

DESIGN AND ACCESS STATEMENT 43 BURGHLEY ROAD, LONDON, NW5 1UH



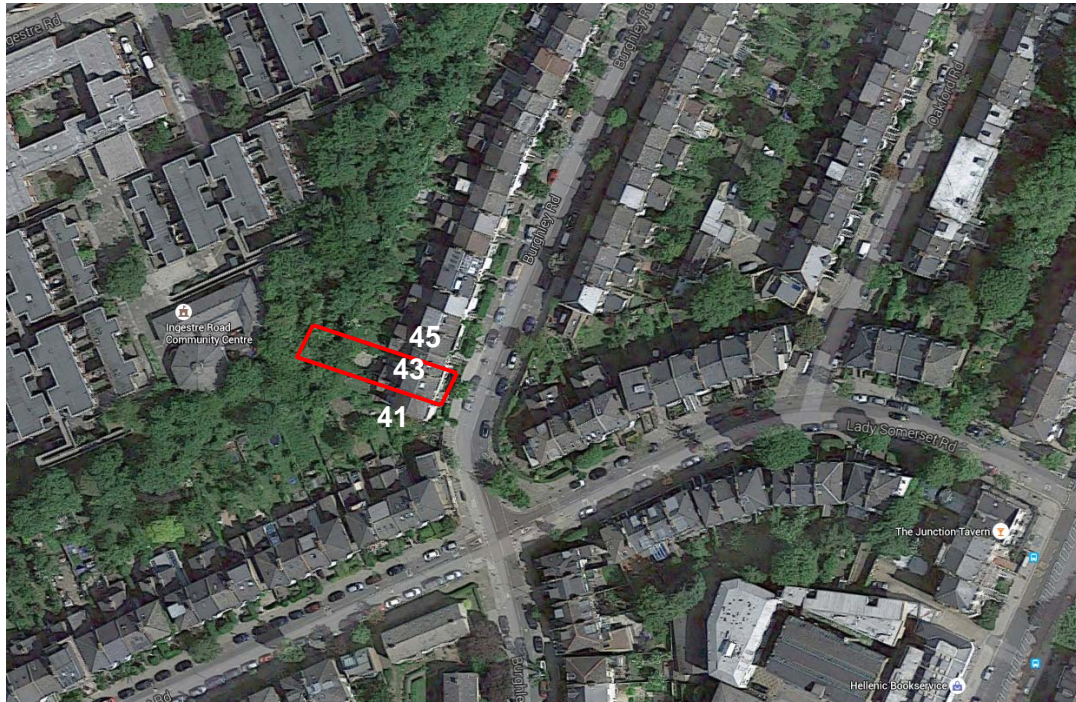
the front of the property

Setting

The house is located towards the middle of Burghley Road near the junction of Lady Somerset Road which runs between Kentish Town and Tufnell Park. Burghley Road is a busy cut through and is typical of the residential streets in the area. The terraced houses are very much part of the Edwardian development that covers this area which was largely built in the late 19th Century.

