

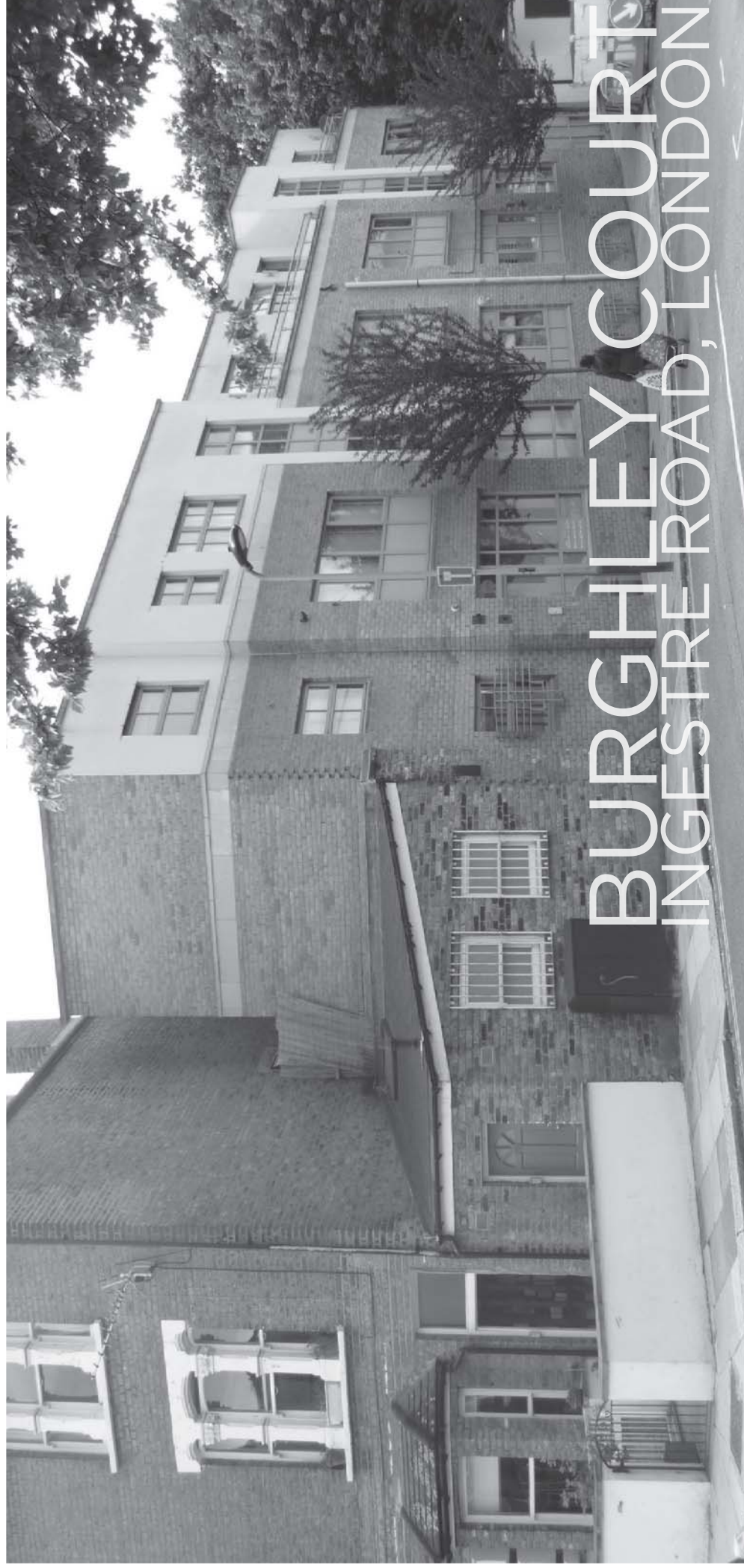
Saunders

Architecture + Urban Design

DECEMBER 2016

Design and Access Statement

Proposed Third Floor Extension of 2no. Two Bedroom
Apartments To Burghley Court, Ingestre Road, London, NW5 1UF



01 Introduction

INTRODUCTION

CONTEXT
EVALUATION
DESIGN
ACCESS

1.1 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Robshaws South West Limited (the Applicant). It is submitted in support of a Full Planning Application, which sets out the proposal for development of a third floor rooftop extension to Burghley Court, incorporating 2no. two bedroom dwellings of 65sqm and 70sqm respectively.

This document follows the standards set out in the CABE publication "Design and Access Statements, How to Read, Write and Use Them" and subsequent revisions.

