

DESIGN + ACCESS STATEMENT

PLANNING APPLICATION

MR + MRS GULATI / 7 BURGHLEY ROAD LONDON NW5 1UD

TO BE READ IN CONJUNCTION WITH PROPOSED DRAWINGS

50° North

PROJECT DETAILS FOR REFERENCE

Project Team

Architects // 50° North Architects, Richmond, London

Client // Mr R Gulati

Transport consultant // Not commissioned.

Heritage and Design Consultant // Not commissioned.

Arboricultural // Not commissioned.

Landscape Designer // Not commissioned.

Planning Consultant // Not commissioned.

Site Address

7 Burghley Road, London NW5 1UD

Site Technical Data

Site area	See planning forms
Current + Proposed Use	Residential
Conservation status	Yes
Flood risk status	No Risk
Unit mix	Terraced dwelling

50°NORTH ARCHITECTS + THEIR CLIENT

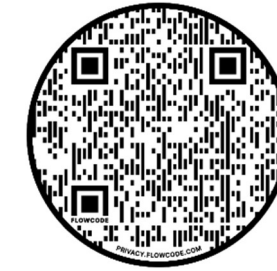
With over 30 years experience in residential architecture the practice principle has always relished turning sites and buildings into new, exciting homes. With both new build and refurbishment schemes in their portfolio the practice 50 North are specialists in residential design. The practice itself has been in existence for over 17 years and its small team delivers over 30 projects each year of varying sizes and styles. Combining their skills with a wide client base they have created mixed use projects, multi unit developments and some commercial designs.

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50°North
Architecture
Sustainability
Design

1.0

THE PROPOSALS, LOCATION, URBAN CONTEXT, SETTING + PLANNING POLICY

THE PROPOSALS, LOCATION, URBAN CONTEXT, SETTING + PLANNING POLICY

The Proposals

We propose to extend, refurbish and future proof the existing, terraced building creating a refurbished, carefully planned, family home. We propose internal remodelling and a better connection of the internal spaces to the garden where the existing floor plans show a disconnect. The rear elevation is simple and featureless while the internal arrangement leads to dark rooms and poor outlook. We have developed the design to overcome these issues.

We have been careful to only adjust the front elevation while altering the rear elevation using materials and scale that are in keeping with the host dwelling. To this end, the front elevation relates well to the street scene retaining its existing scale and relationship to adjacent properties (see aerial photos right and bottom for further information). The rear elevation is now more inspiring and exciting.

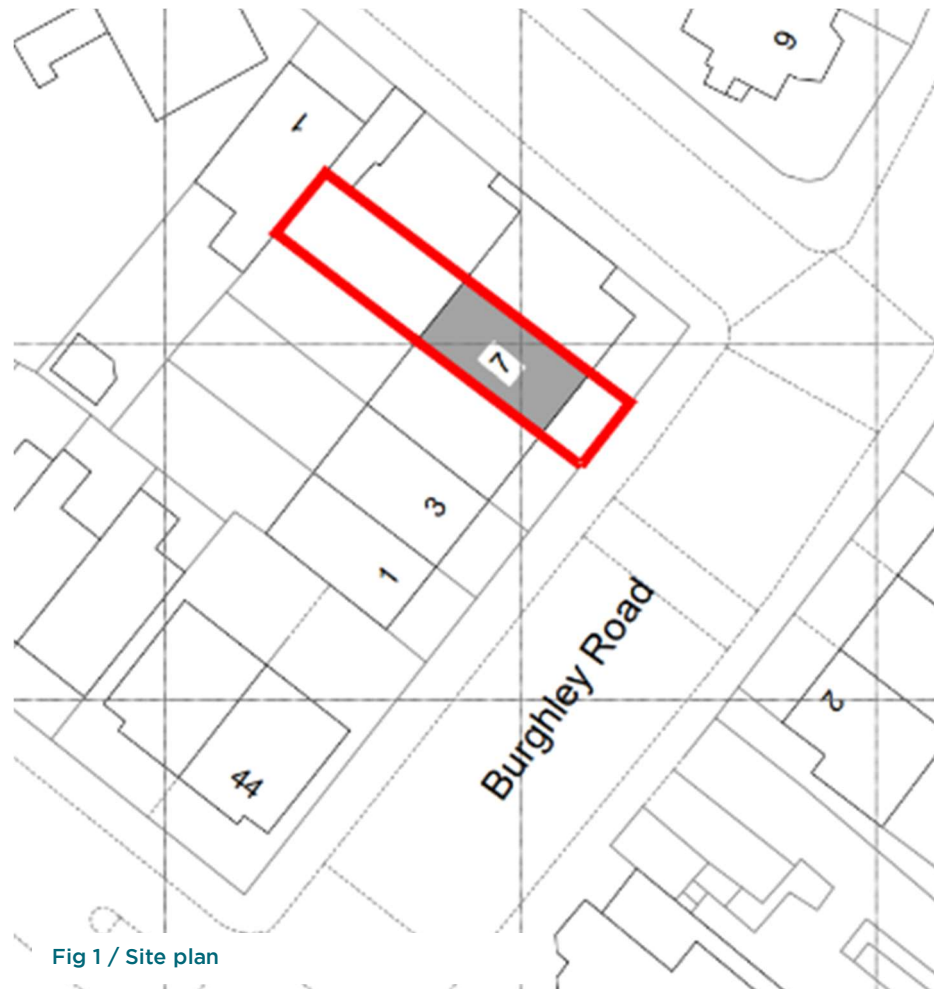


Fig 2 / Showing the setting in a terrace of 5 similar tall Victorian buildings with front facing upper ground floor access via steps and lower ground floor via a front garden and set of steps under the formal entrance. The roofscapes feature a range of dormer additions while the general state of repair suggests a renovation and repair would be beneficial to the property and future proof it.



Fig 3 / This aerial photo illustrates the setting of the building toward the north-east end of the terrace with a garden that abuts the gable end of the properties on Evangelist Road. This creates a slightly 'hemmed in' feeling that we feel its appropriate to address with the new internal layout. Additional glazing and room arrangement can help to create light, open spaces relating to the garden.



Fig 4 / This view of the rear of the terrace shows how the rear elevations with their sunken gardens, aren't especially light or open feeling. Some mature trees and the particular setting for our property creates a more courtyard feeling with a modest garden. We believe our design works with these constraints and adds modest extensions to connect to the garden.

