

34 Burrard Road

design and access statement  
REF. 17. DOC 003 | 01.08.15

## executive summary

This design and access statement has been prepared by Craig Rosenblatt on behalf of Grant and Eloise Bates. It supports a Householder planning application for the erection of a single storey side and rear extension to a single family dwelling and minor alterations to the rear dormer at 34 Burrard Road, NW6 1DD.

This document is to be read in conjunction with the following architectural drawings:

X000 - site location plan

X001 - existing ground and first floor plan

X002 - existing second floor and roof plan

X003 - existing elevations and section

P001 - proposed ground and first floor plan

P002 - proposed second floor and roof plan

P003 - proposed elevations and section

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## site context

The site is located on Burrard Road in West Hampstead, NW6. This is a predominantly residential street of late 19th Century terraced houses. The property is not listed and is not located in a conservation area.

Along Burrard Road the proportions and architectural details to front of the houses largely remain the same. Illustrated by projecting bay windows, arched entrances and slate roofs to 34 Burrard Road and its neighbours.



01. aerial view west and 32-34 Burrard Road snapshot

To the rear this uniformity is less evident. A number of the houses have been altered over the years with ground floor extensions, 2nd floor terraces and rear dormers. 34 Burrard Road typifies this variation with its loft conversion and rear dormer extension.

