



# 18 BURGESS PARK MANSIONS

## DESIGN AND ACCESS STATEMENT

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# EVALUATION

## 1.0 INTRODUCTION

1.1 This report supports drawings 125\_1101-1212 submitted as part of a planning application for the above property, 18 Burgess Park Mansions.

## 2.0 LOCATION AND CONTEXT

2.1 Burgess Park Mansions is an early 20th century mansion block, located in West Hampstead London NW6 on the junction of Fortune Green Road and Finchley Road. Flat 18 is a fourth floor flat on the southern end of the Fortune Green Road wing of the building.

2.2 The property is not located in a Conservation area but sits immediately adjacent to Grade 2 Listed building at 128 Fortune Green Road. To the west lies Hampstead Cemetery. To the south are residential streets and strip of shops forming part of a modern recently completed development.

2.3 The rear of the property backs on to the rear of the mansion block facing Finchley Road and the rear of the houses along the north side of Weech Road. The top floor location gives views over London to the south and west.



# EVALUATION



Aerial view from west



View from cemetery



# EVALUATION



View between buildings from Weech Road



Fortune Green Road



Fortune Green Road view from the South



Fortune Green Road view from the North

# EVALUATION

## 3.0 EXISTING PROPERTY

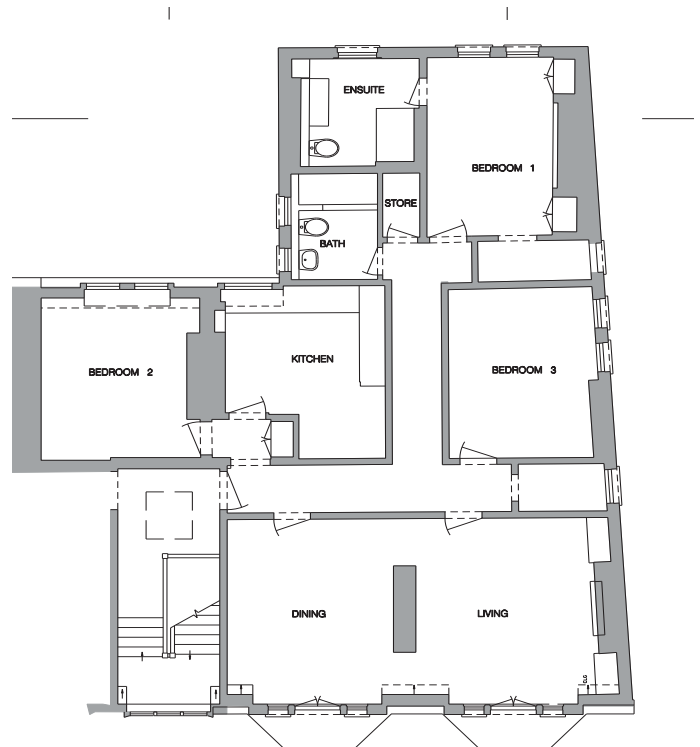
3.1 Burgess Park Mansions was built circa 1903 as part of a development of the corner of Fortune Green Road and Finchley Road. The building is a 4/5 storey red brick facade with a 2 storey dual-pitched tiled mansard roof. The top floor flat occupies the dormer windows on the lower section of the mansard and attic space in the upper section. The flats are defined by a series of bay windows with balconies between. The communal stair cores have attractive stained glass windows located directly above the entrance door to each staircase.

3.2 The subject of this application is located on the fourth floor at the top of a communal stairwell. It is currently arranged over a single storey however has ownership of the roof space above its footprint. The flat has 3 bedrooms, two bathrooms, kitchen, living and dining space.

3.3 The separate roof space is accessed via a ceiling hatch from the communal landing in to the roof space where a locked door leads to the space above flat 18 and separate door to the roof space above No. 17. The roof space is currently used for storage for the application property

## 4.0 BRIEF

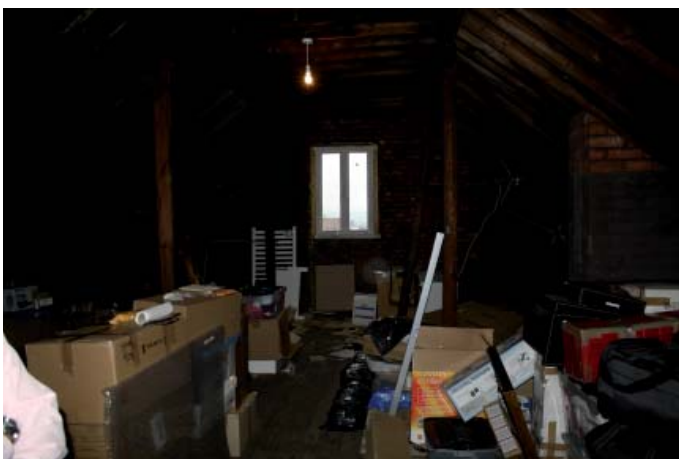
4.1 The owners would like to provide an internal staircase between the existing flat and the roof space to make the area habitable and create some external area.