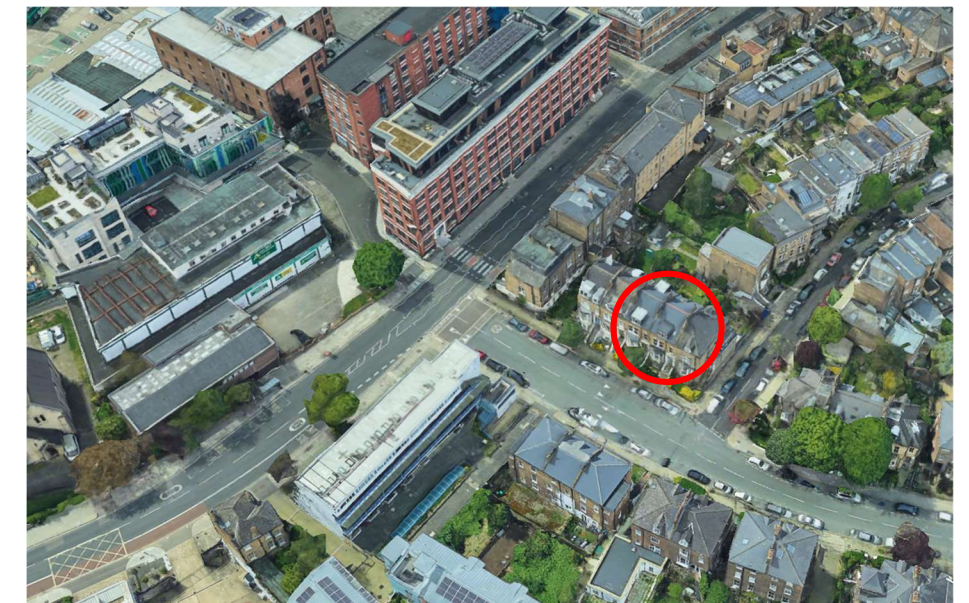


Fig 5 / This aerial photo illustrates the general setting of the property and the variety of nearby buildings. Scale of building and typologies are varied and interesting. A range of newer and traditional architecture is present.

Fig 6 Block plan and proposals overlaid to illustrate the setting.



URBAN CONTEXT + SETTING

Maps + Site Plans

Here we show the existing site location plan (left) with the site boundary highlighted in red and the lower ground floor plan superimposed over it. The block plan illustrates the extent of the proposal and its location on the site.

You will see from the plan that the house sits to the north-east of the terrace with ample room to extend to the north-west which, relates the house better to the garden and the adjacent properties. The site geography would be better used and yet the proposals would not be viewed from the street.

PLANNING POLICY

This supporting document and the submitted drawings seek to demonstrate that the proposal is in accordance with the following applicable policies and guidance:

- Camden Local Plan.
- The National Planning Policy Framework (NPPF).
- Camden Home Improvements Guidance ([here](#))