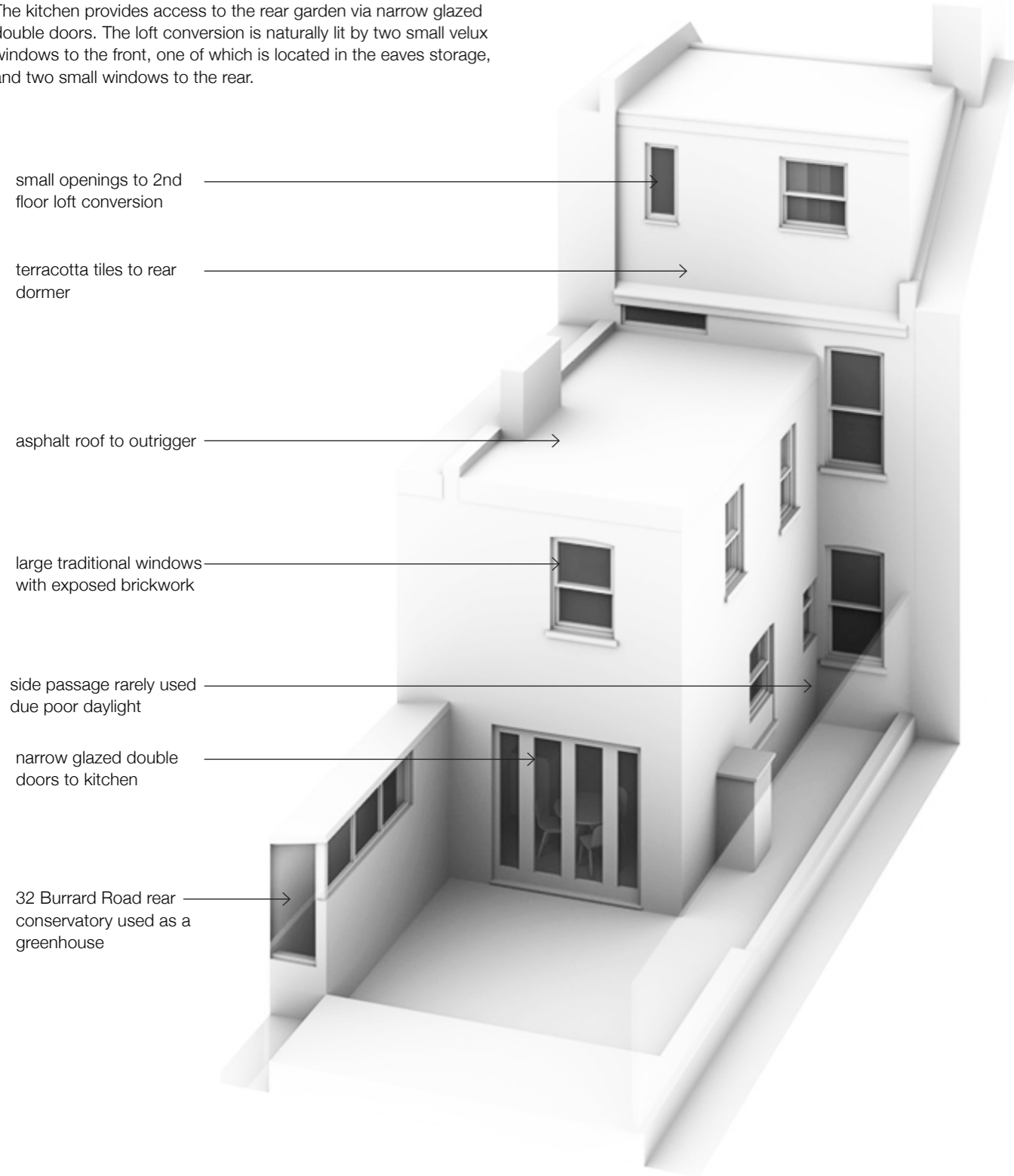


02. aerial view north

# existing property

The existing property is a three storey single family dwelling with living accommodation on the ground floor and bedrooms on the first and second floor.

The kitchen provides access to the rear garden via narrow glazed double doors. The loft conversion is naturally lit by two small velux windows to the front, one of which is located in the eaves storage, and two small windows to the rear.



01. rear axo view



02. rear elevation view from garden

A two storey outrigger dominates the rear elevation with painted and exposed brickwork to the ground and 1st floor. A large dormer, clad in terracotta tiles, spans the full width of the roof.

Between 32 and 34 Burrard Road a rear conservatory, which is used as a greenhouse, adjoins the boundary. The conservatory is of blockwork construction with little ground support highlighted by the large crack in the wall.

Between 34 and 36 Burrard a concrete plinth and timber fence forms the boundary. The fence is approximately 2.6m high. The side passage suffers from poor daylighting due to overshadowing and is rarely used.



