

Design & Access Statement

24 Brendon Street, London, W1H 5HE

January 2017

38 Terrace Road
London E9 7ES
T +44(0)20 8985 8106
E info@bdlondon.co.uk
www.bdlondon.co.uk



24 Brendon Street front elevation

RIBA 
Chartered Practice

 **CIOB**
THE CHARTERED INSTITUTE OF BUILDING

IPMA  international
project
management
association

Build+D Ltd. t/a Building Designs
Registered in England: 763 40 85

Proposal

This statement is accompanied by a Planning Application for 24 Brendon Street, London, W1H 5HE. It should be read in conjunction with the following set of accompanying drawings.

The proposal relates to the formation of a rear two storey extension to the Lower and Upper Ground Floor.

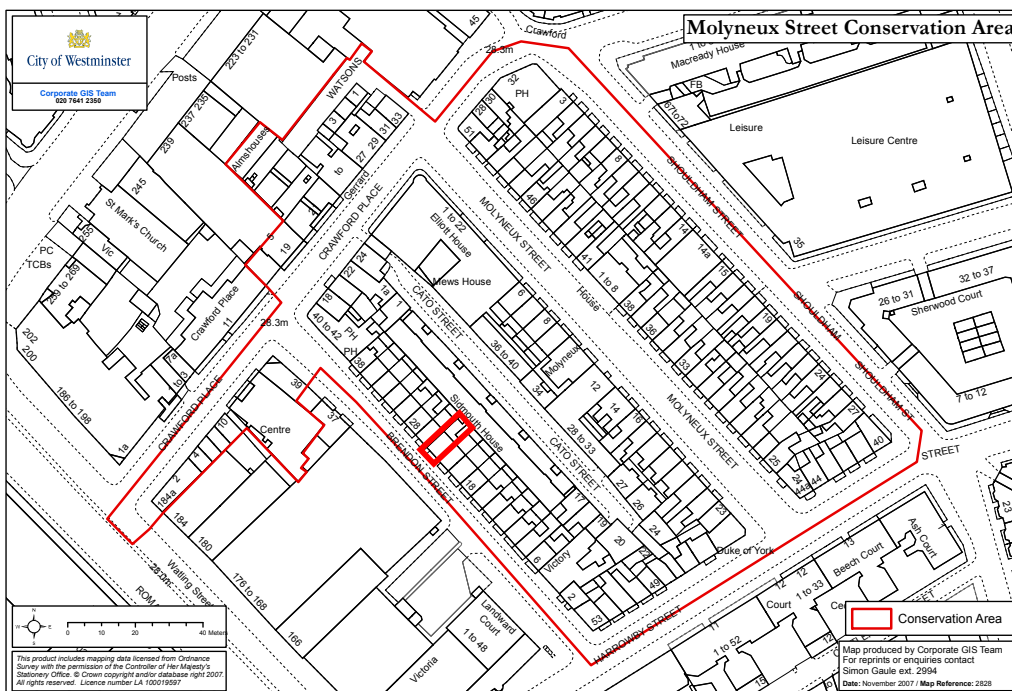
Location

The property is located in the Bryanston And Dorset Square ward of the City of Westminster borough. The area has a predominantly residential character with nearby commercial buildings and sacral architecture.



Brendon Street views

The property is located in the Molyneux Street conservation area but it's not a listed building.



Map of Molyneux Street conservation area

Existing house

The terrace has a characteristic brick and render street façades, some of them in bright colours. Rear façade is built in London stock brick.

The property is a single family dwelling.

The front elevation is off-white render with white painted sash windows and black timber door. Many properties on the street have a features front light well. The rear elevation was constructed with London stock bricks and the lower floor was white painted. All windows are white painted sash.

38 Terrace Road
London E9 7ES
T +44(0)20 8985 8106
E info@bdlondon.co.uk
www.bdlondon.co.uk

Design

Proposed Upper Ground floor extension reaches 1.8m behind the main rear elevation to align with the rear wall of the existing extension of the neighbour at No.26.

Proposed Lower Ground Floor extension reaches 3.0m behind with an external staircase reaching 4.3m, full width.

Maximum height at the ridge is 4.5m and 3.9m at the eaves in relation the existing rear garden level.

Proposed design objective is to complement the existing building maximising the internal space of the upper and lower ground floor.

The proposal won't cause any overlooking as the existing garden walls are unusually height and a wooden trellis is proposed to be fixed atop.

Materials

Proposed materials refer to existing building and recently build extensions on this terrace. They will also contribute to the conservation of energy making the existing energy efficient.

Front façade above street level is not affected by this proposal. A new double glazed door in matching design is proposed for the front light well. That is partly visible from the street level.

Rear façade in white painted brick and white render refers to existing façade. A natural slate roof is in keeping with the existing.

Doors on both lower and upper floors in P.C. aluminium will be carefully chosen not to affect the genius loci of existing building.

Black metal railing refers to existing one at the first-floor front façade of the property.

Garden paving will be chosen in balance with the overall design.

And to preserve the quality of amenity space, the proposal includes a stepped planters..

Access

Access to the dwelling will not change.

Areas

	Existing	Proposed
Upper Ground Floor GIA	28.0 sqm	35.6 sqm
Lower Ground Floor GIA	30.0 sqm	45.0 sqm
First floor GIA	29.0 sqm	29.0 sqm
Second floor GIA	29.0 sqm	29.0 sqm
Total GIA	116.0 sqm	138.6 sqm
Amenity space	36.7 sqm	28.7 sqm

RIBA 
Chartered Practice

 **CIOB**
THE CHARTERED INSTITUTE OF BUILDING

IPMA  international
project
management
association

Planning history

There are two recent Planning applications for 24 Brendon Street.