Existing flat plan



Existing front elevation



Existing Top floor storage



Existing Top floor storage

# EVALUATION

## 5.0 EVALUATION

5.1 Attic space in No.s 1-6 Burgess Park Mansions has been converted to provide additional accommodation space. New dormer windows were located above the original dormers to make the roof space habitable.

5.1 Limited work is proposed in the main flat.

5.2 The stair should be located to cause minimal disruption to the flat but also gain the best use of the space above. A number of locations have been explored.

5.3 The main section of the mansard roof has tall ceilings in its centre and would make good living accommodation. Windows to the front should be subservient to the existing windows and maintain the existing roof line. Velux windows may be appropriate which do not alter the roof line.

5.4 The rear extended section has a lower apex and would not create habitable space.

5.5 The existing roof is damaged and in need of general repair.

5.6 The roof in this area could be raised to form a mansard similar to the mansard on the front elevation to make the space usable.

5.7 The roof in this area could be removed and converted to roof terrace to provide external amenity space for the flat. This would retain the secondary nature of the extension and provide needed outside space.

5.8 There is no loss of storage space for the other flats in this stair core as access to the roof space is exclusive to No. 18.

## 6.0 INVOLVEMENT

6.1 The proposals have been discussed with the Building Management Company and residents who are on the board of Directors and no objections have been raised to the principle of the alterations.

## 7.0 PLANNING POLICY

7.1 The proposal would enlarge the flat without increasing the floor area and without increasing the mass or volume on the site giving well proportioned family accommodation with external amenity space which is not currently available.

7.2 No change of use is required as the roof space is classified as residential.

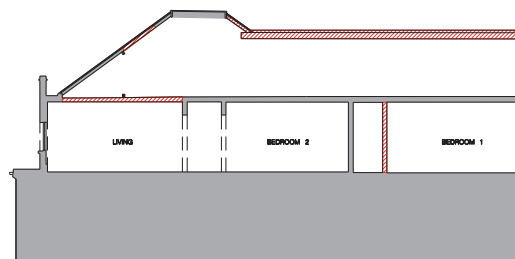
FLATS 1-6  
/ CONVERTED ATTIC SPACE



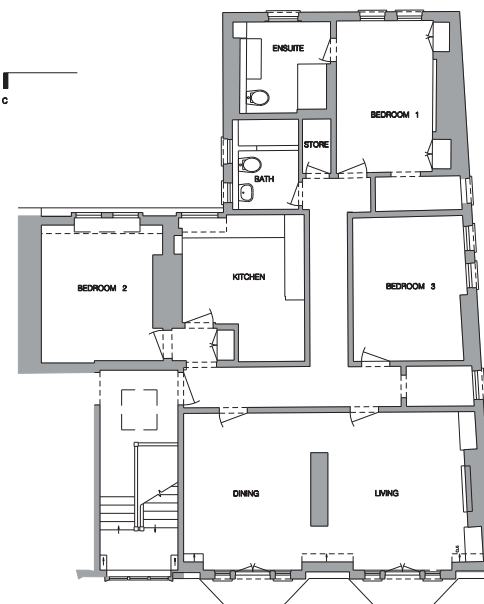
Front elevation showing existing converted attic space



Tile hung dormers to converted attic space nos 1\_6



Existing Section showing demolition



Existing Lower plan



# DESIGN

## 8.0 USE

8.1 The current planning use is C3 residential. The upper level is used as storage for the flat. The proposed use would remain C3 residential.

## 9.0 AMOUNT

9.1 The existing lower level of the flat is 150m<sup>2</sup> GIA. The upper storage area has a usable area of 77m<sup>2</sup>.

9.2 The proposed floor area of the upper level is 67 m<sup>2</sup> of habitable space with 30m<sup>2</sup> of terrace space. The proposed volume is less than the existing volume.

## 10.0 LAYOUT

10.1 The proposal removes the rear pitched roof and adds a large dormer extension to the rear while maintaining the profile of the gable end. This moves retain the hierarchy of the building elements.

10.2 The rear section would become a new terrace on to which the new accommodation to opens. The terrace would give good views over London to the south and west.

10.3 The main living accommodation would be moved to the upper level to minimise noise pollution between flats. The lower level would remain largely as it is except that the existing dining room would become another bedroom and the existing living room would become a double height dining room containing the new stair

10.4 The living room above then overlooks the dining room below and new velux windows give light to both the dining room and living room above.

10.5 New velux windows in the front elevation would line with the existing windows beneath and provide light to the upper level on the west side and views out over the cemetery and beyond.

10.6 A new master suite is located on the upper level and benefits from direct access on to the terrace. An en suite bathroom is stacked above the existing services and two doors between the bedroom and bathroom enable the bathroom to be used separately by occupants of the living room or terrace should it be required without going in to the bedroom.