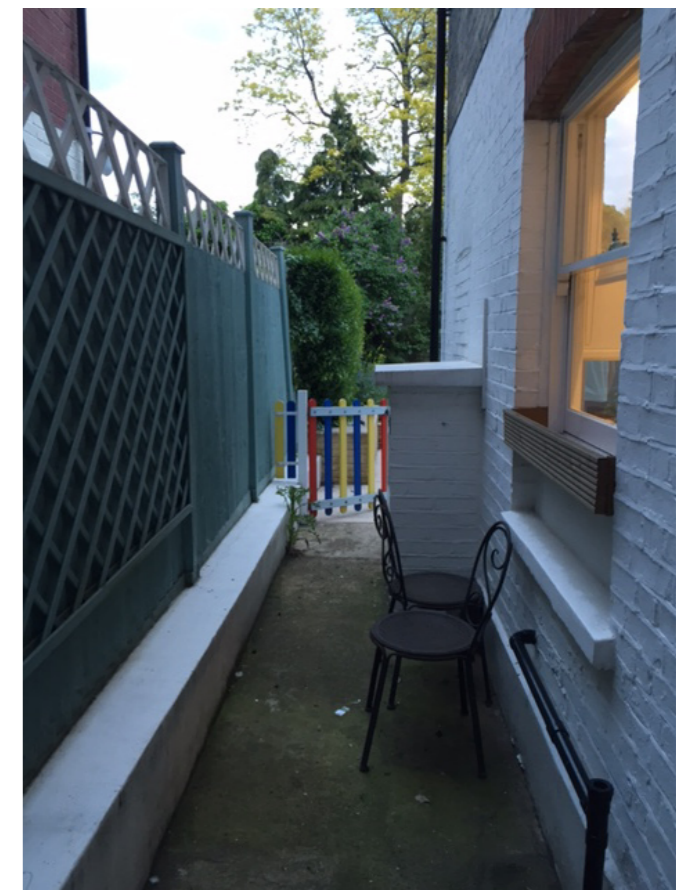
01. rear elevation and garden



02. existing party wall with 32 Burrard Road



03. party wall is of poor construction and showing signs of cracking

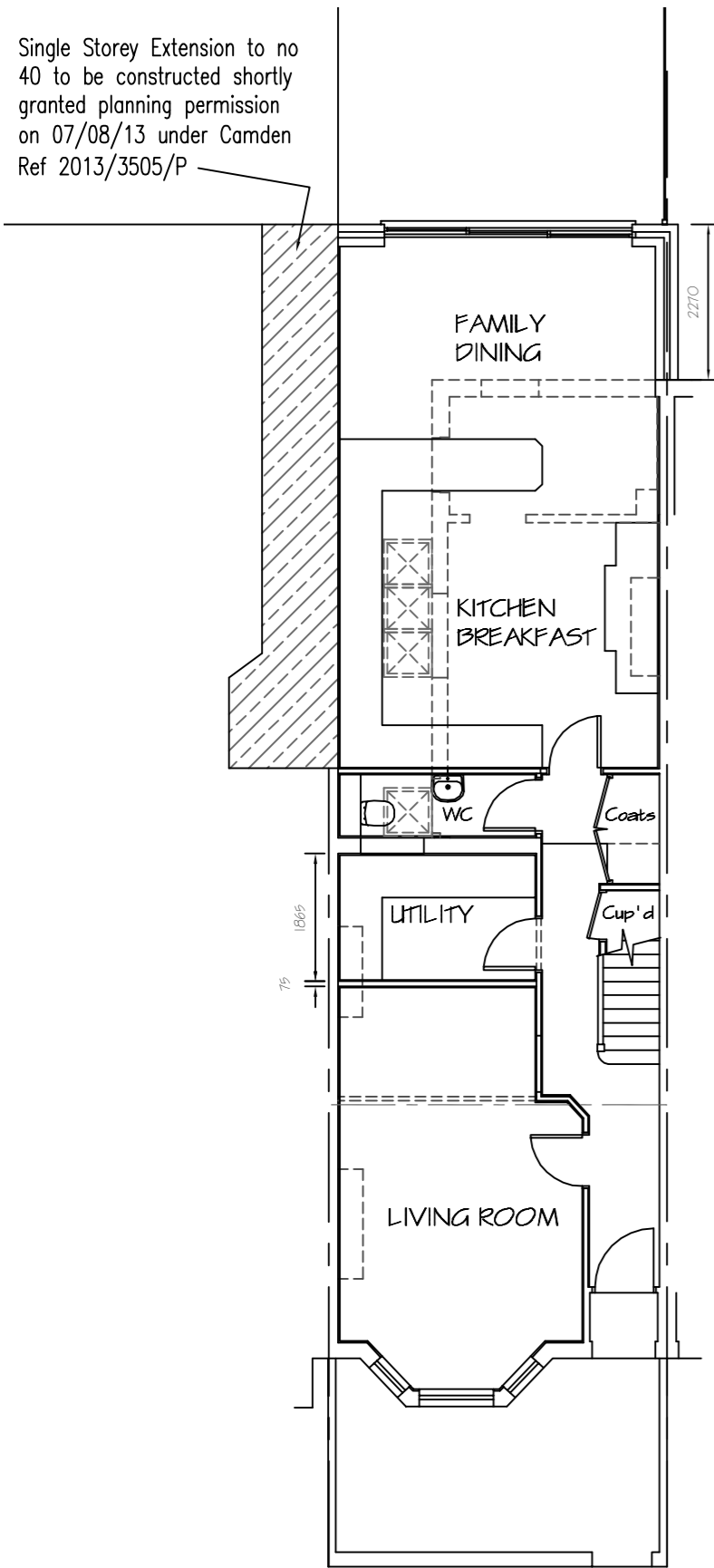


04. side passage between 34 and 36 Burrard Road has limited sunlight and is rarely used

