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**Camden Council
NW6 1DA**



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1.0 Introduction:

This statement has been produced by Paul Archer Design Ltd. on behalf of our clients Russell and Zoe Warren who recently purchased No.47 Burrard Road. This design and access statement describes the proposed alterations to 47 Burrard Road, London, NW6 1DA, in support of the planning application being made to Camden Planning Department.

Site:

47 Burrard Road London
NW6 1DA

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2.0 Overview of Proposed Scheme

The proposed scheme for No. 47 Burrard Road involves the demolition of the existing ground floor conservatory and the addition of a new full width extension of the existing building. The proposed full width extension is to reduce the overall length of the building (850mm), but increase circulation and improve the internal layout of the house. The reduction in length also contributes positively to the site by affording additional garden space towards the rear, and eliminates the long narrow corridor formed between the existing kitchen and the wall of neighbouring property No. 49 Burrard Road. The new ground floor extension affords a large amount of natural day light through proposed sliding doors which would replace the existing configuration of windows and doors. The existing fenestration on the ground floor are not original features.

On the first floor, the existing rear bedroom is extended slightly, taking advantage of the full width extension below. This allows for a reconfiguration of the rooms on the first floor to afford three decently sized rooms with one shower room and a shared bathroom. The existing windows are to be replaced with larger windows which maximize both daylight and better ventilation.

Towards the front facade, 3Nos. rooflights are proposed to provide adequate ventilation and light to the loft area.

Additionally the proposed rooflights are to introduce both light and ventilation to the secondary rooms proposed within the loft space. Alterations to the roof have been made in a separate application.*

*** Please note that in addition to the proposed improvements on both the ground and first floor, an application for a certificate of lawfulness has also been submitted (Application Number 2014/4637/NEW dated 16th July 2014) to convert the existing loft into an additional room. For further details please refer to Appendix 02: Certificate of Lawfulness in this document.**

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2.0 Overview of Proposed Scheme Cont.



Existing Elevation No. 47 Burrard Road

This photograph shows a roof light in the neighbouring property No.49 Burrard Road



Proposed Elevation No. 47 Burrard Road

The proposed roof lights as seen from the front facade. The rooflights are arranged to correspond with proposed interiors (which fall under permitted development.)

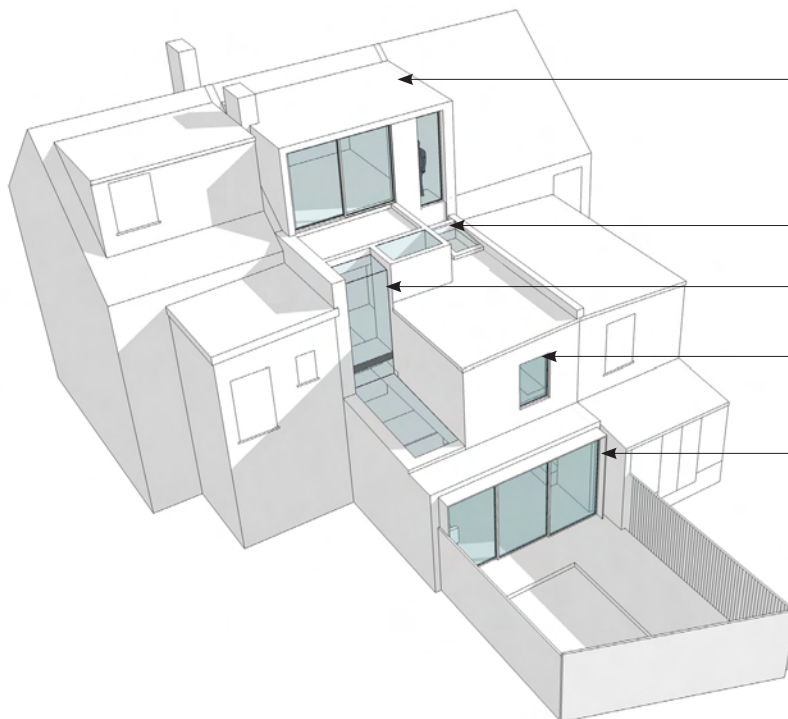
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2.0 Overview of Proposed Scheme Cont.



Existing images of No. 47 Burrard Road

The proposal aims to take advantage of the width of the site as well as upgrade the existing appearance of the house by replacing fenestration and demolishing the existing conservatory .



