



33 Manor Way, Chesham, HP5 3BH

Title: **DESIGN AND ACCESS STATEMENT for**
12 Burrard Road NW6 1DB

Doc No: **24016**

Date: **June 2024**

CONTENTS

1. INTRODUCTION

2. SITE LOCATION & CONTEXT

3. DESIGN PROPOSAL

3.1 Amount & Layout

3.2 Scale

3.3 Landscaping

3.4 Appearance

4. ACCESS & CIRCULATION

5. SUSTAINABILITY

6. CONCLUSION

7. APPENDIX

1. INTRODUCTION

This document has been prepared in support of a submission of a householder planning application for side infill and 2m rear extension. The property has an existing rear extension. The applicant property is a has a small front and larger rear garden, situated within a 2-storey Victorian terraced row of houses (numbered 1-57) and is typical of the area. The outrigger has three storeys.

The street itself is constructed on a sloping site, therefore the houses are staggered in pairs with the lowest point at the Fortune Green Road end.

The surrounding area is mainly residential in character and consists of terrace dwellings. The property is not located within a Conservation Area, it is not a locally or statutorily listed building and it is not affected by Article 4 Direction.

This document explains the design principles and development process relating to the proposal and the surrounding context. This report should be read in conjunction with the supporting drawings.

2. SITE LOCATION & CONTEXT

The application site is a terrace property on Burrard Road.

The subject property number 12 Burrard Road, is located in the West Hampstead area of the Borough of Camden in North West London on the south eastern side of the street towards the Fortune Green Road end. The surrounding area is characterised by residential dwellings of a similar type and appearance to the application site. Generally the properties are brick and render beneath tiled roofs. The area has been subject to change over time and like many of the surrounding roads, properties have been extended to the rear, loft and sides.



Google site location map

3. DESIGN PROPOSAL

3.1 AMOUNT & LAYOUT

The proposed extensions will not be visible from the street. It is considered that the design, scale and bulk would not over dominate the host property or completely change its appearance. Given its overall size, bulk, height and design it is considered that the additional extensions are subordinate and it is in keeping with the host dwelling and would not have a detrimental impact upon the host dwelling nor the surrounding area. The proposals match proposals within the area. The neighbouring property has undertaken a similar side infill extension.

The materials proposed would match the existing brick and render of the property with a mono glazed roof to the side infill extension and a GRP roof with a skylight to the rear extension.

The new windows and materials will match the existing windows' materials and finishes. The kitchen and living spaces will be extended to the rear and side. A new utility and toilet are proposed within the property. Minor internal changes are proposed to the first floor.

The existing ground floor area is: 59sqm

The existing first floor area is: 56.5sqm

The existing second floor area is: 17sqm

Total: 132.5sqm

The proposed ground floor area is: 76sqm

The proposed first floor area is: 56.5sqm

The proposed second floor area is: 17sqm

Total: 149.5sqm

3.2 SCALE

The new extensions will match the existing style of the house. It is not out of scale or character for the street.

3.3 LANDSCAPING

The garden area will be minimally affected by the proposals. No trees are proposed to be removed under this application. A new patio is proposed.

3.4 APPEARANCE

The area is an established residential area. The extensions will match the materials and appearance of the original house. The design will bring out the original character of the house and enhance the aesthetic appearance.

The proposal complements the character of the area and the design is sensitive to the neighbouring properties. The design proposal will not harm the appearance of the property or the surrounding area.

4. ACCESS & CIRCULATION

Access into the existing dwelling is from Burrard Road and it will not be affected.

5. SUSTAINABILITY

The clients approach to sustainable development is to exceed the current Building Regulations for thermal performance.

Use less energy (be lean).

Use renewable energy (be green).

Supply energy efficiently (be clean).

This is achieved by providing improved thermal insulation, minimising heat losses, considerably improving airtightness, using high quality replacement windows, providing ventilation with highly efficient heat recovery, efficient heat generation and use of renewable energy sources. The resultant house is much better prepared to cope with the extremes of temperature more commonly experienced during summer and winter due to the effects of climate change.

Low water consumption fittings will be used throughout to reduce water consumption, using the AECB Water Standards.

The construction process itself will be as sustainable as possible with natural or low environmental impact materials specified wherever possible, such as woodfibre insulation for the internal wall insulation. Careful thought has been given to economic sustainability which considers the economic cost over the life of the development in terms of construction costs, energy consumption

6. CONCLUSION

Our overall conclusion is that the proposed development would be an appropriate and beneficial use of the site. The proposed extensions and alterations would remain subservient and would respect the design of the host dwelling.

The proposal is not harmful to the character of the area or street scene, which has changed significantly over time. There is no harm to the character and quality of the subject building. There is no detrimental impact to the amenity of the adjoining occupiers.

Accordingly, in the absence of material considerations indicating otherwise, the Council's respectfully requested to grant planning permission for the development.

7. APPENDIX



Isometric view of subject property



Isometric view of subject property



Street view of subject property



Rear and part neighbouring view of property



Rear view and part neighbouring view of property