



## SQUARE FEET ARCHITECTS

8a Baynes Mews, London NW3 5BH • 0207 431 4500 • studio@squarefeetarchitects.co.uk • www.squarefeetarchitects.co.uk

### DESIGN AND ACCESS STATEMENT

---

**Project:** 36 Burrard Road, NW6 1DD

**Date:** 30<sup>th</sup> October 2012

#### CONTEXT

The terraced house has been split into two flats with the ground floor flat retaining access to the rear garden. The following document refers to the three bedroom flat above ground floor. The third bedroom is currently located within a pitched roof space and suffers badly from prohibitive ceiling heights and accessibility issues.



*Aerial view*

#### THE PROPOSALS

With the tenants' increasing needs the owner would like to improve the space available as well as the accessibility within the flat.

To accommodate these needs it is proposed that a dormer roof extension be constructed to the rear of the main roof.

## DESIGN

The roof extension will allow for a larger third bedroom to the property. In addition to the new dormer windows three new skylights are proposed on the front elevation of the main roof. This will help bring more daylight into the deeper plan.

To accommodate the extension, it is proposed that the existing spiral stair that connects the first floor to the loft be replaced freeing up additional space in the existing living area. A new set of stairs is proposed to be situated over the existing ground-first set in an effort to maximise the usable space elsewhere. A landing at the top of the new run will serve as the new door out onto the new roof terrace.

A proposed roof terrace will provide an outdoor space for the flat. It should be noted that the proposed roof terrace extends to the rear of the property as is the case for approved proposal at N<sup>o</sup> 18 Burrard Road. For privacy purposes obscure balustrading will be utilised where necessary.

An ensuite shower room will serve the new bedroom as will under eaves storage at the front of the space. Other than the stair alterations the first floor will remain as existing.



## ACCESS

The proposal rationalises the circulation between the first and second floors by introducing a new stair and removing the restrictive spiral stair in the living room. The proposal also compartmentalises the property to adhere to Building Control in a manner which the property currently fails to. Otherwise, the proposals neither worsen nor improve current provisions for access.

## PLANNING HISTORY

It appears that the house at N<sup>o</sup> 36 Burrard Road was subject to an earlier planning application 8905683 for a rear dormer, which was granted permission on 28 February 1990.

Application CTP/E4/15/6/26007 granted on 13 April 1978 was for the change of use including works of conversion to provide 2 x 1 bedroom self-contained flats.