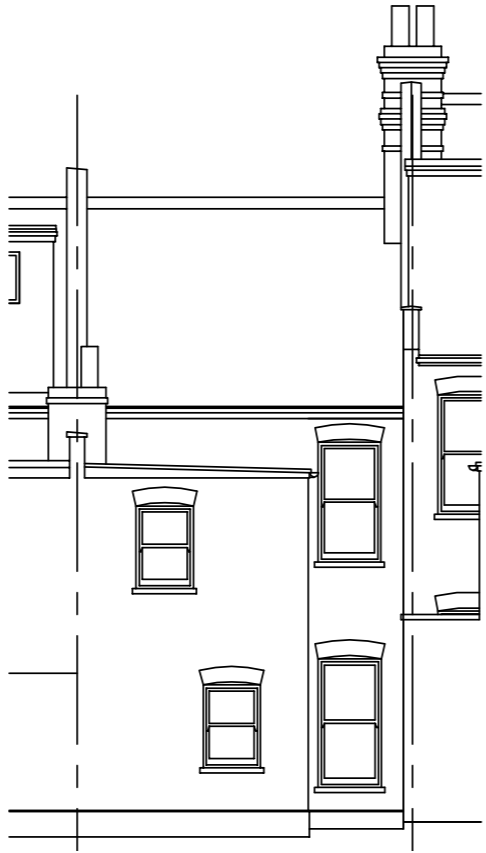
planning context

38 Burrard Road 2015/2144/P

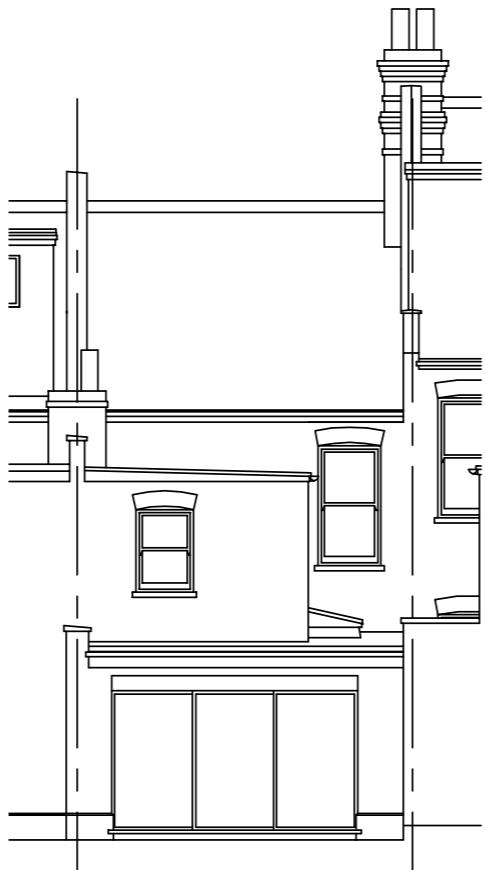
Single Storey Extension to no 40 to be constructed shortly granted planning permission on 07/08/13 under Camden Ref 2013/3505/P