This application is a re-submission of the Planning Application 17/06342/FULL that was granted on the 19th of September 2017. Unfortunately, due to the world Covid -19 pandemic, the construction did not commence and the approval expired in September 2020.

17/06342/FULL | Erection of two storey rear extension at lower ground and ground floor level to enlarge dwellinghouse (Class C3).

Tue 19 Sep 2017 - Application Permitted

20/06764/FULL | Erection of single storey roof extension to enlarge dwellinghouse (Class C3).

Tue 22 Dec 2020 - Application Refused

38 Terrace Road
London E9 7ES
T +44(0)20 8985 8106
E info@bdlondon.co.uk
www.bdlondon.co.uk

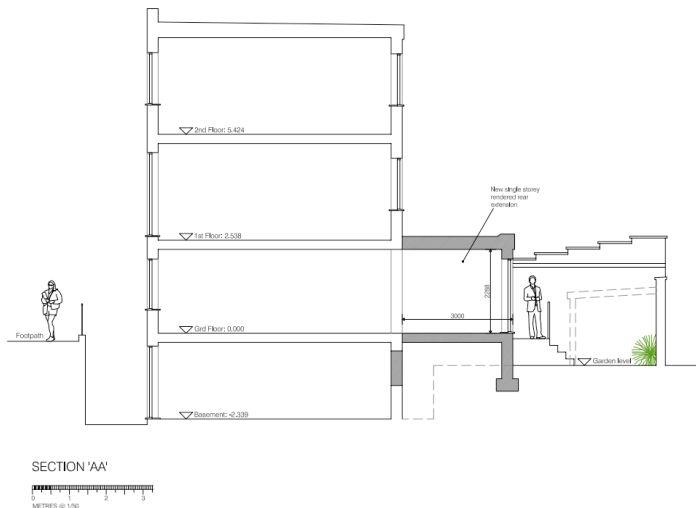
Precedents

There are multiple recently permitted precedents on the street.

34 Brendon Street London W1H 5HE

20/02991/FULL | Demolition of outbuilding in rear garden, erection of single storey rear extension at ground floor, replacement and relocation of windows to street elevation, and amalgamation of basement studio flat and flat on ground to second floors to form a single dwellinghouse (Class C3).

Wed 09 Sep 2020 - Application Permitted



26 Brendon Street London W1H 5HE

11/07613/FULL | Excavation under part of ground floor garden and erection of rear basement extension to create additional living accommodation to the existing single family dwelling.

RIBA 
Chartered Practice

 **CIOB**
THE CHARTERED INSTITUTE OF BUILDING

IPMA  international
project
management
association

Build+D Ltd. t/a Building Designs
Registered in England: 763 40 85



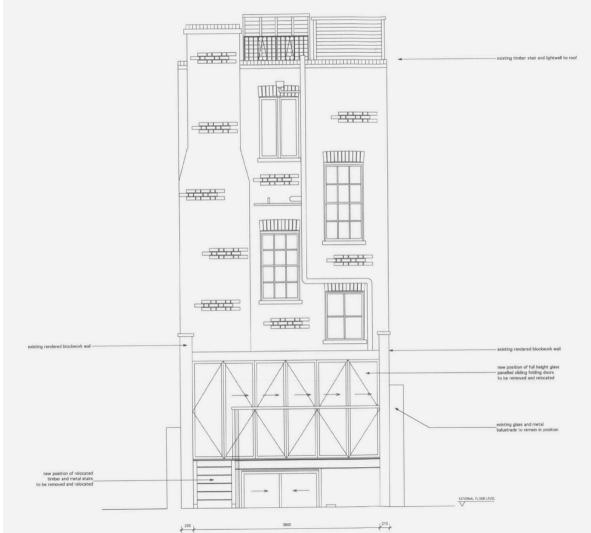
6 Brendon Street London W1H 5HE
12/10488/FULL | Erection of a single storey extension at rear ground floor level in connection with the existing residential property.



REAR ELEVATION
SCALE 1:100 @ A1

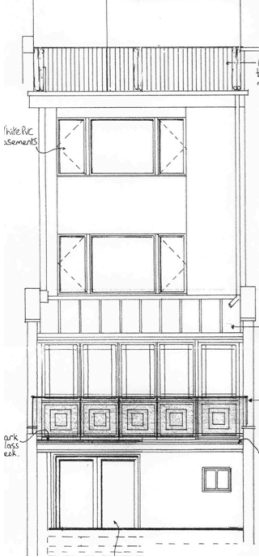
REAR ELEVATION
SCALE 1:100 @ A1

30 Brendon Street London W1H 5HE
07/00399/CLOPUD | Extension at rear ground floor level.



14 Brendon Street London W1H 5HE

07/04729/FULL | Erection of new single storey rear extension at basement level, creation roof terrace at upper ground floor level and erection of railings at main roof level in connection with use as a roof terrace.



Design Appraisal

The proposed design will create a coherent part of the building and would not detract from the character of the building. It would also not have a visually obtrusive impact of upon the amenity of the occupiers of the neighbouring properties.

Conclusion

Submitted design approach has been carefully conceived in relation to the character of the building and area. It would not detrimentally impact on the qualities of the building and street scene and protect the character of the area. The proposal would preserve the character and appearance of the area. In this respect, the proposal complies with Policies and Standards of the Unitary Development Plan.