

## **DESIGN AND ACCESS STATEMENT**

for Planning Submission for Demolition and Alterations within a Conservation Area

### **FLAT 1, BROOKLYN LODGE, BARNES, LONDON SW13 0HS**

The Applicant is Mr Matthew Whitaker, the owner of Flat 1 being the lowest flat of Brooklyn Lodge, which is a former single occupancy house converted into number of residential apartments with the freehold company wholly owned by the leaseholders.

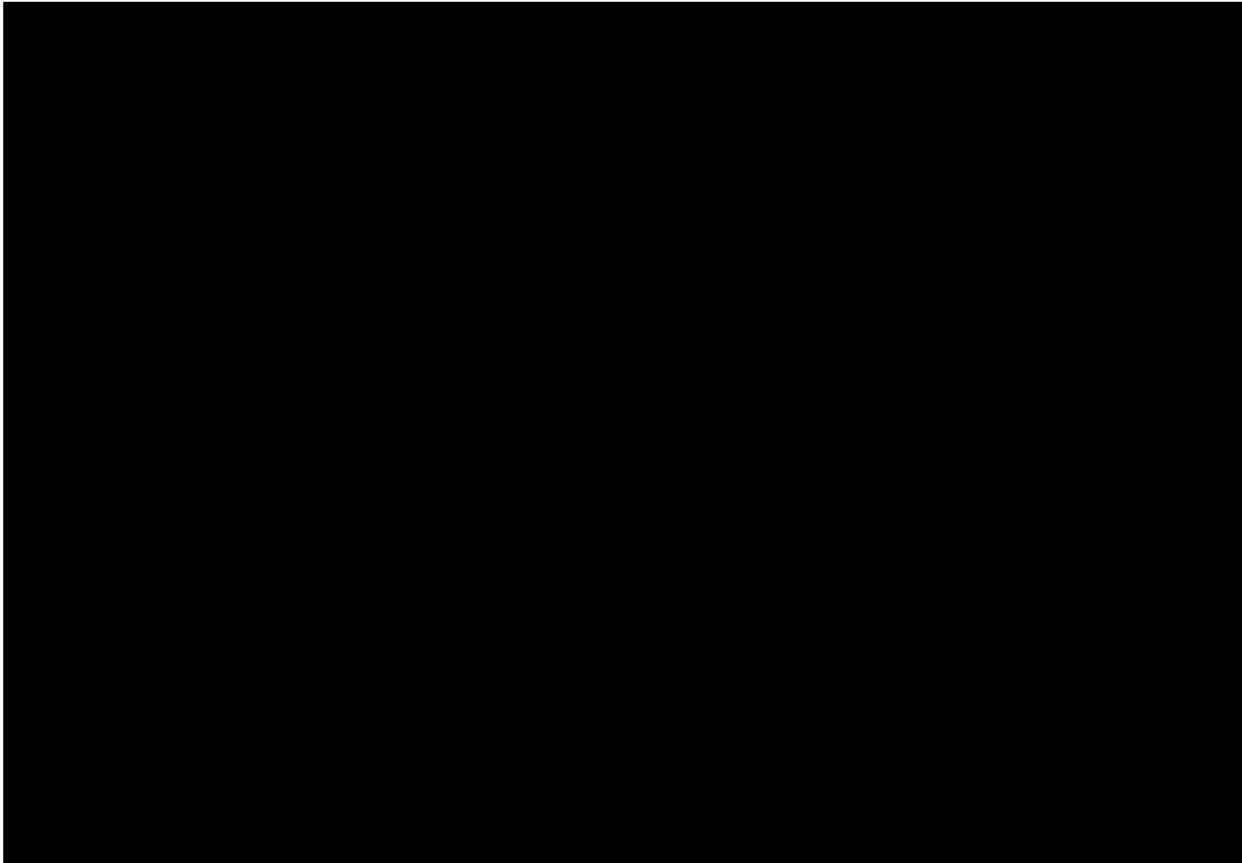
Brooklyn Lodge is situated on the corner of an 'island' of housing within Barnes Common, known as Mill Hill. This group of housing was designated the "Mill Hill Conservation Area 14" on 14th January 1969. Brooklyn Lodge stands on the eastern edge and, with its southern neighbour, Bracken View, are early 20th century. These are not listed buildings.

Flat 1 has been formed from the basement of Brooklyn Lodge and is below ground level on three sides with access to the front door via a front side gate and then steps down to a side passage, alongside Bracken View. A high party fence wall, between this side passage and Bracken View hides views of the side passage from Bracken View.

The western neighbouring house, Falkner House, has formed a high brick wall around their parking area that completely obscures sight of the western facade of Flat 1 from the street and indeed from Falkner House itself. See photograph below, taken from the western end of the B349 looking back towards Brooklyn Lodge. Part of the brick wall encloses and obscures the side garden of Flat 1.