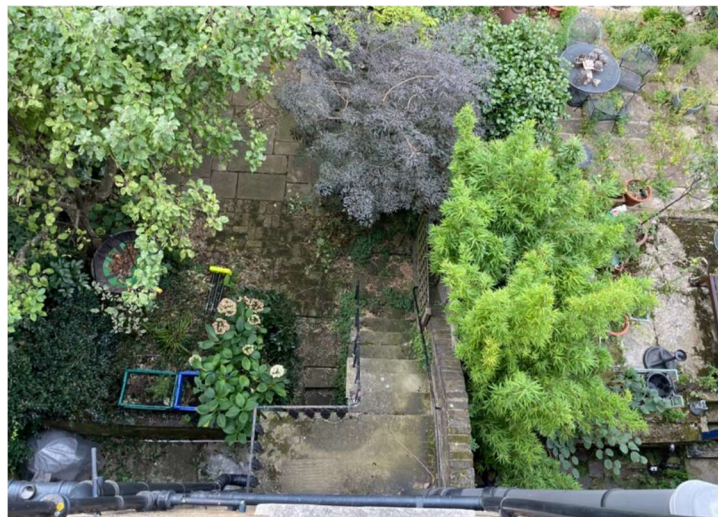


Fig 7 A view from above of the rear elevation and garden

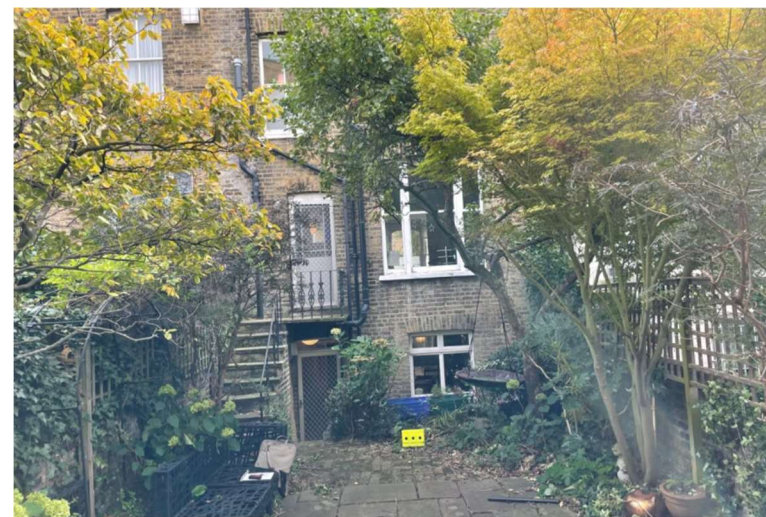


Fig 8 The rear elevation and garden as existing

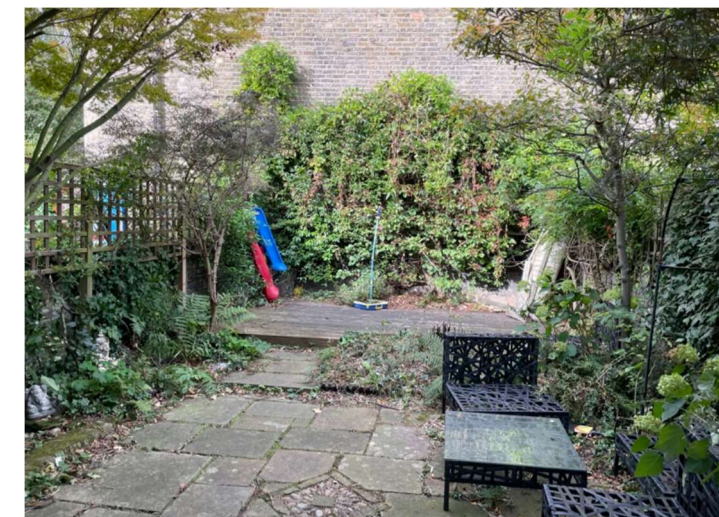


Fig 9 The rear garden and adjacent flank wall

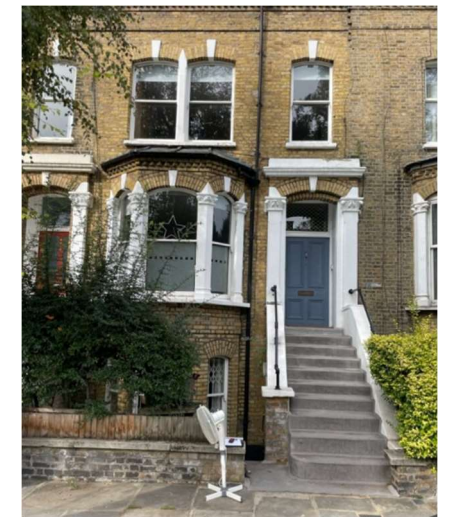


Fig 10 The front elevation existing

2.0

RELEVANT PLANNING HISTORY / PRIVACY OUTLOOK + AMENITY / FLOOD RISK ASSESSMENT / ACCESSIBILITY / WASTE DISPOSAL + RECYCLING

RELEVANT PLANNING HISTORY

The relevant planning history of the property is as follows:

Flat Lower Ground Floor 5 Burghley Road London NW5 1UD
Single storey rear extension and fenestration alterations.

The property has featured some unsympathetic works over the years but its largely untouched and retains its original scale and form to some degree. Our proposals seek to sympathetically renovate the main superstructure and add modest additions to create a smart, valuable family home adding to the street scene positively.

We have also reviewed nearby applications looking at the general scale and type of addition and alterations proposed and believe our work to be in keeping with the general pattern of development.

PRIVACY OUTLOOK + AMENITY

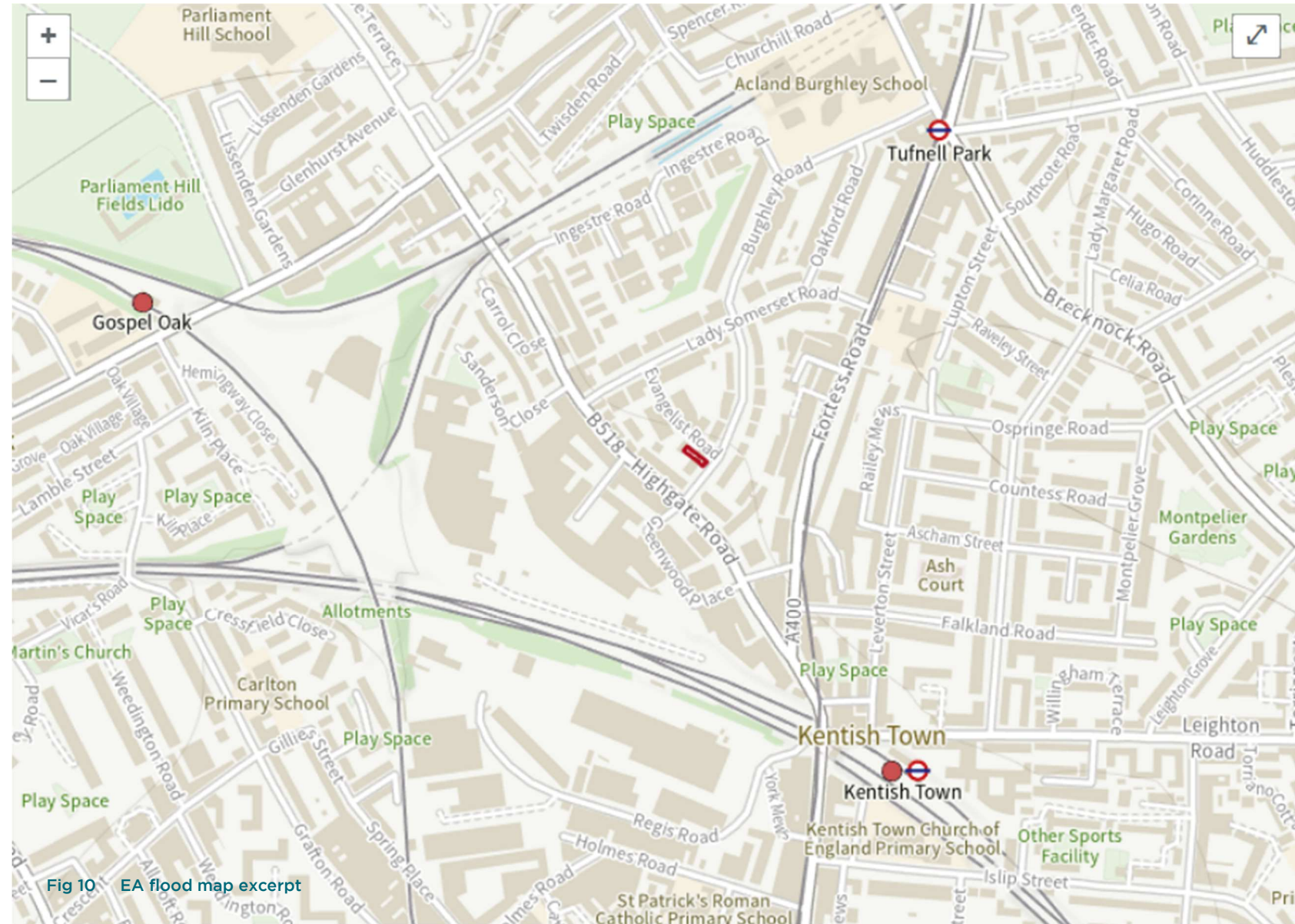
It is considered that issues of privacy, outlook and amenity are not undermined by our proposals. We have considered this in our design development of the lower and upper ground spaces, the first-floor fenestration design, and the loft dormers, avoiding large south facing glazing and fenestration facing adjacent gardens. We would note that both solar control and shading and neighbouring amenity are very closely linked in this design and our approach to the rear extension.

