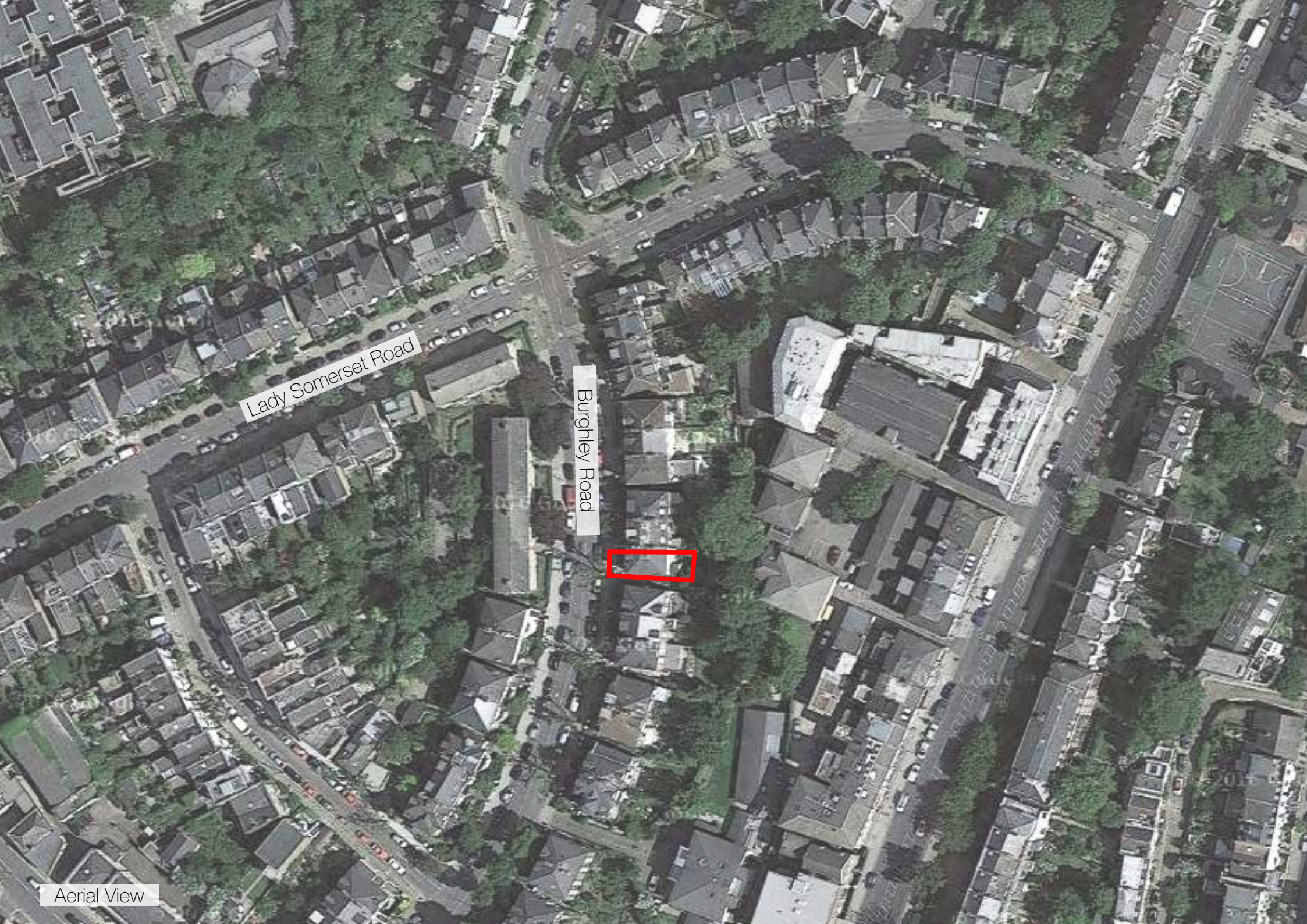




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Lady Somerset Road

Burghley Road



Aerial View

1.0 Introduction

1.1 Introduction

This planning statement has been prepared by WMG | Design Studio Ltd, in support of a planning application for a rear and roof extension at 32 Burghley Road, Camden

Burghley Road runs roughly North to South and is located in the London Borough of Camden. 32 Burghley Road is not listed, and it does not sit within a conservation area.



View of the front elevation of the building

2.0 The Site and Surrounding Area

2.0 The Site and Surrounding Area

The Location

2.1. The application site is situated within the London Borough of Camden. The location of the site is to the middle of Burghley Road.

2.2. The site is well located for public transport and road access. Tufnell Park Station is approximately 0.2 miles away from the property. There are regular bus routes serving the site with bus stops nearby on Highgate Road and Junction Road.

2.3. The street comprises a mix of residential properties.

2.4. The adjacent properties on Burghley Road are residential properties as are of those nearby.

The Site

2.5. The site is currently used as a residential dwellings, with the building split into 4 flats.

2.6. It is believed the building is from the late 19th century.

2.7. There is a large garden towards the rear of the property which is secluded, and faces on to other gardens.



Existing street view

3.0 Use, Layout and Landscape

Use

3.1. The building is currently used as 4 flats.

3.2 The proposal aims to retain the buildings use as dwellings and to create rear and roof extensions to improve the living space and quality of accommodation in the dwellings.

3.3 Expansion of individual dwellings within this area is commonplace and a characteristic of the area.

Layout

3.4 The lower ground floor of the building shall be extended to the rear to match the depth of rear extension at 30 Burghley Road. A rear infill extension at upper ground floor level shall match the depth of the side return at both 34 and 32 Burghley Road, therefore having a minimal impact on its neighbours.

