



DESIGN AND ACCESS STATEMENT

Planning Permission Application for the rear extension of the Lower Ground Floor.

28 Burghley Road, London NW5 1UE

Principal References:

National Planning Policy Framework (NPPF)

Policies CS14, CS 5 of the London Borough of Camden, Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies

Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies

Residential Design Standards SPD (2011)

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This Design & Access Statement is written in support of the Planning Application for the rear extension of the Lower Ground Floor and the redevelopment of the front entrance to the Lower Ground Floor at 28 Burghley Road, Camden.

1.0 Introduction



Fig. 1_Aerial view

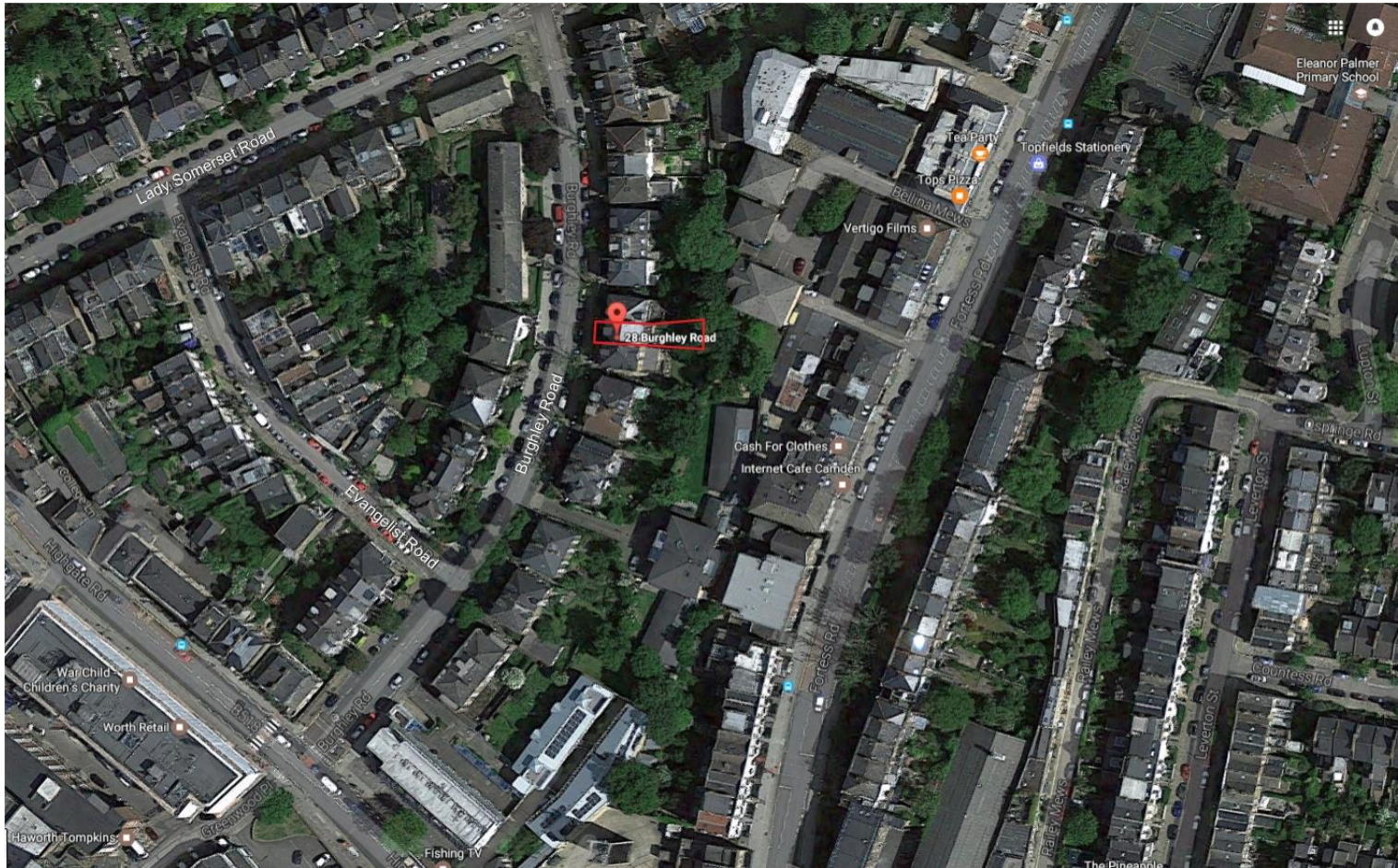


Fig. 2_Location Plan

The site address is **28 Burghley Road, London NW5 1UE**. Burghley Road runs from North to South and it is located in the London Borough of Camden. The property is not listed, and it does not sit within a conservation area.

2.0 Site and Location



Location Plan 1:1250

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 street comprises a mix of residential properties, believed to be developed in the late 19th century.