FLOOD RISK ASSESSMENT

The site is in Flood Zone 1 which means the site has no significant risk of flooding. This information is taken from the Flood Map for Planning on www.gov.uk. No flood mitigation measures are proposed.

ACCESSIBILITY

The property is currently accessed via the front door at upper ground level and a lower, front facing entrance door leading to the entrance hall and kitchen/diner. We are not able to offer flush threshold access but are aiming for wider, safer access for visitors.



WASTE DISPOSAL + RECYCLING

Household waste and recycling will continue to be carried out as per council requirements. The property has been designed to accommodate storage and recycling in the kitchen. Recycling facilities and external bin storage are provided. There is no change to the requirements for council refuse collection.

TREES + VEGETATION

The design doesn't affect nearby trees and doesn't fall within the root zone of protected trees. The design seeks to create a better amenity space which will over time be populated by a better garden specification than exists today.

3.0

DESIGN FACTORS + CONSIDERATIONS / CONCLUSION.

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DESIGN FACTORS + CONSIDERATIONS

How we designed the proposals for the site

Led by the client's brief, which called for a more open plan arrangement, light and flexibility, we set about adjusting the lower ground floor and part of the upper ground floor to create better spaces, storage and a sense of relationship with the courtyard garden from the living spaces.

Key to the design was to extend into the garden a modest amount so as not to compromise adjacent windows and gardens while creating a piece of neat and in keeping architecture. Using materials to complement the existing rear elevation and carefully placed glazing we believe we have created:

“...A new rear addition with spaces to enjoy the garden and ancillary features that make the property future proofed and interesting...”

We have researched the best materials for the site and age of the property and carried out a design discussion with our client. This has led us to choosing a pallet which has slate, brick, aluminium, and glass in it as well as other natural finishes such as steel.

The design will feature a textural and light set of finishes that will bounce light around the interior and age gracefully. The balance of the elevations has been carefully considered and developed over time.