3.5 The rear of the building will be rationalised so that the upper ground floor flat has access to a rear terrace, similar to both adjacent properties at Nos 34 and 30 Burghley Road. At roof level a rear dormer shall be added to the existing roof, to match the existing rear dormers along this road, which is a common feature of the area.

3.6 The front elevation of the building will remain largely unchanged as the existing gardens shall be retained. With simple aesthetic improvements made to improve the overall appearance of the building.

3.7 All flats will be adequately sized to comply with the standards set out in the London Housing Design Guide.

	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
Single storey dwelling	1b2p	50
	2b3p	61
	2b4p	70
	3b4p	74
	3b5p	86
	3b6p	95
	4b5p	90
	4b6p	99

London Housing design space standards

4.0 Scale

Scale

4.1 The overall scale of the building will not change to any significant degree, and will be in keeping with the surrounding buildings.

4.2 The additional lower ground extension and upper ground extension will match the style and massing of the existing building and matches the adjacent properties at 30 Burghley Road. The dormer roof extension will also be in keeping with similar extensions along the road.

4.3 It is felt that the rear extensions are appropriate given that other properties along this street have been extended in a similar manner.



Existing rear garden

5.0 Design and Appearance

Design and Appearance

5.1 The proposals aim to maintain the original aesthetic of the existing building.

5.2 The proposal seeks to present an elegant face to the rear of the building, which is hidden from street view and with limited view for the nearby neighbours.

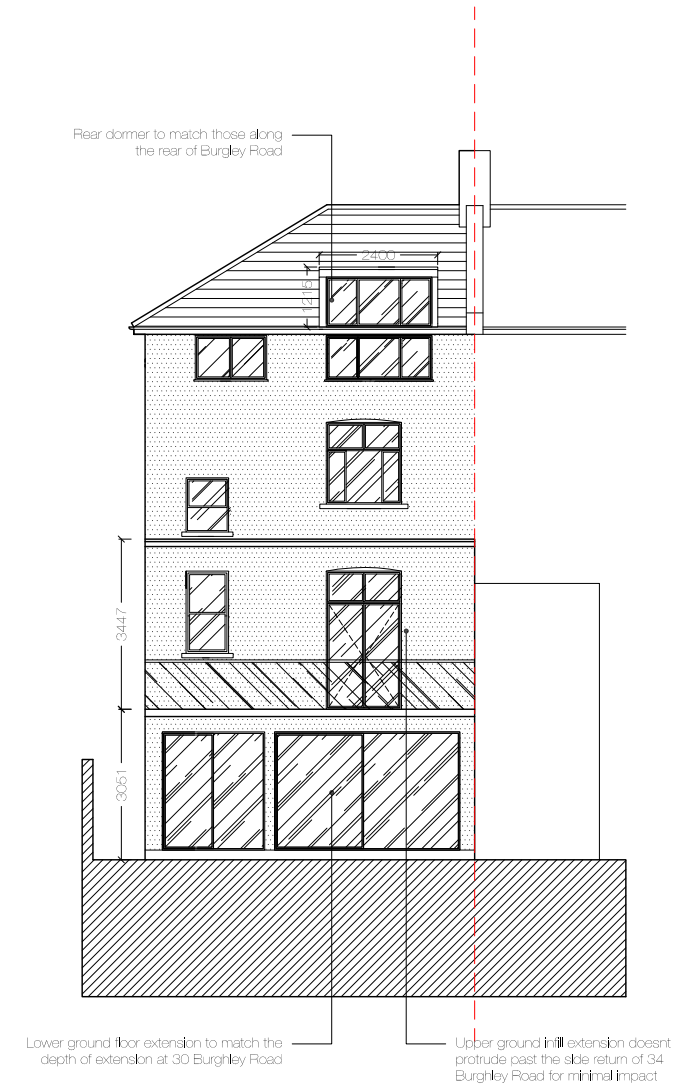
5.3 To the front, no changes are made to the existing facade, except for general improvements to the aesthetic of the building.

5.4 To the rear, the building shall have more openings to allow the flats access to daylight and the rear gardens beyond.

5.5 The proposed extension of the building will be clad in brick to match the existing building and its surroundings, where it is a common cladding material.

5.6 The proposal also aims to improve the thermal efficiency of the building, bringing it up to modern standards and ensuring that all spaces can be used throughout the year.

5.7 The proposals will reduce the need for heating and cooling, replacing the inefficient rear extension and upgrading the existing buildings internal fabric. This will make the building more sustainable and energy efficient.



Proposed rear elevation

6.0 Response to the NPPF

Response to the NPPF

Referring to the National Planning Policy Framework, March 2012:

7.1 THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT:

Item 14 - "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
— Specific policies in this Framework indicate development should be restricted."*

7.2 Referring to the above policy, which is in favour of sustainable development, we would argue that the positive benefits of the scheme outweigh any adverse impacts. The benefits include greatly improving the quality of space available within the dwellings allowing for greater living and amenity space. Given the fact the extension will not be visible from the street, and has a minimal impact on the neighbouring buildings we would argue that this scheme should be supported by the Council.

7.3 REQUIRING GOOD DESIGN:

Item 61: "Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

7.4 Referring to the above policy, the design does not negatively affect the visual appearance of the area and improves the quality of the building by improving the amenity and living space of the flats, and should therefore be supported.

Item 63: "In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area."

The proposal raises the standard of design in the area and should be viewed positively and supported.

8.0 Conclusion

Conclusion

8.1 The proposed development optimises the layout of the building and offers the residents greater amenity, therefore it is felt the scheme should be supported.

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