

Design and Access Statement

Proposed new glazed rear extension

at

11 Burghley Road
London
NW5 1UG

for

Lou Walsh and Dan Chamberlain

02 February 2017

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Design and Access Statement
11 Burghley Road, NW5

1.0 Description of property

11 Burghley Road is a double fronted three storey over basement Victorian terrace house which forms the centre-piece of a composition of three houses comprising of 9, 11 and 13 Burghley Road.

The rear façade of 11 Burghley Road is set back 1.7m behind the rear facades of the two adjoining houses.

11 Burghley Road is not in a conservation area.

2.0 Planning history

The following planning history is listed on the Camden planning website:

In 2006 an application was granted for a Certificate of Lawful Development for the installation of a rooflight in the front roof pitch (ref. :2006/0978/P).

An application for the creation of two dormer windows in the attic floor on the rear elevation was granted in 1968 (ref. :6868).

4.0 Proposed alterations

This application seeks to re-incorporate the existing basement flat back into the house to provide additional accommodation for the applicants and their family and to create a new glazed rear extension on ground and basement floor to make a better connection between the house and the garden.

At basement level the proposed addition would extend 3.6m into the garden and extend over most of the width of the house. The ground floor component of the extension covers one third of the rear façade.

The proposed new rear extension is arranged to respond to the geometry of the rear façade and to retain the elegantly proportioned ground floor sitting room windows and the existing door opening from the entrance hallway.

The new glazed box at ground floor level will provide additional kitchen and dining space. The additional space at lower ground floor level will provide a playroom with improved access and visual connection to the garden.

It is proposed to lower the level of part of the garden adjacent to the basement extension to create a better access to the garden from the basement.

The proposed rear extension would project 3.6m from the rear wall of 11 Burghley Road, but as the new façade is set back behind its neighbours the proposed extension will extend 1.9m beyond the rear facade of 13 Burghley Road.

5.0 Sunlight & Daylight

The proposed alterations will have a minimal impact on the daylight and sunlight to 13 Burghley Road, and no impact on 9 Burghley Road.

6.0 Access & servicing

There are no proposed changes to accessing and servicing the property.

7.0 Conclusion

The proposed new extension will have no significant impact on the daylight and sunlight enjoyed the adjoining houses.

The proposed extension will provide much needed additional space for the applicants and their family and provide a much better connection between the house and the garden.

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2 February 2017