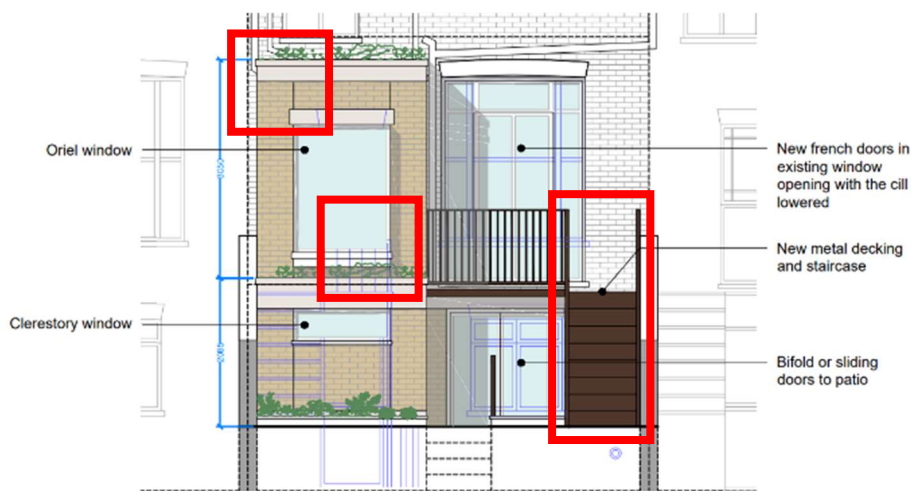


Fig 11 / Part rear elevation

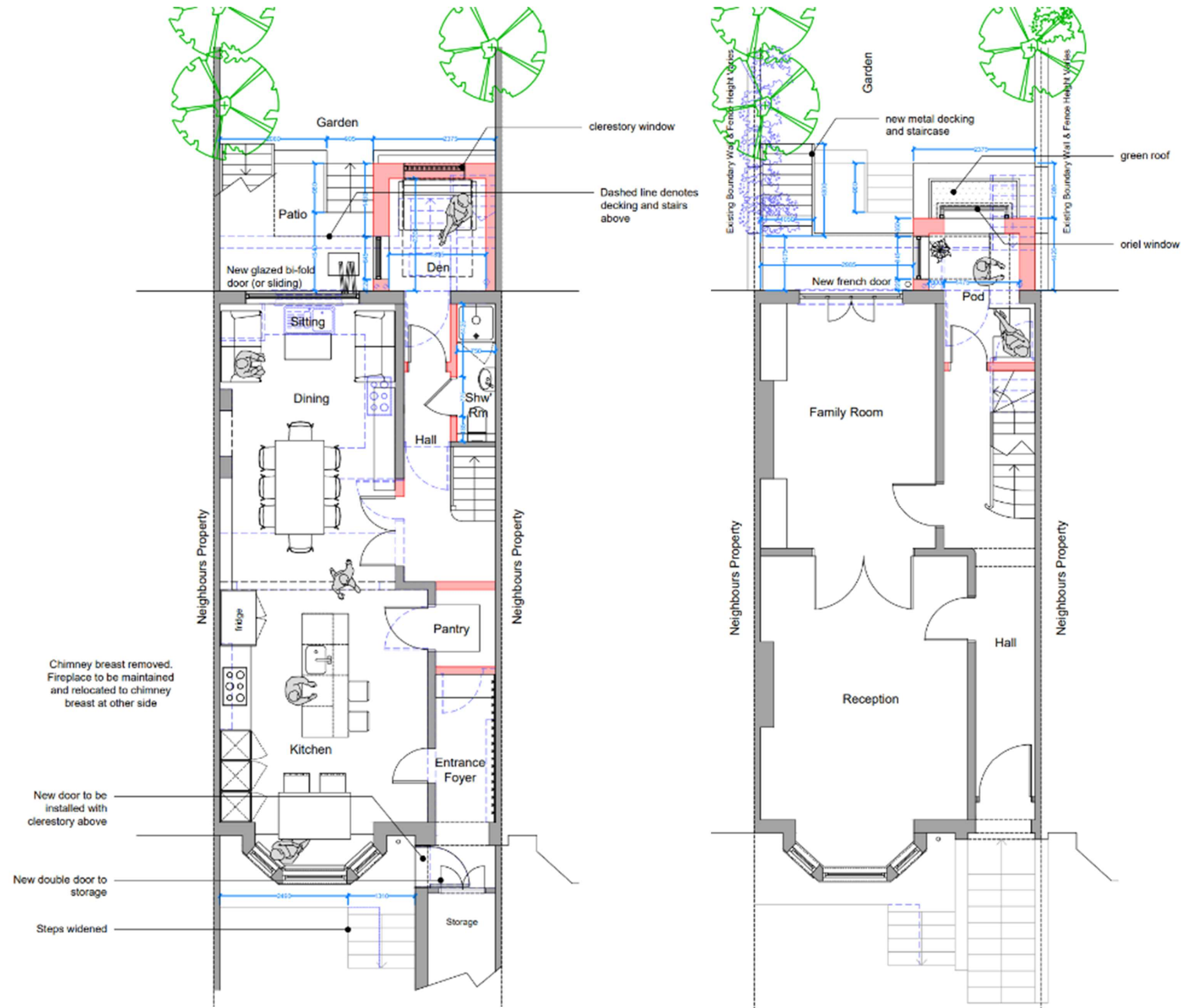
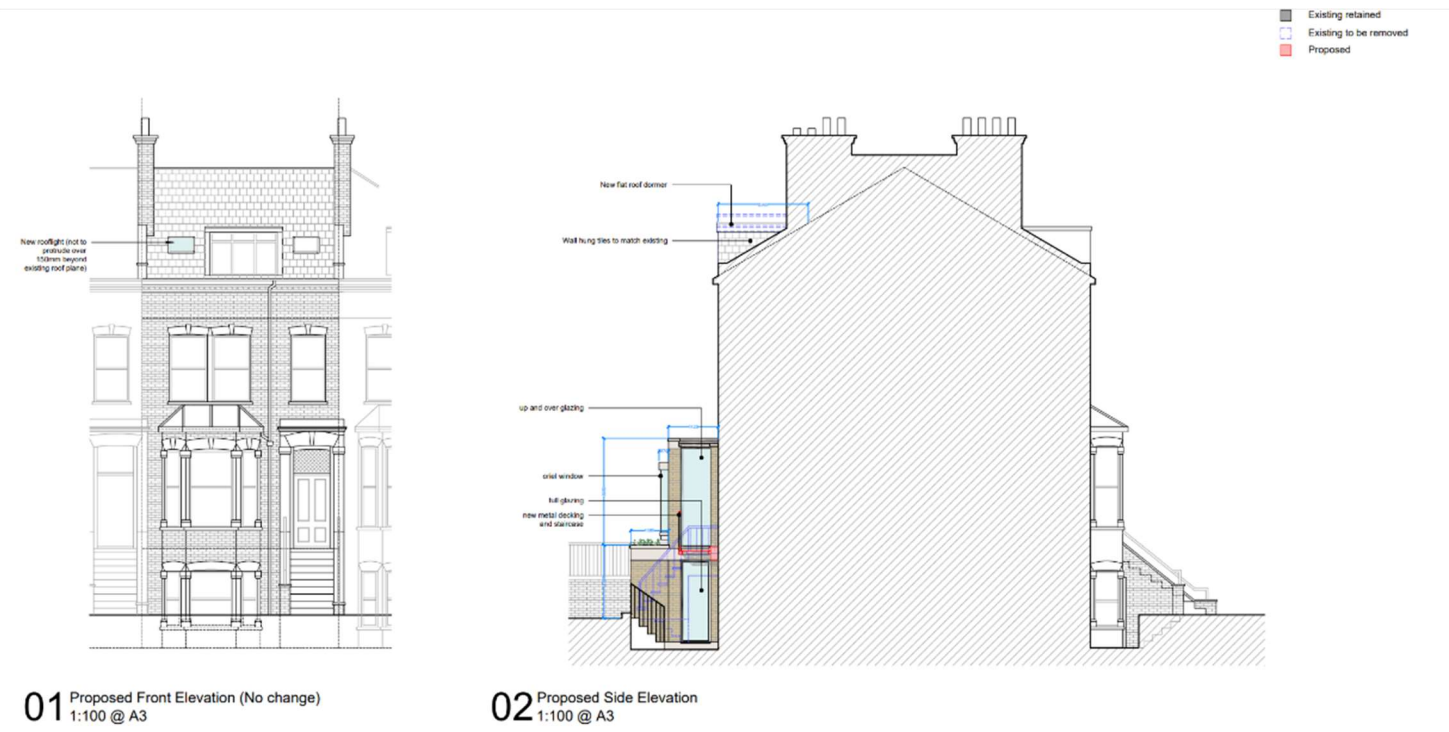


Fig 12 / Proposed floor plan excerpts

Fig 13 / Proposed elevations



50°North
50° North Architects
The Hut, 167 New Road
Richmond, Surrey TW9 2AZ
info@50degrees.co.uk
020 8744 2337
50degrees.co.uk

project north

notes

- This drawing is for early-stage design and planning applications only, and therefore should NOT be used for construction.
- This drawing is to clarify the property edge, and is based on Ordnance Survey data only. It is not intended to identify proposed or existing boundaries. Any dimensions shown are indicative only, and are subject to change at technical drawing stage. Do not scale off this drawing.

key plan

revisions

REV	DATE	DRAWN BY	APPR BY	NOTES
-	25.04.24	OG	LB	first issue
A	26.05.24	OG	LB	revised scale for site off