Permitted Development. Certificate of Lawfulness submitted 16/07/2014
Application No. 2014/4637/NEW
Case Officer: Rachel Miller

Proposed new roof lights

Proposed new first floor window

Proposed new window

Proposed full width extension

Axonometric View of Proposal

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3.0 Trees

No trees on site will be affected by the proposal

4.0 Access

No new access will be introduced in the proposal. The front entrance remains untouched and the proposed full width extension will be the main access from the rear of the house to the garden.

5.0 Appendix 01: Context Analysis

No. 47 Burrard Road is situated on the north side of the street where it meets with Ingham Road and Finchley Road. The house is terraced and sits inbetween No. 45 and No.47 Burrard Road. It is not within a conservation area and is not a listed building.

The street itself has been extensively developed within the homeowner's right to extend and improve their properties. There are several steps in the rear elevations of the original terraced houses. and no clear line is formed along the garden elevation of the street. At present, No.45 Burrard Road has a conservatory which lines up with the conservatory of No. 47.



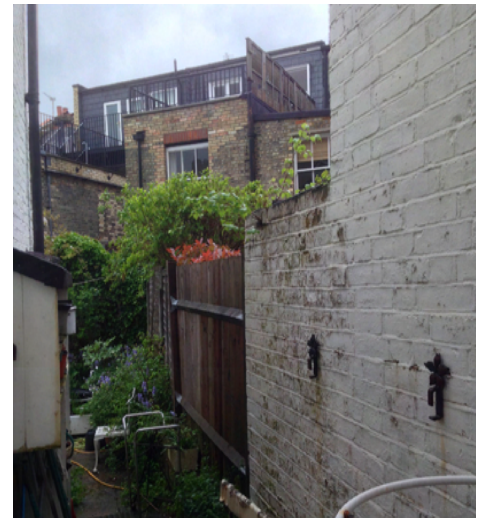
Existing Elevation for 47 Burrard Road

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No 47. Burrard Road (viewed from Ingham Road)

View of No 47. Burrard Road in Context



View of 47 Burrard Road in Context

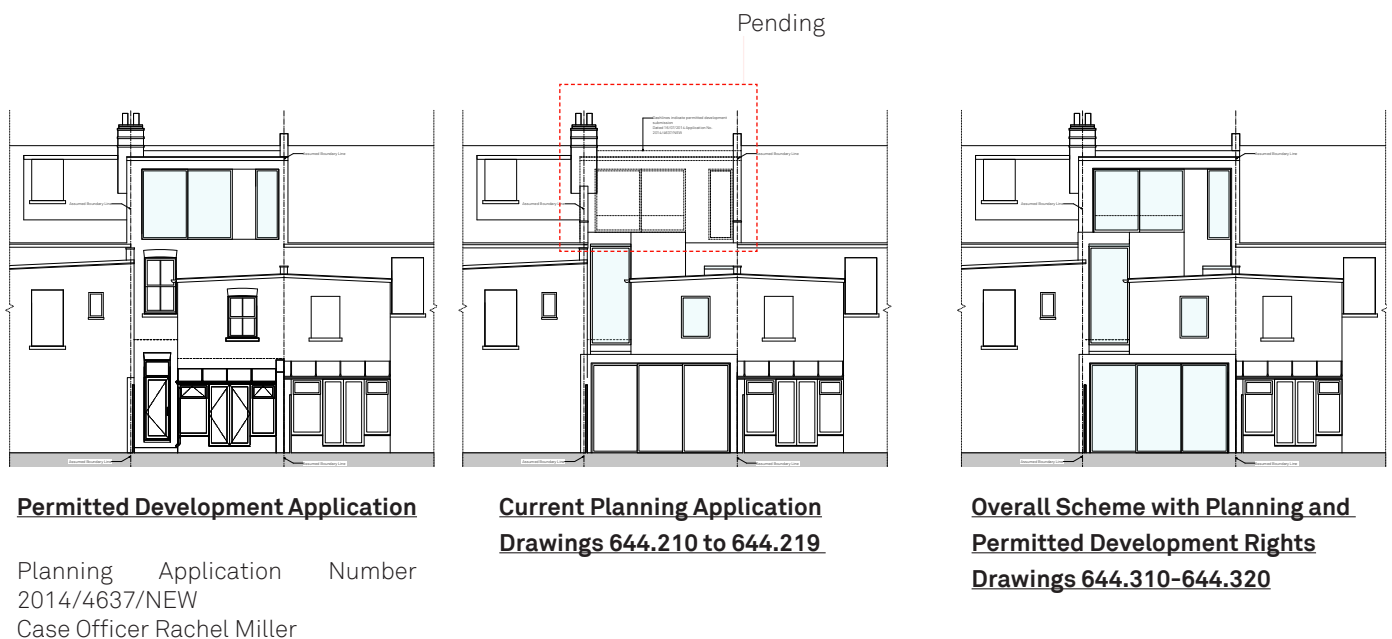
Note the significantly different building lines on site on the rear elevations.

