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44 Burghley Road: Design Statement

The owners of 44 Burghley Road have lived in the house for 17 years. During this period the house has been carefully and respectfully maintained and a beautiful, small, steel framed conservatory added at lower ground floor level.

The resident family consists of two parents and two children. The house has four bedrooms and has served the family's needs well. Both parents work from home and as their two sons are now young teenagers and studying for exams additional work space is desired.

The proposal is for a single story lower ground floor extension that occupies part of the side and rear of the lower ground floor back garden. A number of similar and larger extensions can already be seen in the gardens of Burghley Road

The tapering plot presents a narrow side garden face to the street, currently terminated by a high gate circa 3000mm tall. The angled boundary wall steps up in line with the exterior steps and joins with the front wall ensuring that the rear and side garden is largely hidden from the street. The extension has been designed to minimise its presence from the street. The roofline relates to the existing garden wall to reduce impact to pedestrians. The new roof will be planted so that to passers-by catching an oblique look through the gate and down the stairs the extension will read as an extension of the garden.

The extension has been designed to minimise issues of overlooking and loss of light to both the extension and the neighbouring properties.

Owing to the contours of the land, the house and garden to the north are approximately 1m higher than the site. The extension is held away from the north boundary by the width of the existing conservatory. Due to the level change and distance from the boundary the proposal does not adversely impact the neighbours' lighting or privacy. There are no windows to the south of the proposal ensuring that the neighbouring garden and windows to the south are not overlooked and the relative position to

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the north of the neighbouring house ensures that there will be no impact on the property's daylight in any way.

Great care has been taken to consider the proportions and massing of the existing house to ensure that the scale of the new interior space responds to the existing interiors in an appropriate manner. The floor to ceiling height corresponds with that of the existing ground floor ensuring a close spatial connection between the new and old. The physical relationship of the new construction to the existing openings has been carefully considered to ensure good natural light, improved security and access as well as to subtly articulate the junction between the existing and the new while minimising work to the existing structure.

The large glazed openings have been located to admit early morning light that will heat the exposed concrete floor that will then release its stored heat over the course of the day. The sliding glass doors to the north provide good levels of even natural light throughout the day and create a strong visual connection to the existing conservatory across an informally defined outdoor dining area. The rooflight gives light deep into the plan providing a variety of lighting conditions and minimising the amount of artificial light required during daylight hours.

The structure will be highly insulated with the aim that it will not require central heating only the use of a small stove on the coldest of days.

The limited palette of materials has been selected from study of the existing building. The exposed steel frame relates to the existing conservatory. The brickwork wall is an extension of the existing, articulated masonry garden wall. The sliding timber doors are of similar dimensions to the particular sash windows at first floor level, lightly silver stained to tone with the steel windows of the conservatory while still revealing their material qualities. The planted roof provides a new, safe and biodiverse urban wildlife habitat as well as excellent thermal performance minimising heat gain and loss and reduces any impact from the street.