client: **RAJEEV & ABHA GULATI**

project: **7 BURGHEY ROAD KENTISH TOWN, NWS 1UD**

status: **PLANNING**

revision: **A**

title: **PROPOSED ELEVATIONS**

drawing no: **052_A**

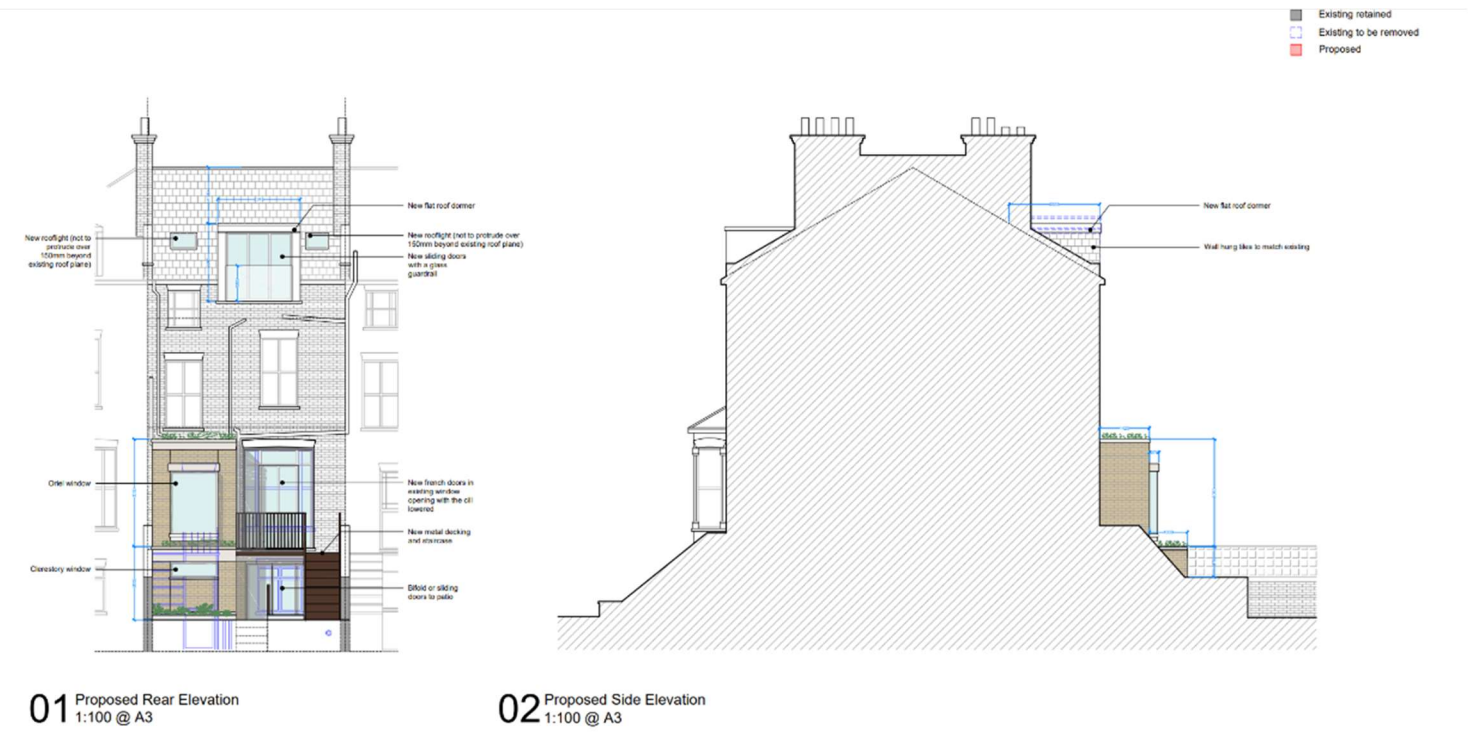
drawn by: **OG**

approved by: **LB/TB**

date: **25.04.24**

job no: **2733**

scale: **1:100@A3**



50°North
50° North Architects
The Hut, 167 New Road
Richmond, Surrey TW9 2AZ
info@50degrees.co.uk
020 8744 2337
50degrees.co.uk

project north

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key plan

revisions

REV	DATE	DRAWN BY	APPR BY	NOTES
-	25.04.24	OG	LB	first issue
A	27.08.24	OG	LB	revised following CO comments
B	21.09.24	OG	LB	revised scale for site off

client: **RAJEEV & ABHA GULATI**

project: **7 BURGHEY ROAD KENTISH TOWN, NWS 1UD**

status: **PLANNING**

revision: **B**

title: **PROPOSED ELEVATIONS**

drawing no: **053_B**

drawn by: **OG**

approved by: **LB/TB**

date: **25.04.24**

job no: **2733**

scale: **1:100@A3**

CONCLUSION

We believe our proposal should be received and considered favourably because of the following....

The proposal is to carefully extend, reconfigure and alter the existing terrace townhouse property to make for a larger family home catering to modern standards of living while giving the building a facelift and revitalisation.

The resulting property will be substantially better performing than the existing and feature future proofing technologies and construction techniques. We propose to upgrade the external envelop using modest additions and new materials that are in keeping with the wider area and the age of the property.

Our design has been specifically developed to make best use of the setting out and orientation of the site while being sympathetic to adjacent buildings. The extension has been very carefully added to maintain the existing form and shape of the host building while adding a new feature and floor space without compromising light or outlook to neighbouring homes.

The proposals seek to add some space and garden access while giving the building a clearly defined style with modern flourishes. We have adjusted elements such as the windows and dormers to read as a family of elements and given a design focus to the front and rear elevations.

It is hoped that the proposals demonstrated within this Design and Access Statement and the accompanying proposed drawings will be supported by Camden Council and we would welcome any opportunity to discuss them with the case officer in due course. We have extensive site knowledge containing photographs and survey information we can supply on request.

We believe our careful and considerate approach to this property on this site and in this area will be a positive addition to its surroundings.

