

62 Burrard Road

London NW6 1DD

DESIGN STATEMENT



1. The property is a two storey Victorian terraced house typical of this road, situated at the end of the terrace. A loft extension and have been carried out in the past.
2. The photographs illustrate the rear of the property. The front of the property facing the main road would not be affected in any way by the proposals.
3. The property lies outside but on the fringe of West End Green Conservation Area, to the south of Burrard Road.
4. The property has a two storey outrigger to the rear and the applicant wishes to obtain consent and construct a single storey extension in the side passage of the outrigger up to the boundary of the adjoining property, No. 60 Burrard Road.
5. The applicant has made the owners of the latter property aware of the proposals and in principle they are in agreement including the construction of a party wall about the boundary line in order that the opportunity will be available for the owners of No. 60 to obtain consents and develop a similar extension in the future.
6. Notice under Article 11 of Application for Planning Permission has been sent to the owners of No. 60 accordingly.
7. We have obtained some general advice on similar such extensions in a telephone conversation with a planning official of Camden Council and we have been given some guidance on similar proposals which have been granted consent. The general ruling on the maximum permitted height of construction along the boundary with No. 60 at 2.0 metres from ground level was advised and in the presented proposals this has been observed with a mono-pitch roof and Velux rooflights rising from this level up to the wall of the outrigger.
8. We have proposed a gentle rise in the party wall as it abuts the rear of the property with a trapezoidal roof light to make allowance for the retention of the full height of the existing casement doors and fanlight and to present maximum daylight at this point. This is therefore a divergence from the general ruling on the 2.0 metre height, but it is a localized and we would be amenable to the Council's advice on this and submit any revised proposals within the application period.
9. We submit that this would not affect the amenity of this neighbour in any way and that it would materially be of benefit in making a more practical junction between the two properties at this point, particularly if the owners of No. 60 proceed with a similar development in the future.
10. All matters in connection with the Party Wall etc. Act 1996 would be pursued separately in the appropriate manner.



1.

General views of
the rear of the
application premises



2.
General views of
the rear of the
application premises