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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 and describes the proposed alterations to 47 Burrard Road, London, NW6 1DA, in support of the planning application being made to Camden Planning Department.

Site:

47Burrard Road London
NW6 1DA

Architects:

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2.0 Overview of Proposed Scheme

The proposed scheme for No.47 Burrard Road involves the replacement of the roof to the existing outrigger extension to form a roof terrace to the width of the replaced roof. The roof to the existing extension is in poor condition, hence the proposal addresses the replacement and upgrading of the roof.

Contextually, there are many precedents for roof terraces in the immediate area (please see pages 6 & 7 for additional analysis of roof terraces fronting 47 Burrard Road).

Alterations to the ground and first floor, including rooflights visible on the same level as the roof terrace, have been approved in a separate applications.*

*Please note that in addition to the proposed roof terrace, an application for a certificate of lawfulness had been approved (Application ref: 2014/4637/P dated 16th September 2014), a Householder Application, for improvements to the ground and first floor, has been approved (Application ref: 2014/4930/P (as granted Non Material Amendments ref: 2014/7240/P dated 21st November 2014) and Approved Variation or Removal of Conditions ref: 2014/7732/P dated 24th February 2015).

2.0 Overview of Proposed Scheme Cont.



Existing Elevation No. 47 Burrard Road



Proposed Elevation No. 47 Burrard Road

The proposed scheme makes use of the loft conversion (granted under permitted development) to access a new roof terrace.

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2.0 Overview of Proposed Scheme Cont.



Images of existing roof terraces on Burrard Road visible from the garden of No. 47, Burrard Road. Bottom right corner shows a roof terrace on the same terrace (assumed to be number 37 Burrard Road)



Images of existing roof terraces on Ingham Road visible from the garden of No. 47



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. The design of the roof terrace has been kept minimal to reduce the impact on neighbours. Glass balustrades have been used to prevent any light being blocked to neighbouring properties.

Some of the neighbouring properties in the consultation list also have roof terraces as highlighted overlea

Existing Elevation for 47 Burrard Road

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Consultants properties (hatch indicates that the property has a roof terrace)

No 47. Burrard Road (viewed from Ingham Road)

Properties on Burrard Road with existing roof terraces



Properties on Ingham Road with existing roof terraces

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 and numerous existing roof terraces.

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6.0 Appendix 02 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



Lonsdale Road Pavilion

7.0 Appendix 03 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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8.0 Appendix 04 Examples of Work

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



Work Sample 1:
Contemporary timber clad extension with roof terrace to Highbury Hill, Islington, London, N5



Work Sample 2:
Modern roof terrace to dormer and extension to lower floors to Englefield Road, Camden, London, N6

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Work Sample 3:
Contemporary extension with roof terrace to
6 Mary St, Islington, London, N1
Conservation Area



Work Sample 4:
Refurbishment with roof terrace added to
Liberia Road, Camden N5
Camden Design Awards 2001