10.7 A secondary means of escape from the bedroom will be provided via the existing common stair well.

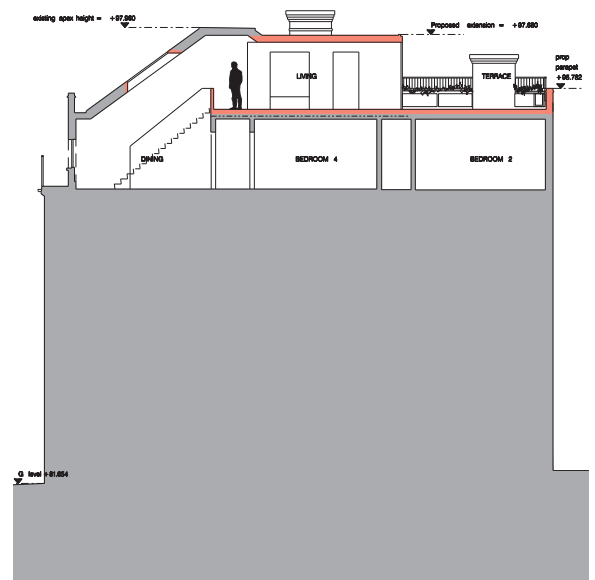
## TERRACE

10.8 The terrace benefits from being south facing and away from the road to the front.

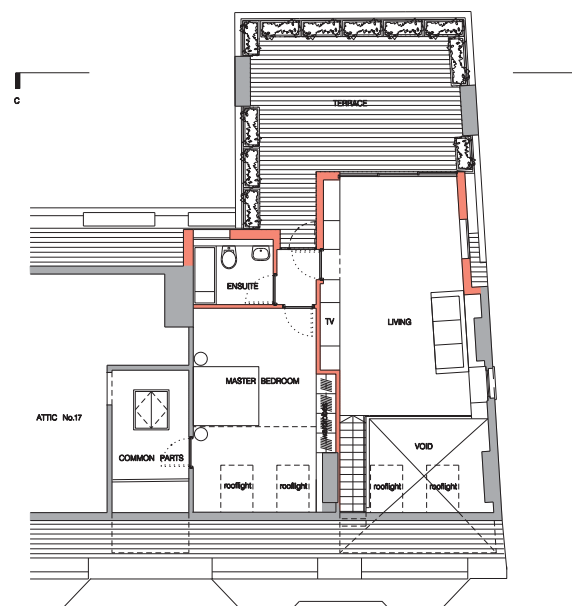
10.9 Planting would be used in front of the balustrading to stop access to the edge of the roof and stop overlooking to the existing flats to the north in Burgess Park mansions and to No. 128 Fortune Green Road to the south. There are already windows in the side elevation overlooking both the north and south in the flats beneath.



Proposed double height space over dining room



Proposed section showing new build



Proposed Lower plan

# DESIGN

10.10 The terrace's location at height together with a built up parapet wall would minimise any noise break out from the terrace.

## 11.0 SCALE

11.1 The new extension to the rear would be 280mm lower than the apex of the mansard roof. It is set back from the gable end of the building and would be barely visible from Fortune Green Road.

11.2 The dormer extension has a 2.4m ceiling height and is approximately 9m wide.

11.3 The mass is broken down into two sections: a 4.8m wide living room section and 4m wide bedroom/ bathroom section.

11.4 The scale of the new extension would be less than the existing profile.

11.5 It is proposed to raise the parapet of the sides of the rear extension by 700mm and drop the pitched gable end.

## 12.0 LANDSCAPE

12.1 Planting is proposed around the perimeter of the terrace to stop access to the edges and the ability to peer over the wall.

12.2 The planting will provide a pleasant environment on the terrace and also shelter from the prevailing wind where it is at its most exposed to the southwest.

12.3 The new terrace would be planted with a variety of grasses and flowering plants to encourage wildlife and biodiversity on the terrace

## 13.0 APPEARANCE

13.1 The new raised parapet will be red brick to match the existing brick and mortar to match the existing mortar colour. The propose balustrade would be in black painted steel railings tucked behind the brick parapet.

13.2 The new dormer to the rear would have modern detailing and be clad in lead to match the material of the cladding to the front dormers.

13.3 New glazing would have dark grey metal frames to minimise the impact and to be read as part of the roof.

13.4 Velux windows to the front would have dark grey metal frames to be read as part of the roof.



Proposed view from Fortune Green Road



Proposed Aerial view



Proposed Aerial view



Proposed rear view



# DESIGN

## 14.0 ACCESS

The existing building is not accessible. There are a short flight of steps up to ground level and no lift within the existing building to access any of the upper levels.

## 16.0 SUSTAINABILITY

The new work to the roof will provide much improved insulation to the existing roof and the new roof improving the thermal performance of this section of the building.

The new bathroom will be fitted with WRAS approved fittings to minimise water usage.

## 17.0 SUMMARY

17.1 The proposed scheme would increase the size of the existing accommodation without increasing the volume of the building or square footage.

17.2 It uses existing unused storage space to provide additional accommodation increasing the area of housing stock available.

17.3 The proposal also provides additional amenity space not currently available.

17.4 The proposal is all in line with current planning policy.

17.5 The new extension would be set back from the gable end and read as a dormer window within the existing roof. It would have minimal impact on views of the existing building.



Proposed living room with terrace beyond



Proposed Terrace



Proposed Terrace



Proposed Dining room