This document is accompanied by other statutory enclosures and should be read in conjunction with these. Enclosures are as follows;

- 1) Site Location Plan at scale 1:1250,
- 2) Site Plan, Plans and Elevations at appropriate scale, depicting the proposal.

This document contains visual information, but is not made to any particular scale, the information contained is for reference and artistic impressions are made to communicate the design intent, as such they may not accurately reflect details on drawings that are submitted for approval in the accompanying Full Planning Application.

1.2 PLANNING CONTEXT

2003/3420 - 21 January 2003 - GRANTED.

Demolition of existing warehouse building to facilitate the erection of a 4no. storey residential building to provide 9no. self contained (2no. bedroom) flats. The permission was granted subject to a Section 106 agreement, which defines the development as Car Free Housing.

2005/3420/P - 17 May 2005 - GRANTED.

External alterations to the roof and elevations as amendments to a scheme approved 21 January 2003 (Ref: PEX0100801) for the demolition of the existing warehouse building to facilitate the erection of a 4no. storey building to provide 9no. self contained (2no. bed) flats.

1.3 GENERAL NOTES

Site boundary is assumed at this stage, but is in line with information received from the applicant. Design is subject to development and Local Planning Authority feedback. The design and measurements are based on OS data.

1.4 CONSULTANTS

Aboriginal Consultant - n/a
Wildlife Consultant - n/a
Architects - Saunders
Code Assessor - n/a
Planning Consultant - SMB Town Planning Ltd
Landscape - n/a
Highways Consultant - n/a
Structural and/or Civil Engineer - n/a
Architects of Existing Building - BCA Architects

Reports, Survey and Assessments:

Detailed Topographical and Tree Survey - n/a
Title Plan and Boundaries - n/a
Ecological Survey Report - n/a
Landscape Architecture - n/a
Planning Statement - SMB Town Planning Ltd
Drainage Assessment - n/a
Design & Access Statement and Proposals - Saunders
Highways Turning Strategy - n/a
Tree Report - n/a
Rights of Light Assessment - Point 2 Surveyors

02 Context

- INTRODUCTION
- CONTEXT**
- EVALUATION
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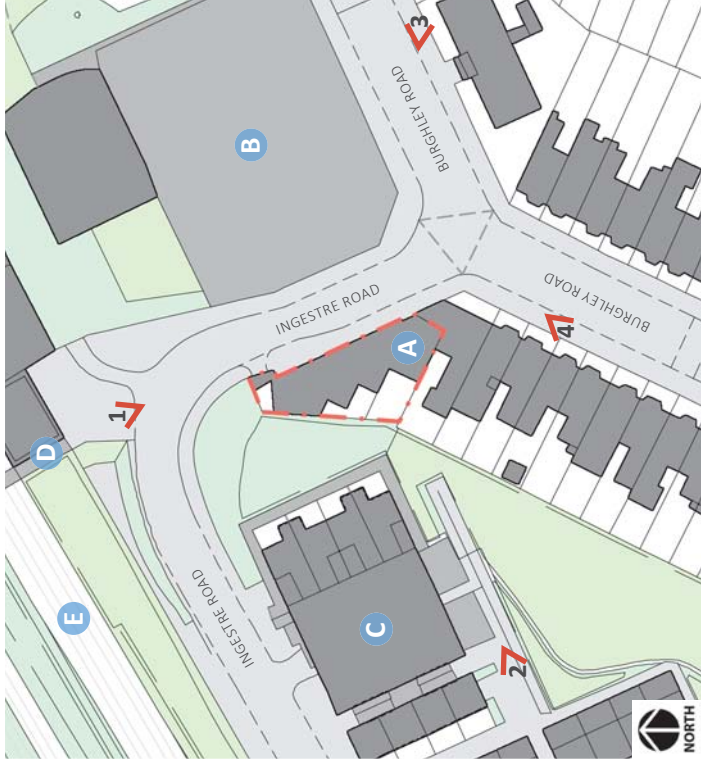


Figure 01: Immediate Context

- A.** Burghley Court - Application Building
 - B.** Acland Burghley School Playground
 - C.** Wardlow Court
 - D.** Pedestrian Foot Bridge to Churchhill Road Over Adjacent Railway Line
 - E.** Overground Line to Upper Holloway
- Existing Buildings
 - Public Green Space
 - Existing Vehicular Routes
 - Pedestrian Accessible Space
 - Privately Owned Gardens



1 View of Ingestre Road from pedestrian footpath, level change to front and rear of Burghley Court



2 Ramped pedestrian access to Wardlow Court, vehicle ports below



3 View South West of building heights to Burghley Court street scene



4 View of Acland Burghley School from Burghley Road. [Note: high wall and fencing to perimeter boundary]

2.1 IMMEDIATE CONTEXT

The application building (A) lies adjacent to the junction of Ingestre Road and Burghley Road, fronting the boundary to the playground of Acland Burghley School (B) to the North East.