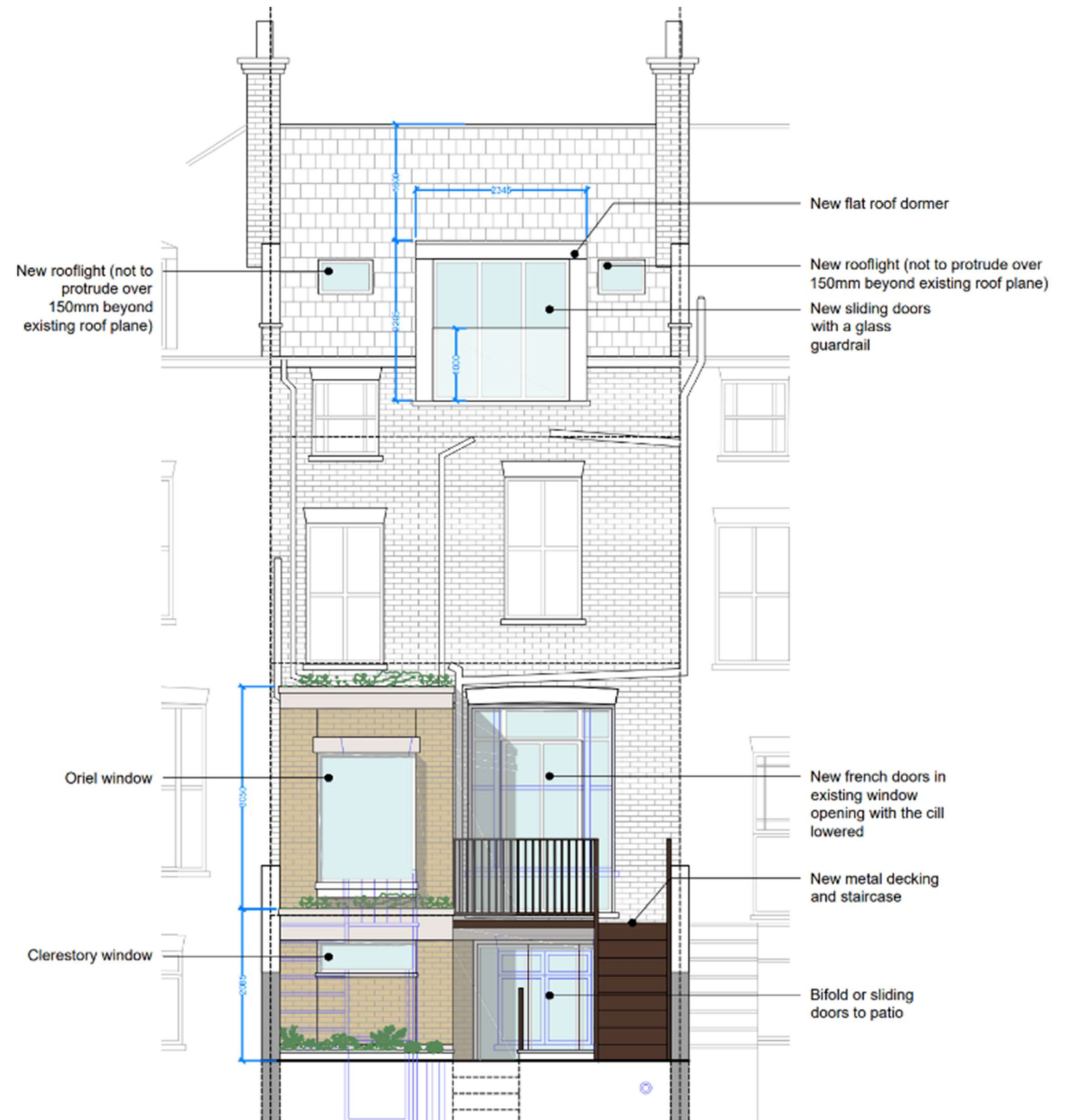


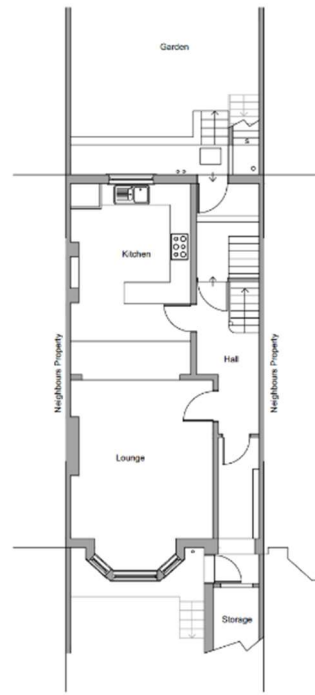
Fig 14 Proposed rear elevation shown above illustrates the new extension and adjusted elevation that is coordinated with the new front elevation treatment. The aim is to use a new pallet of materials that work together to achieve a simple classic aesthetic that faces the garden and is light.

4.0 APPENDICES

ADDITIONAL INFORMATION TO SUPPLEMENT THE APPLICATION

APPENDIX 1

Existing plans and elevations



01 Existing Basement Floor Plan
1:100 @ A3

50°North
50° North Architects
The Hut, 107 New Road
Richmond, Surrey TW9 2AZ
info@50degrees.co.uk
020 8744 2337
50degrees.co.uk

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key plan

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REV	DATE	DRAWN BY	APP'D BY	NOTES
-	20.10.23	NA	GS	first issue