01. proposed ground floor plan

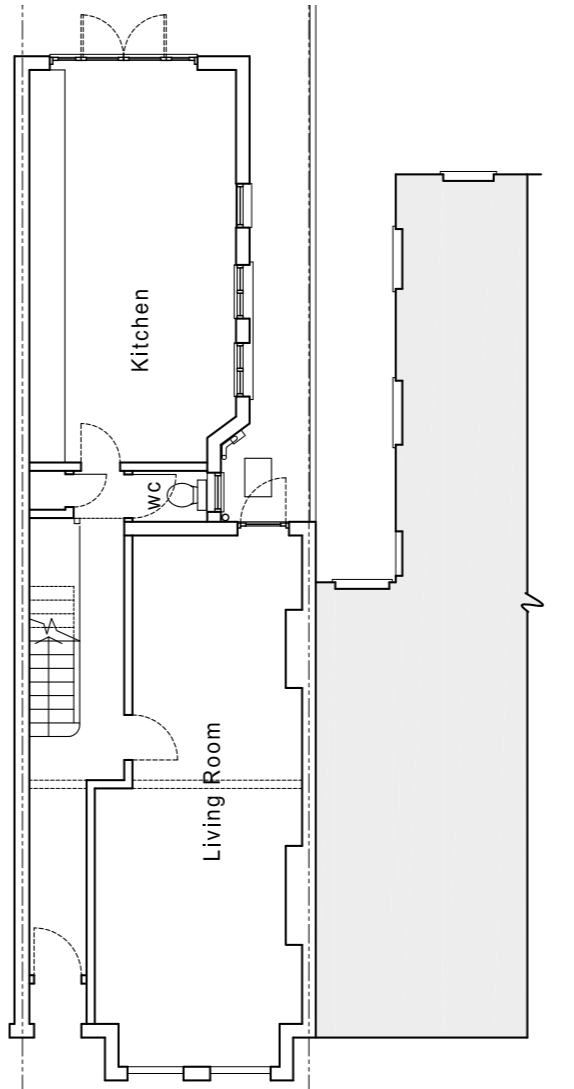


02. existing rear elevation

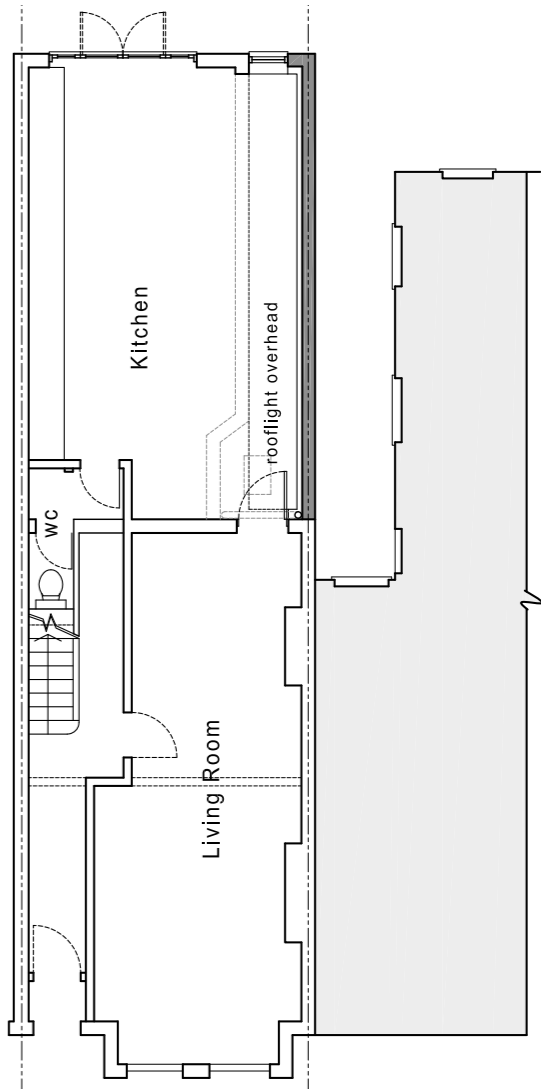


03. proposed rear elevation

40 Burrard Road 2013/3505/P



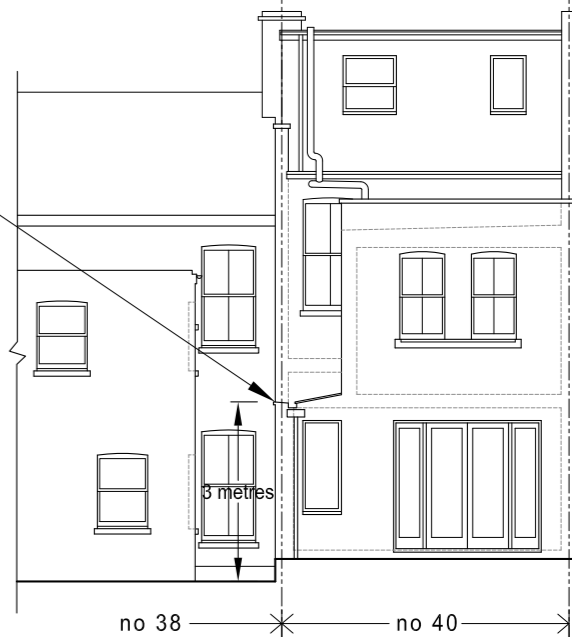
01. existing plan



02. proposed plan



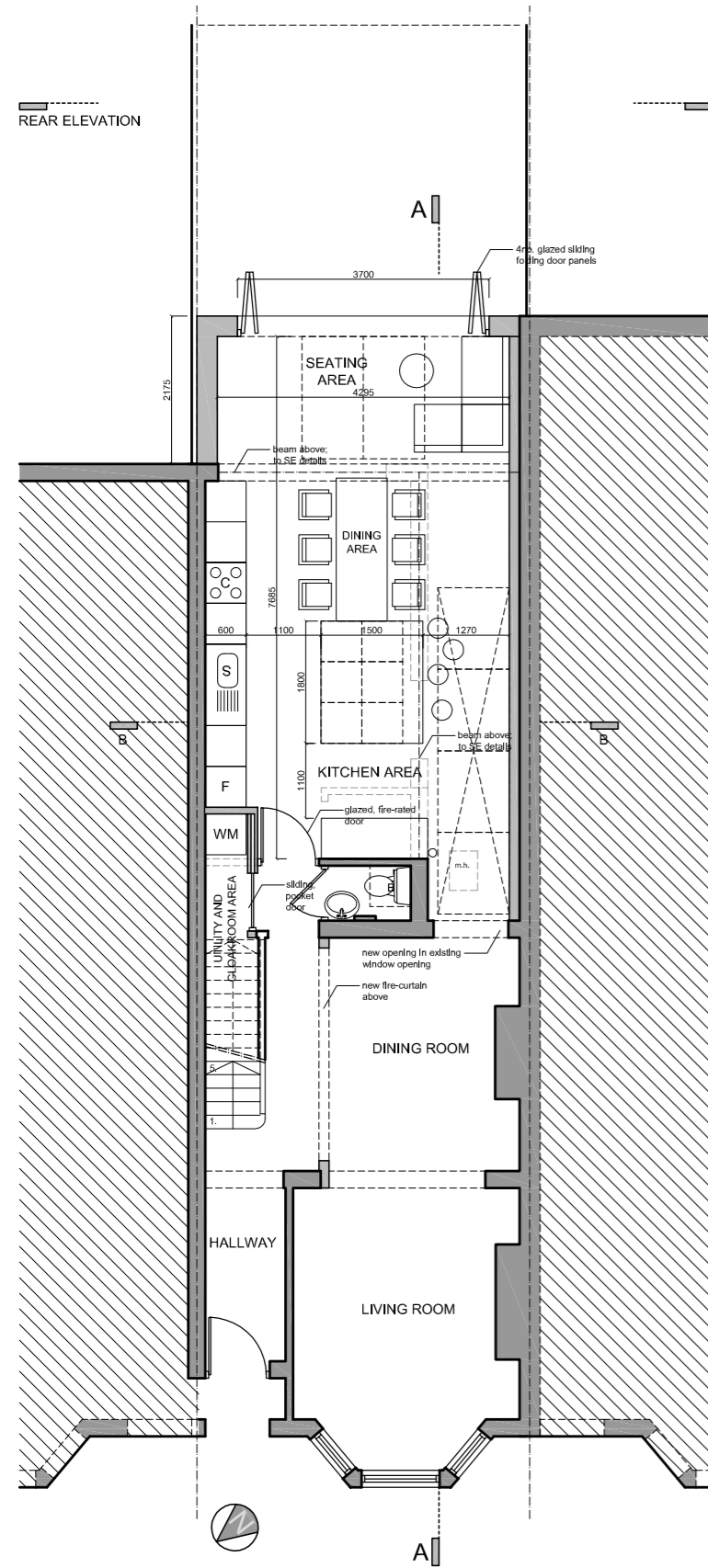
03. existing rear elevation



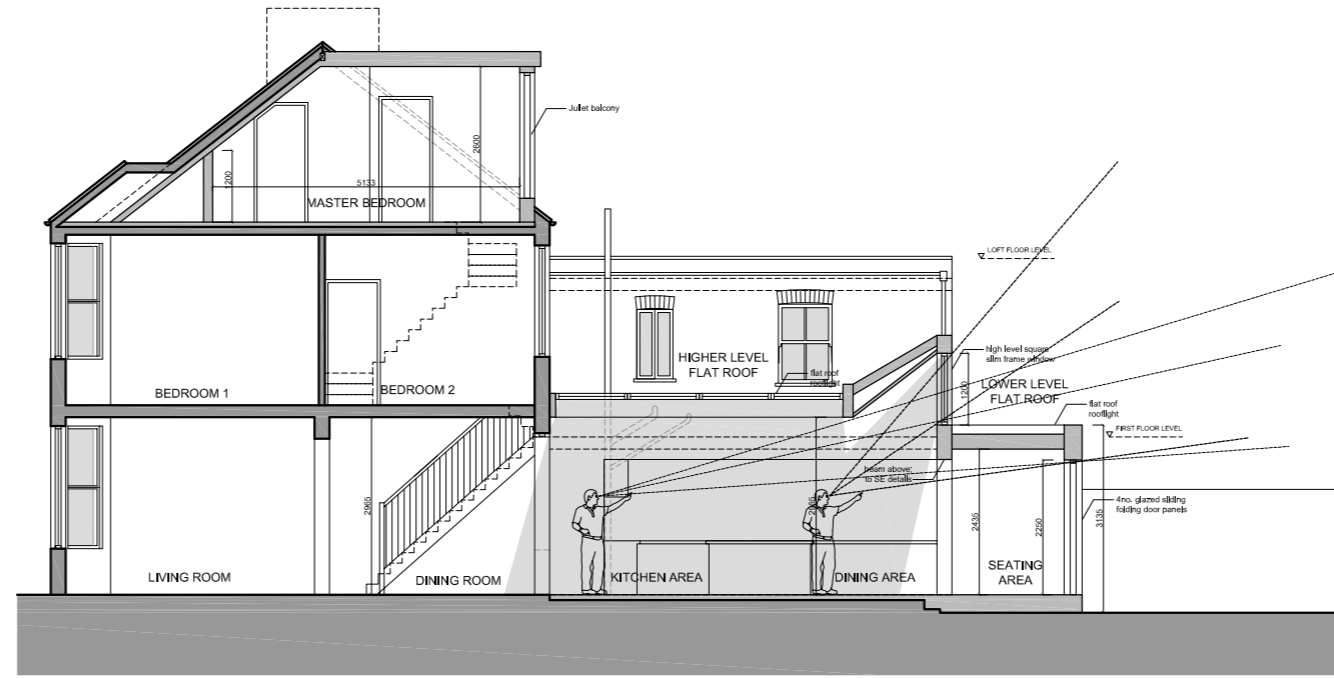
04. proposed rear elevation