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6.0 Appendix 02: Certificate of Lawfulness

In addition to this planning application, an application for a certificate of lawfulness has taken place. This refers to **Permitted Development Rights for the Enlargement of a House Consisting of an Addition or Alteration to its Roof**. The application is currently at planning and was submitted on the 16th of July 2014. The appointed case officer is Rachel Miller and the Application Number is 2014/4637/NEW.

Crucially, this planning application deals only with alterations to the rear elevation from ground floor to first floor, and the proposed roof lights on the front elevation. The proposed alteration to the loft of No. 47 Burrard Road is not presented in this application, but will proceed as an overall upgrade of the property. The drawings below illustrate the differences. Although they have been submitted separately, the final scheme proposed is also indicated.



7.0 Appendix 03 Impact Statement:

The delivery of key planning policy aims, in particular:

- Planning obligations: N/A, extension to private residence
- Travel plan: N/A, extension to private residence
- Affordable housing: N/A, extension to private residence
- Town centre uses (impact and policy tests assessment):
N/A, extension to private residence
- Employment: N/A, extension to private residence
- Socio-economic N/A: extension to private residence
- Regeneration N/A: extension to private residence

The impact of the development on its immediate vicinity, in particular:

- Lighting Potential external residential lighting only
- Daylight/sunlight: N/A, extension to private residence
- Noise and vibration impact: No long term noise or vibration impact past the construction period. Impact minimal and localized area at the rear side of the property
- Ventilation/extraction natural ventilation strategy, with residential level extract from kitchen and bathroom.
- Site waste management plan to be adhered during construction by contractor
- Code of construction practice to be adhered during construction by contractor

The impact of the development on the wider area, in particular:

- Flood risk Proposal does not increase flood risk level of the site from current status
- Aviation impact: N/A, extension to private residence
- TV & radio-reception impact: N/A, extension to private residence
- Microclimate: N/A, extension to private residence
- Transport impact: N/A, extension to private residence
- Air quality: N/A, extension to private residence

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Lonsdale Road Pavilion

8.0 Appendix 05 Practice Profile:

Paul Archer Design is a young architectural firm, formed in 1999 and specialising in bespoke residential and interior design.

Approximately 80% of our projects are refurbishments, alterations and extensions of historic –often listed– buildings and we have established a reputation for saving historic fabric whilst integrating elegant contemporary designs with the existing building.

The practice is committed to innovative modern design and is dedicated to the highest level of professionalism and management. We believe that there is no conflict between quality design and practical solutions.

In 2005 we won a place in the 'Architects' Journal' 40 Under 40 awards listing the best of young architects in the UK today. In 2007 we won the 'Architects' Journal', Small Projects of the year Award, an award we had also been short listed for in 2001, 2002, 2003 & 2004.

Paul Archer Design had a particularly successful 2009, where we won 3 'New London Architecture' awards, in the categories of, 'Best Use Of Glass', 'Most Sustainable' & awarded 2nd Place overall. We were also short listed for both, the Grand Designs Award and the Evening Standard Property Award in 2009, and a finalist in the Grand Designs Awards 2010. In 2012 we were short listed for the 'Building Design' 'Small Project Architect of the Year 2012'.

Our work has been published in various publications including Elle Decoration, The Architects Journal and Guardian Weekend and been featured on Channel 4's Other People's Homes.

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9.0 Appendix 05 Examples of Work

The following pages show examples of our projects which deal with modern additions to terraced houses, usually within conservation areas or to listed buildings:



Work Sample 1:
Contemporary zinc extension to
Hemingford Road, Islington, London N1



Work Sample 2:
Extension to 334 Liverpool Road, Islington,
London, N1
Grade II listed
Winner: NLA best use of glass award 2009

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Work Sample 3:
Rear extension to Coity Road, Camden,
London NW5
Conservation area



Work Sample 4:
Rear extension to Dealtry Road,
Wandsworth, London SW15

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