client: RAJEEV & ABHA GULATI

project: 7 BURGLEY ROAD KENTISH TOWN, NWS 1UD

status: EXISTING

revision: -

title: EXISTING BASEMENT GROUND & 1st FLOOR PLAN

drawn by: NA

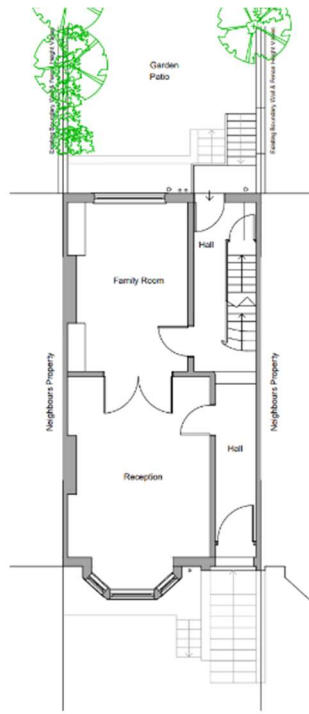
approved by: LB/TB

date: 20.10.23

job no: 2733

scale: 1:100@A3

drawing no: 002



02 Existing Ground Floor Plan
1:100 @ A3

client: RAJEEV & ABHA GULATI

project: 7 BURGLEY ROAD KENTISH TOWN, NWS 1UD

status: EXISTING

revision: -

title: EXISTING BASEMENT GROUND & 1st FLOOR PLAN

drawn by: NA

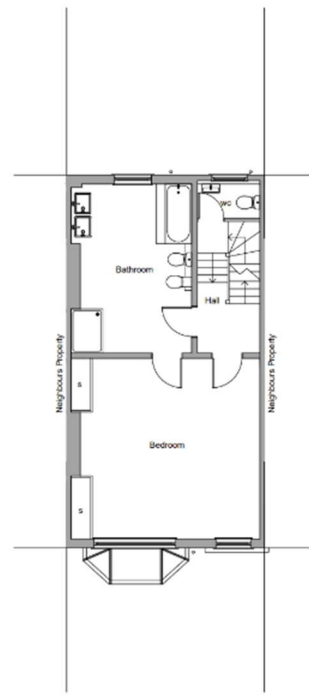
approved by: LB/TB

date: 20.10.23

job no: 2733

scale: 1:100@A3

drawing no: 002



03 Existing First Floor Plan
1:100 @ A3

client: RAJEEV & ABHA GULATI

project: 7 BURGLEY ROAD KENTISH TOWN, NWS 1UD

status: EXISTING

revision: -

title: EXISTING BASEMENT GROUND & 1st FLOOR PLAN

drawn by: NA

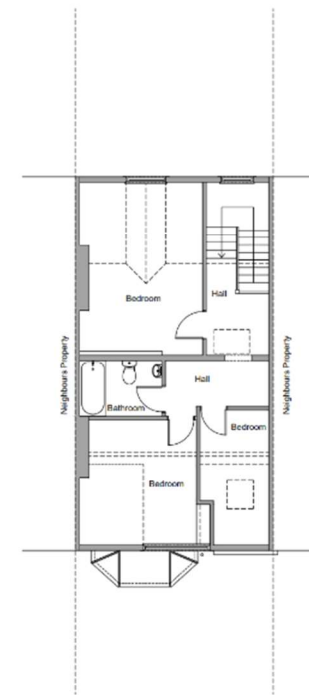
approved by: LB/TB

date: 20.10.23

job no: 2733

scale: 1:100@A3

drawing no: 002



01 Existing Loft Floor Plan
1:100 @ A3

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50° North Architects
The Hut, 107 New Road
Richmond, Surrey TW9 2AZ
info@50degrees.co.uk
020 8744 2337
50degrees.co.uk

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client: RAJEEV & ABHA GULATI

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status: EXISTING

revision: -

title: EXISTING LOFT AND ROOF PLAN

drawn by: NA

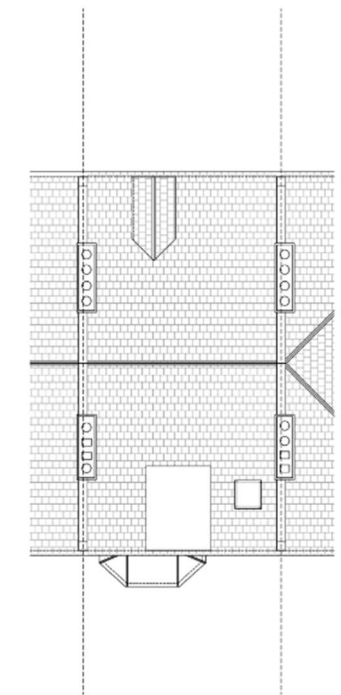
approved by: LB/TB

date: 20.10.23

job no: 2733

scale: 1:100@A3

drawing no: 003



02 Existing Roof Plan
1:100 @ A3

client: RAJEEV & ABHA GULATI

project: 7 BURGLEY ROAD KENTISH TOWN, NWS 1UD

status: EXISTING

revision: -

title: EXISTING LOFT AND ROOF PLAN

drawn by: NA

approved by: LB/TB

date: 20.10.23

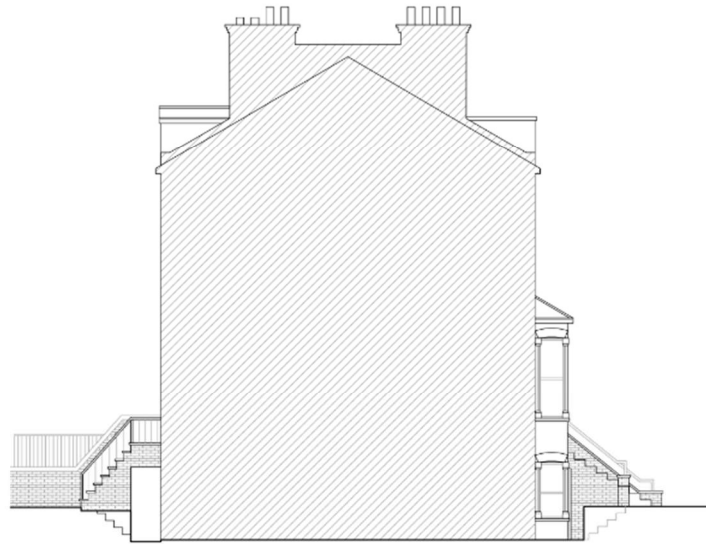
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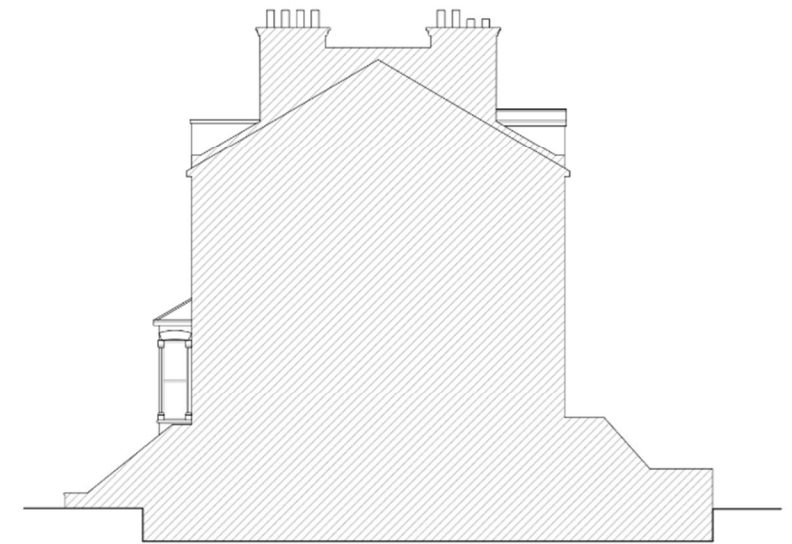
01 Existing Front Elevation
1:100 @ A3



02 Existing Side Elevation
1:100 @ A3



01 Existing Rear Elevation
1:100 @ A3



02 Existing Side Elevation
1:100 @ A3



50° North

50° North Architects
The Hut, 187 Kew Road
Richmond, Surrey TW9 2AZ
info@50degrees.co.uk
020 8744 5337
50degrees.co.uk

project north

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1	20.10.23	NA	GB	first issue

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project:

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status: EXISTING

revision: -

title:

EXISTING ELEVATIONS

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drawing no:

004



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50° North Architects
The Hut, 187 Kew Road
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info@50degrees.co.uk
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EXISTING ELEVATIONS

drawn by: NA

approved by: LB/TB

date: 20.10.23

job no: 2733

scale: 1:100@A3

drawing no:

005

END

THANKS FOR YOUR TIME

Please contact us with any queries and comments. Additional information may be requested by the case officer. Please contact info@50degrees.co.uk and ask for the project architect for the project if you require more information.

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