed extensions will have facades built in a new brick, fully glazed roofs and timber framed windows and doors. The rear bathroom extension will also have a timber panelling below the windows.

Access

The access to the house will not change.

Planning History

There are four planning applications related to the property:

APPLICATION NUMBER: 19854

123 Brecknock Road, N.19

Demolition of existing ground floor rear extension and the erection of a larger extension in connection with the conversion of the property to three self- contained flats approved on 21st February 1974 (stat.reg.no. 18868) and 25th June 1974 (stat.reg.no.18430)

FINAL DECISION 27-11-1974 Conditional

APPLICATION NUMBER: 18430

123 Brecknock Road, N.19.

Alterations of the ground floor rear extension by increasing size, and replacement of existing roof with a flat roof.

FINAL DECISION 08-03-1974 Conditional

APPLICATION NUMBER: 17768

123 Brecknock Road, N19

The change of use at 123 Brecknock Road, N19 into one three-bedroom flat, one two-bedroom flat, and one single-bedroom flat, including works of conversion, and the erection of a rear ground floor extension.

FINAL DECISION 19-11-1973 Conditional

APPLICATION NUMBER: 2717

123, Brecknock Road, Comdon.

The construction of an open metal and plastic car shelter in the front garden of 123, Brecknock Road, Comden.

FINAL DECISION 20-10-1960 Refusal

Design Appraisal

We believe that the proposed design will create a coherent part of the building and will not detract from the character of the building or the area. It will not have a visually obtrusive impact upon the amenity of the occupiers of the neighbouring properties.