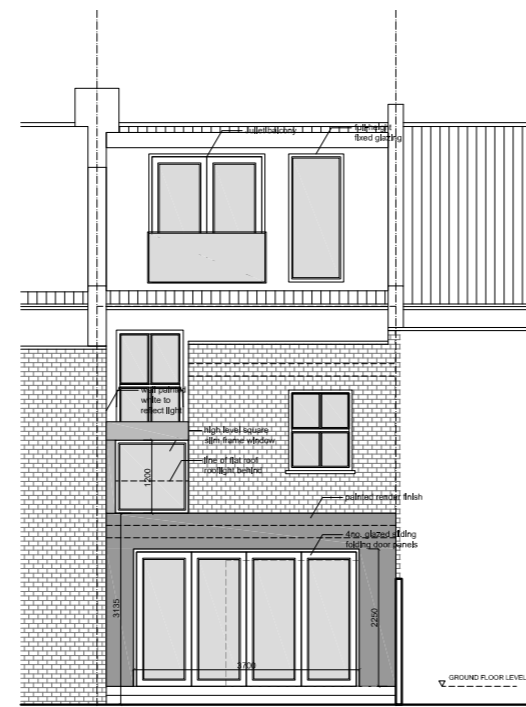
42 Burrard Road 2015/0627/P



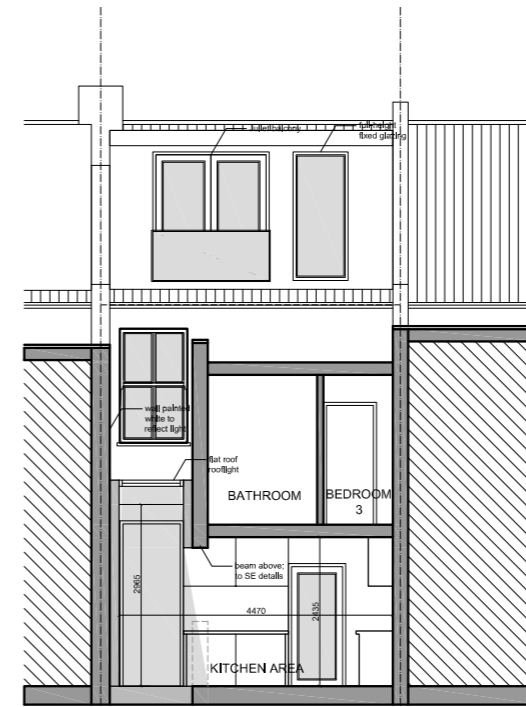
01. proposed plan



02. proposed section AA



03. proposed rear elevation



04. proposed section BB

In recent years a number of adjacent properties have received planning permissions for similar side and rear extensions, as illustrated to the left and described below.

38 Burrard Road 2015/2144/P

- Erection of a single storey side infill and rear extension to a single family dwelling.
- Rear extension depth of 2.27m.
- Household application registered 27.04.15 and planning permission granted 03.07.15.

40 Burrard Road 2013/3505/P

- Erection of a single storey side infill extension to a single family dwelling.
- Side extension is 3m high along the boundary with 38 Burrard Road.
- Household application registered 19.06.13 and planning permission granted 07.08.13