Acland Burghley School lies directly opposite Burghley Court on the Eastern side of Ingestre Road. The school is built, in part, above the Overground Railway Line (E) to the North.

The London Overground Railway Line is located on the Northern side of Ingestre Road, in a cutting. Pedestrian access between Ingestre Road and Churchhill Road is made possible via a bridge over the Railway Line (D).

Wardlow Court (C) to the West, visible from the rear of Burghley Court, represents a large 1960s residential apartment block, up to three storeys with ground floor parking.

Burghley Court Road and Ingestre Road are situated within a Controlled Parking Zone, which is in force from Monday to Friday between the hours of 08:30am and 18:30pm. Burghley Court Road itself comprises two parallel terraces of 3no. storey dwellings with pitched roofs and generous rear gardens.

The site lies within close proximity to multiple public transport links - overground stations Gospel Oak and Kentish Town and Tufnell Park Underground, as well as many bus routes, provide access to the City and the wider community.

To the North West of the principle building lies the Dartmouth Park Conservation Area, which lies primarily to the North of the London Overground Line. The proposal will not have any impact on the Conservation Area.

03 The Site

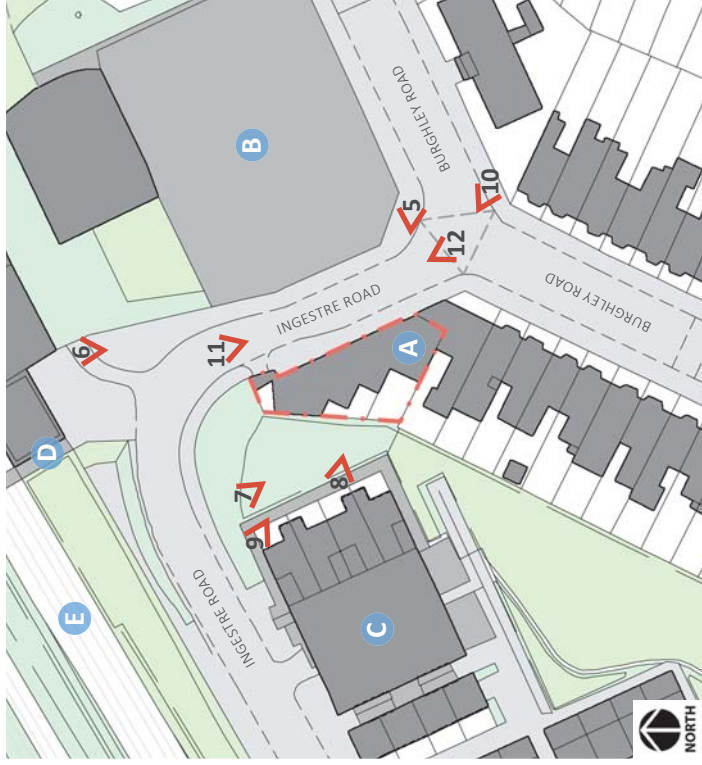


Figure 02: Immediate Context

3.1 THE SITE

The existing building at Burghley Court contains 9no. self-contained flats, seven of which are duplex, two are single level dwellings. There are 7no. two bedroom units and 2no. three bedroom units. Two existing entrances to the building are located within the Ingestre Road frontage, each providing access to a stairwell. There is no associated communal amenity space or vehicular parking within the site.

- A.** Burghley Court - Application Building
 - B.** Acland Burghley School Playground
 - C.** Wardlow Court
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5 View of Burghley Court when approaching the site from Burghley Road



6 Burghley Court from school pedestrian entrance to the North East of the site. Mature tree obscuring view to principle building



7 Amenity space to the rear of Burghley Court, steep gradient to Ingestre Road



8 Stepped vernacular to the rear of Burghley Court; cantilevered balconies with glazed double doors



9 Rear elevation of principle building at Burghley Court, visible from Wardlow Court



10 Panoramic view of adjacent residential dwellings and junction of Ingestre Road and Burghley Road



11 View towards the terraced residential dwellings of Burghley Road, from the lower level of Ingestre Road. Burghley Court to the right



12 View of Ingestre Road from Burghley School, with Burghley Court to the left of the image and Acland Burghley School to the right. [Note: level change with Ingestre Road dropping away from Burghley Road]