The proposal is to extend the flat at the rear with a glass 'box' to enclose the small patio formed by the higher patio that serves the upper flat. Concrete steps, from the original patio to the side garden, will be rebuilt further away in order to give space for a glass door to open. This will give the opportunity to water-proof the external wall with the Ensuite Bathroom which is suffering from damp penetration.



LOOKING NORTH TO SIDE GARDEN

LOOKING SOUTH TO BRACKEN HOUSE

The proposed extension will create an enclosed but well lit space to the Master Bedroom which otherwise has views of the retaining wall of the upper flat's patio. The whole extension, being at a lower ground level is hidden from the adjacent properties. The only demolition is to remove the patio doors and the side windows and their cills. Fixed side lights will be inserted into the lowered window openings and a sliding glass door system will be hung from a high level track to replace the timber patio doors. A structural glass roof on glass beams and glass perimeter walls will enclose the patio/extension. Glass doors will allow access to the Side Passage and Side Garden. The surface water gully will be re-located and a new drain connection will be made to the existing inspection chamber.

In addition to the western extension the proposal is to add a window to the Reception area which is used as a formal dining area. Currently two mismatched windows provide, primarily reflected, daylight into the room. The proposal is to drop the cill of the smaller window to match that of the other window and to create a new window opening between the two. Painted timber sash windows, matching that of the retained window, to be inserted into the two new window openings.



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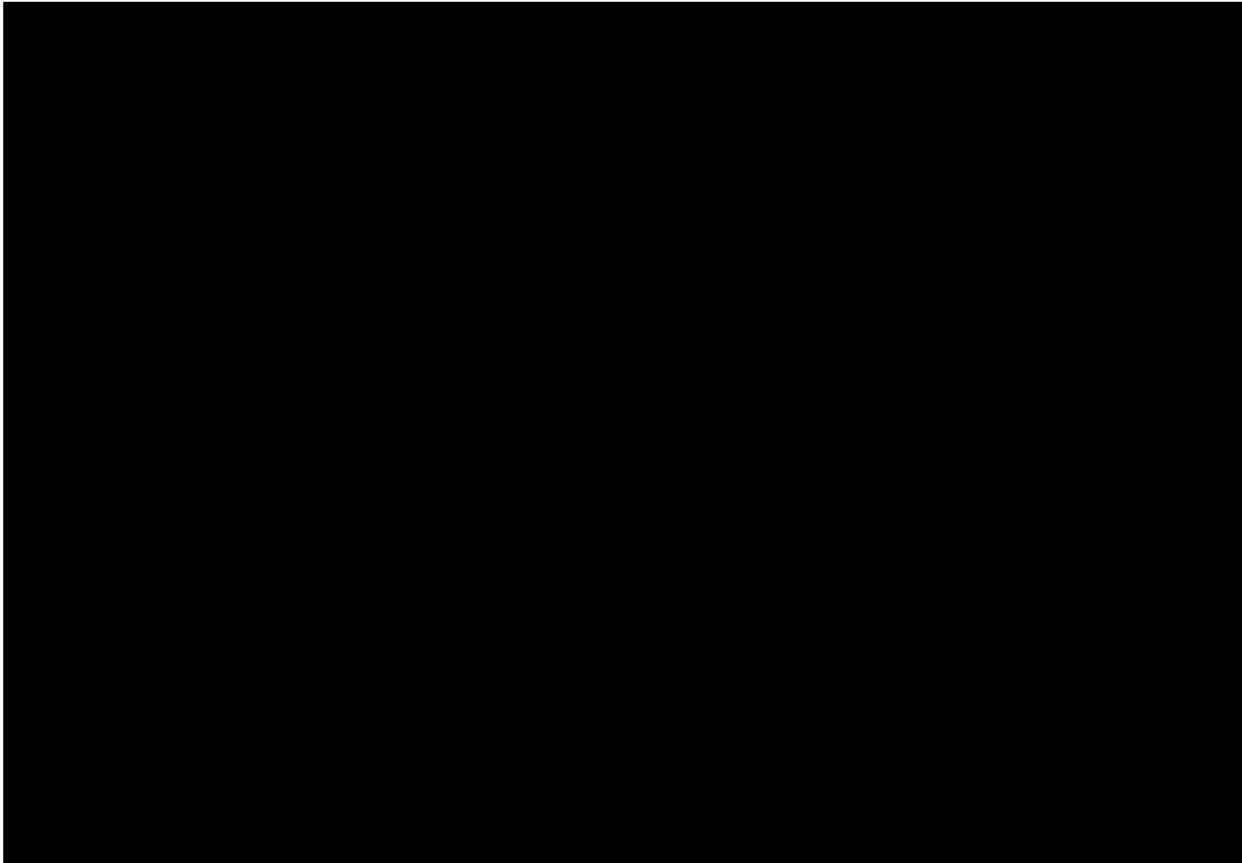
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