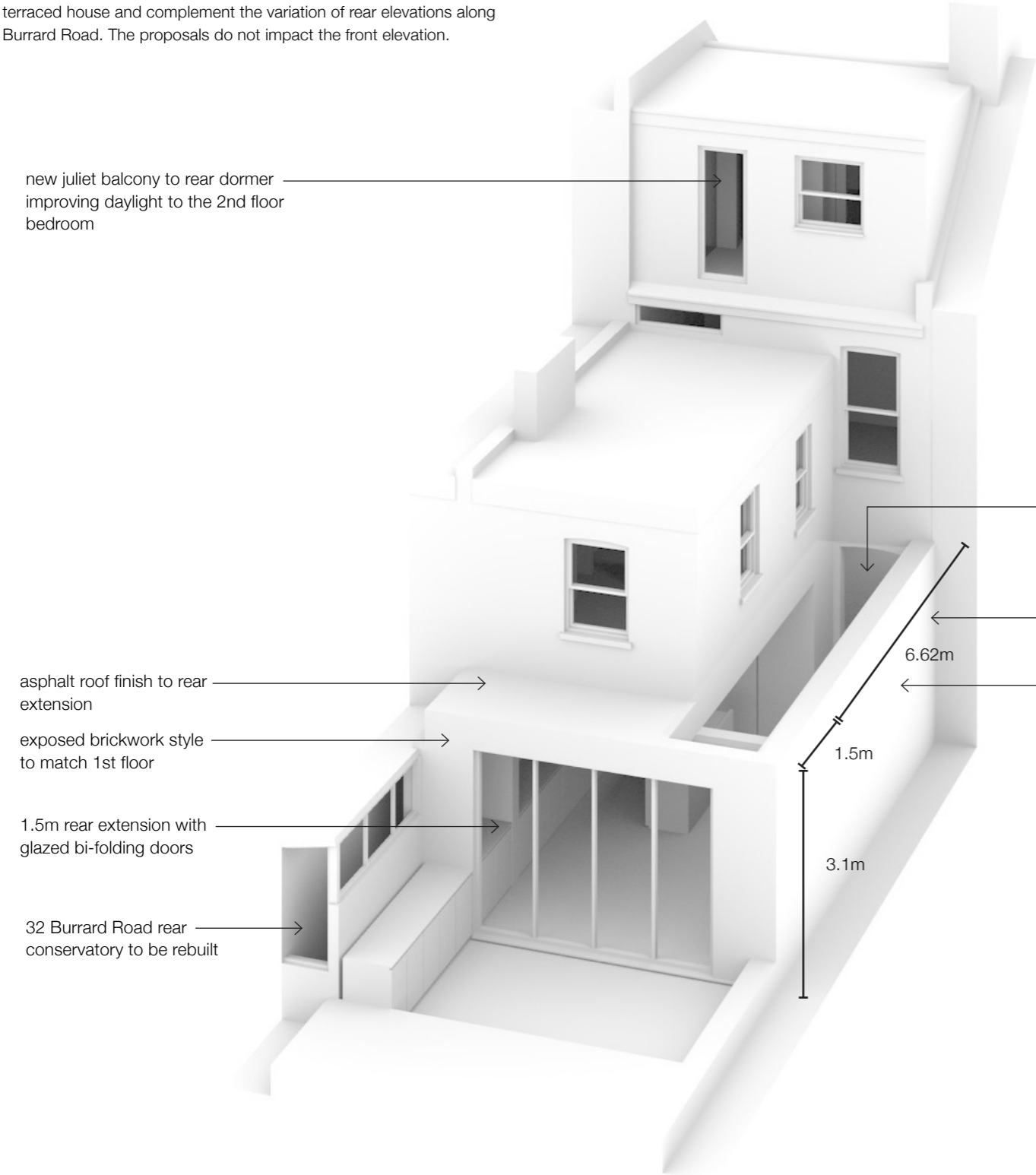
42 Burrard Road 2015/0627/P

- Erection of a single storey rear and side extension to a single family dwelling.
- Rear extension depth of 2.175m and height of 3.135m. Side extension raises to a maximum height of approximately 4.5m.
- Household application registered 18.02.15 and planning permission granted 06.07.15



# proposed scheme

The proposed scheme includes the erection of a rear and side infill extension at ground level and minor alterations to the rear dormer to a single family dwelling. These alterations seek to modernise a Victorian terraced house and complement the variation of rear elevations along Burrard Road. The proposals do not impact the front elevation.



01. rear axo view

existing window opening omitted



02. rear elevation view from garden

**design and layout**

The proposed alterations extend 1.5m beyond the original property and are 3.1m high. A glazed rooflight to the side extension introduces as much light as possible to the ground floor living accommodation.

High quality exposed brickwork, style to match existing, is proposed for the rear and side extension with glazed bi-folding doors improving access to the rear garden.

To the 2nd floor dormer an existing window has been omitted and a new juliet balcony introduced, increasing daylight in the 2nd floor bedroom.

The proposals also include re-building the rear conservatory to 32 Burrard Road which is in poor condition.

**consultation**

Positive discussions have taken place with 32 Burrard Road regarding the existing condition of the boundary wall and the proposed works. An agreement in principle has been reached to re-build the boundary wall and rear conservatory.

36 Burrard Road have also been consulted about the proposed extension and both neighbours have been served notice under article 11 of application for planning permission, Town Country Planning order 2010.

**heritage assets, amenity and outlook**

We believe that the proposed alterations and additions will enhance the character of the existing house and do not negatively impact on the amenities and outlook of the adjacent properties.

We believe the proposed materials and design components seek to create a contemporary family dwelling which successfully preserves and enhances the heritage assets of the existing building.

For further information refer to the planning architectural drawings.



01. high quality brickwork and glazed bi-folding doors



02. minimal glazed rooflight



03. complimentary interiors

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