Arc8 Projects Ltd.
The Studio
Walled Garden
Downs Lane
Leatherhead
KT22 8JW

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Tel: 07976 480 052

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Reference: 24 Burgess Hill, London NW2 2DA

REV A

DESIGN & ACCESS STATEMENT

1.0 INTRODUCTION

The property is a detached dwelling set over three storeys. The site is approx. 830sqm. with existing coverage from the house and garage at 172sqm. and 51sqm. respectively.
The property is not listed nor is it in a Conservation Area.

2.0 USE

The existing use of the property is as a residential dwelling C3. This use class will remain as existing.

3.0 PLANNING HISTORY AND POLICIES

2023 – 14 Burgess Hill (2022/4633/P) was granted permission for rear and side extensions.
2020 - 3 Ranulf Road (2020/2767/P) was granted permission for a three-storey rear and single storey side extension.
2017 - 15 Ranulf Road (2017/3925/P) was granted permission for a rear extension with roof dormer.
2010 - 22 Burgess Hill (2010/1447/P) was granted permission for a side and rear extension.
1998 - 19 Burgess Hill (PW9802604) was granted permission for a full-width rear extension.
1985 - 15 Ardwick Road (8501825) was granted permission for a large single-storey garage building.

HOME IMPROVEMENTS: Camden Planning Guidance (2021) Relevant Rear Extension guidance

Be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;

Be built from materials that are sympathetic to the existing building wherever possible;

Respect and preserve the original design and proportions of the building, including its architectural period and style;

Respect and preserve existing architectural features, such as projecting bays, decorative balconies, cornices and chimney stacks;

Allow for the retention of a reasonably sized garden;

Consider the installation of green roofs/ walls and/or solar panels. Biodiverse green roofs with a substrate depth of 100mm are preferred rather than sedum roofs, as they provide a greater biodiversity value.

Respect and duly consider the amenity of adjacent occupiers with regard to daylight, sunlight, outlook, light pollution/ spillage, and privacy;

Ensure the extension complies with the 45 degree test and 25 degree test as set out in the Amenity CPG – or demonstrate BRE compliance via a daylight test;

Consider if the extension projection would not cause sense of enclosure to the adjacent occupiers;

Ensure the extension does not cause undue overlooking to neighbouring properties and cause a loss of privacy;

Not cause light pollution or excessive light spillage that would affect neighbouring occupiers

Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

Be carefully scaled in terms of its height, width and depth;

Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area;

Have a height, depth and width that respects the existing common pattern and rhythm of rear extensions at neighbouring sites, where they exist;

HOME IMPROVEMENTS: Camden Planning Guidance (2021) Relevant Side Extension guidance

Be set back from the main front elevation;

Be secondary to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing;

Respect and duly consider the amenity of adjacent properties with regard to daylight, sunlight, outlook, light pollution/spillage, and privacy;

Be designed to not cause overbearing or overshadowing to neighbour's front gardens and the interior of their home.

Be designed to not result in sense of enclosure to the adjacent occupiers;

Respect and not overlook neighbouring properties and cause loss of privacy. In order to minimise overlooking, opaque lightweight materials such as obscured glass may be necessary on elevations abutting neighbouring properties;

Protect significant views or gaps;

Ensure the established front building line is not compromised;

Ensure the architectural symmetry or integrity of a composition is unimpaired;

Retain access to the rear of a property;

Climate Change Mitigation: Camden Local Plan (2017) Relevant thermal efficiency guidance

Proposals should demonstrate how passive design measures including the development orientation, form, mass, and window sizes and positions have been taken into consideration to reduce energy demand, demonstrating that the minimum energy efficiency requirements required under building regulations will be met and where possible exceeded. This is in line with stage one of the energy hierarchy 'Be lean'.

ENERGY EFFICIENCY AND ADAPTATION: Camden Planning Guidance (2021) Relevant thermal efficiency guidance

Energy efficiency requirements, such as insulation, should exceed Building Regulations where possible (paragraph 8.9 Local Plan), and installed without any gaps to reduce heat loss.
Buildings should be designed to eliminate unwanted draughts and reduce heat loss.

4.0 LAYOUT

The proposals create a better living space for this family and encourages natural light into the dwelling. The connection and views into the garden are encouraged from within the dwelling and the windows allow a maximum of natural light.

5.0 SCALE

The scale of the proposal is quantifiable in terms of the host dwelling but in the streetscape is respectful of the neighboring dwellings in terms of scale, height and bulk.

Existing floor areas –	GF – 154sqm	Proposed GF – 181sqm.
	FF – 154sqm.	Proposed FF – 178sqm.
	SF – 63sqm.	Proposed SF – 92sqm.
Existing garage	GF – 41sqm.	Proposed GF – 57sqm.
	FF – 39sqm.	Proposed FF – 50sqm.

Existing - 451sqm. Proposed – 558sqm.

Increase of dwelling 107sqm. therefore above 100sqm. for CIL purposes.

6.0 LANDSCAPING

The rear garden will be landscaped following the works and the front parking area and pathway will also be landscaped following the works.
The proposal includes new gated entrance to replicate the immediate neighbour.
Access to and from the road will remain as existing.

7.0 APPEARANCE

The existing dwelling is a mix of brickwork and white pebbledash at first floor level with upvc white fenestration giving it a dated aesthetic.
The proposed design is intended to create a more considered approach to the building while matching existing materials and detailing.
The front elevation is to be redesigned to centre the front door and windows over.
The rear extension is a replacement of an existing single storey extension more in keeping with the host dwelling.
There are enclosed lightwells to both front and rear proposed. To the front this lightwell will sit below the level of the upstand kerb and will incorporate internal blinds.
The rear enclosed lightwell will be walk on glass flush with the level of the rear terrace and also incorporate internal blinds.
The first floor side extension has been set back from the front façade of the building to appear subservient.
There is already a first floor side extension and the proposed extension will sit further forward on the plot and have no impact on the obscure glazed side facing angled windows on the neighboring dwelling.

8.0 ACCESS

As existing in terms of access from the road by car and by foot. There is existing space for two cars at the front of the dwelling and this will be retained, however the existing gates are narrow and are to be made slightly wider. A secure gate will also be proposed to both access points that will slide behind the existing hedge and wall.

9.0 SUMMARY

The proposal will provide an excellent family home for the occupant and be respectful of the site that it sits in.

10.0 SITE PHOTOGRAPHS

Image 1 showing existing front elevation.

Image 2 showing existing front elevation showing existing gates to no.22

Image 3 showing existing front elevation

Image 3 showing existing rear elevation. Note existing rear GF extension on right side of image to be replaced.

Image 4 – Proposed CGI

Image 5 – Proposed CGI