

Date: 24th November 2023

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RE: 103 & 105 BRUNSWICK ROAD, LONDON W5 1AQ - SINGLE STOREY GROUND FLOOR REAR EXTENSIONS

DESIGN AND ACCESS STATEMENT

This design and access statement is prepared by Gavin Fung Architect (GFA) to support the joint application to erect a single storey ground floor rear extensions for both No. 103 & 105 Brunswick Road, London W5 1AQ

This semi-detached house currently is occupied by two separated dwelling units - No. 103 and 105 Brunswick Road. The two property owners intend to construct their own rear extension to their main house.

The proposed ground floor rear extensions of this planning application includes proposed demolition of the existing small rear extension of No.103 and the back extension building of the No.105 Brunswick Road, erection of a 7.2m deep 3.3m high single storey rear extension throughout the back of the two dwelling units.

In order to achieve the best quality of architectural design for the rear extension and to the main building, the two owners consider an overall united design for the rear extension block to the existing main house building would be the best solution to this detached building, which contains two semi-detached dwelling units.

GFA is appointed by the two owners to design this joint venture project.

The proposed single storey rear extension building for the two separated dwellings has been design in the following manner to ensure it merges well with the architectural characters of the existing main building (for both dwellings) :

- **LAYOUT PLANS AND BUILDING HEIGHT-** This proposed rear extension is 7.2m in depth, where the line of the back wall of the existing extended side wing building of No.105 Brunswick Road is. The full width of the proposed extension is the width as the existing rear extension of the two dwelling houses at the back.

After demolition of the both existing rear extension buildings at the back and replacing with the proposed new extensions, an additional floor space is to be created to the No.103 is 37 sqm and 30 sqm for No.105.

As the topographical condition of a slopping site across the entire row of residential houses along the Brunswick Road, both houses' back garden level are at least 0.9m lower than the existing patio area which is about 150mm below the internal finishing floor level (f.f.l.). The proposed rear extension building height, measured from the existing patio area to the top of the parapet wall, is 3.3m

- **REAR ELEVATION -** This is the main façade of the proposed rear extension block.

Full height facing brick external wall finish is proposed to match the existing to allow the extension block to be better integrated with the main building and surrounding, as the Council's planning policy guidance to encourage new extension building should be integrated with the existing rather than to contradict from the main house and surrounding.

The proposed new extension is not only integrated with the main house, in terms of material that respects the hierarchy of the two storey main building, but also creates a back drop from the main houses with its own architectural language.

3 slim framed French door set with soldier brick course lintel for both sides of dwelling creates a uniformity to this extension block as a single entity to showcase the beautiful traditional brickwork and workmanship.

- SIDE ELEVATIONS – Follows the main uniformity as a whole but has its own character to distinguish each other.

(No. 103 side) – External white rendering wall finish to match the existing with same feature corner brick course to integrate with the main house.

(No. 105 side) – Full height of external facing brick wrapped around the extension for integration and as a back drop from the main house.

- FRONT FACADE - No change to the front elevations with the two extension side wing as the back drop from the building (both semi-detached houses) main façade to face the main road at the front.

There is nearly the same as the existing side wing at the back i.e. no negative impact is created to the surrounding and the neighbourhood.

- PARAPET WALL - The proposed extensions to both dwelling are covered by a GRP roofing system mansard roof to maximise the internal head height as to our clients' preference. The mansard roof is hidden behind the external brick finished parapet wall, which is to be capped by pre-cast concrete coping stone throughout to highlight the continuous capping alignment for this simple, light, modern single rear extension building as a whole.

As the proposed rear extensions are purely for an improvement to their living environment, both owners' families, there is no change to the existing local area in terms of parking and refuse collection etc. The proposed new rear extension has been designed in a manner of integrating with the existing houses and environment, with a high standard of design quality that is encouraged as the Council local plan policy.

So that, we would strongly recommend the Planning Authority to support our application and grant planning permission to this joint venture planning application and to our clients.

Should you require further information for the above application, please feel free to contact the undersigned.

Yours sincerely,



Gavin Fung
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