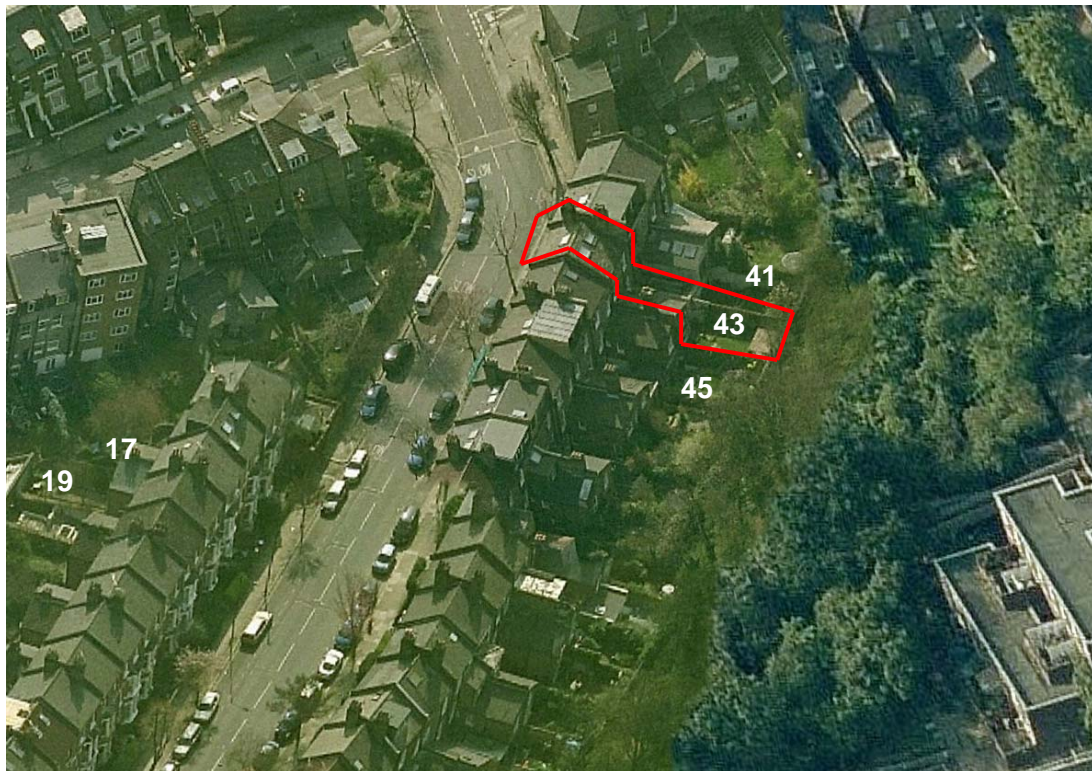
Burghley Road consists entirely of mainly terraced houses and is a pleasant tree lined street with attractive front gardens. The street rises gradually up hill towards the North and parking is predominantly on the street. Few if any houses have parking on private drives off the street and the local roads are within parking controlled zones.

Many of the front gardens have low timber fences with hedges and tiled entrance paths leading to steps rising up to the front doors of the properties, this is typical of the character of the street.



the existing site plan

The house at Burghley Road has an original rear wing and a recent dormer window to the rear of the property. The house was extensively refurbished several years ago and a single storey infill to the rear side return was added. The house is in good condition. The proposal is to create a new basement beneath the foot print of the house with small light wells at the front and rear of approximately 1m from the existing elevations.



aerial view

The property

The house itself is a large three story terraced house of traditional late 19th Century, it's design and detailing typical of the Edwardian period and typical of the this part of the local development. The front facades of almost all of the houses have London stock brick walls with red brick corner details and white rendered detailed lintels and window sills. At the front elevation is a large two storey bay window at ground and first floor levels. The houses typically also have attractive large windows to their front elevations of traditional white painted timber sash design with large glass pains. The houses have slate roofs with three or four chimneys on the party wall line of the house.

Design approach

The purpose of the basement extension is to update the living and kitchen facilities of the house allowing it to support a growing family in the future. The new basement is proposed to accommodate one more bedroom, storage space and a big play and leisure room.

The application includes a fully detailed Basement Impact Basement (BIA) and ground investigation report prepared by a qualified hydrologist and Civil Engineers Ground and Water. A structural engineers method statement is also included based on the findings of the BIA study.

The basement will involve new underpinning to the party and external walls of the property and then the excavation beneath the house. Due to the elevated position of the existing house, a deep undercroft already exists beneath the majority of the foot print of approximately 1.0m height and the foundations are below this level. To this extent, the additional excavation

The works to the basement will also be covered by the Party Wall Award and the Building Regulations to ensure that the correct construction procedures will be followed. These procedure will also include method statements for the construction of the under-pinning, excavation of the basement and then the construction of the concrete works to complete the basement.

A Construction Method Statement can also be included as part of the conditional approval for the application. This will describe the method of construction for the project and in particular cover the method of removing the excavated soil and waste form the site. This will also cover vehicle movements, control of dust and soil spill and delivery times.

Elsewhere the house will undergo general renovation and refurbishment, with some internal alterations to provide good quality living space for continued use of this family home.

Access

The access to the front door of the property is unchanged.