2.3. The adjacent properties on Burghley Road are residential properties similar with properties nearby.



Fig. 3_OS Location Plan 1:1250

The Site

2.4. The site is a mid-terrace, currently used as a single family dwelling house. The main access is made to the Ground Floor from the street. A secondary access is provided to the Lower Ground Floor from a light well located at the front of the street elevation. The Rear elevation offers access to the rear garden of the property both at Ground Floor and Lower Ground Floor levels.

2.5. There is a large garden towards the rear of the property with access only from the house, facing a retaining wall at the rear, adjoining the neighbouring similar gardens.

2.6. The neighbouring properties on the same side of the road follow the same pattern, residential with gardens at rear.

3.0 Use and Layout

3.1 The proposed alterations focus mostly on the rear part of the building. The proposal aims to form a rear extension of the existing Lower Ground Floor, and to provide an improved, more accessible access to the Lower Ground Floor from the street, by forming a new stair descending from the street level.

Use

3.2. At present the property consists of one family residential unit, at Lower Ground Floor, Ground Floor, First Floor and the Attic.

3.3 The proposal intends to split the property into two residential units, by separating the Lower Ground Floor from the rest of the property and transforming it into an independent Flat. The newly created Flat will have separate access both from the street and the rear garden. The overall aim is to retain the building's use as a family dwelling, but with the help of the amendments and extensions to improve the living space and quality of accommodation in both units of the dwellings.

Layout

3.4. The Lower Ground Floor will be extended towards the rear to match the depth of the existing Lower Ground Floor extensions at the adjoining properties, no's 26 and 30 (which has French doors to a roof terrace and stairs to the garden). On the top of the proposed extension, a decked surface will be created, so as to provide access to the garden for the upper unit, with a narrow sky light in it so that natural light will be provided to the middle of the extended Lower Ground Floor. This new apartment will have a new bathroom with access from the 'public' hallway and a new open plan kitchen will be formed in connection with the sitting and dining area.

3.5. The existing stairs between the Lower Ground Floor and Ground Floor will be removed and a long open hallway will be created that will link the front entrance with the open kitchen/dining/sitting space facing the rear garden, with the bedroom and bathroom leading off this hallway.

3.6 The layout of the Ground Floor will be only slightly changed. The space resulting from the removal of the stairs to the Lower Ground Floor will be used as an under-stairs storage. The former outside door to the stairs to the rear garden will be removed and a window will replace it. The small rear hallway will be used as a laundry & utility space.

The kitchen sash window facing the rear garden will be changed to a new pair of French Doors. These will provide access to the terrace above the Lower Ground Floor extension and to the garden. The narrow skylight integrated into the decking of the terrace will be translucent, allowing light to enter the space below, but providing privacy at the same time.

3.7 The terrace will have an open metal or glass balustrade providing full visibility towards the rear garden. A light, metal stair placed along the left hand side line of the property, will descend from the terrace into the garden allowing direct access to the garden from the Ground Floor. There will be a new translucent privacy screen between the terrace and the adjoining property at no 26; there is an existing brick screen to no 30.

3.8 The steps on the Front Elevation leading to the access (front) door into the Lower Ground Floor will be reconfigured in order to provide increased accessibility. At present, the steps have only one flight of 7 steps which are descending perpendicular to the highway directly into the front elevation courtyard/ lightwell. These steps are very steep and can be slippery when wet, making it unsafe and uncomfortable when used by the senior residents of the Lower Ground Floor. The proposal will remove these steps and replace them with two flights of 5 regular height steps with a landing in between them, all with appropriate handrails, running parallel with the highway. The landing will accommodate the recycling/refuse containers for both units in the property.

4.0 Design and Scale

Design

4.1. The materials proposed will be overall in keeping with the existing ones, preserving the character of the locality and the historical architectural detail. For some of the new elements proposed, a careful selection of modern materials will be used, which will infuse a new life into the old property fabric which will enhance by contrast the property's original features.

4.2. The traditional materials used will be natural or specific to the area, such as: London stock bricks, wood decking, white painted timber windows (paned as the existing) and black powder-coated aluminum rainwater goods. The new French doors at Ground Floor will be in timber, with a design and proportions in line with the original windows of the property. The modern materials used will be metal or glass for the Ground Floor terrace balustrade and wide concertina or sliding doors for the rear elevation extension of the Lower Ground Floor.

4.3. The main aim of the design is the preservation of the area's character whilst improving the functionality and thermal efficiency of the house. The Design concept will respect the overall context, using sympathetic materials and details, with a particular emphasis on providing a healthy and greener ambiance.

Scale

4.4. The proposed Lower Garden Floor extension will be subordinated to the original property, will not dominate the rear elevation and will be in line with the existing extensions of the neighbouring properties. The new volume created will not oversee or impact on the existing levels of daylight/sunlight of other land users near the application site. Both neighbouring properties have already existing Lower Ground Floor extensions. The proposed lower ground extension will align the property with the neighbouring ones and will improve the client level of daylight/sunlight, which are at present impacted by the existing extensions. The design will be sympathetic, aiming at the protection of the area's character and preserving the attractive and pleasant neighbourhood surrounding.



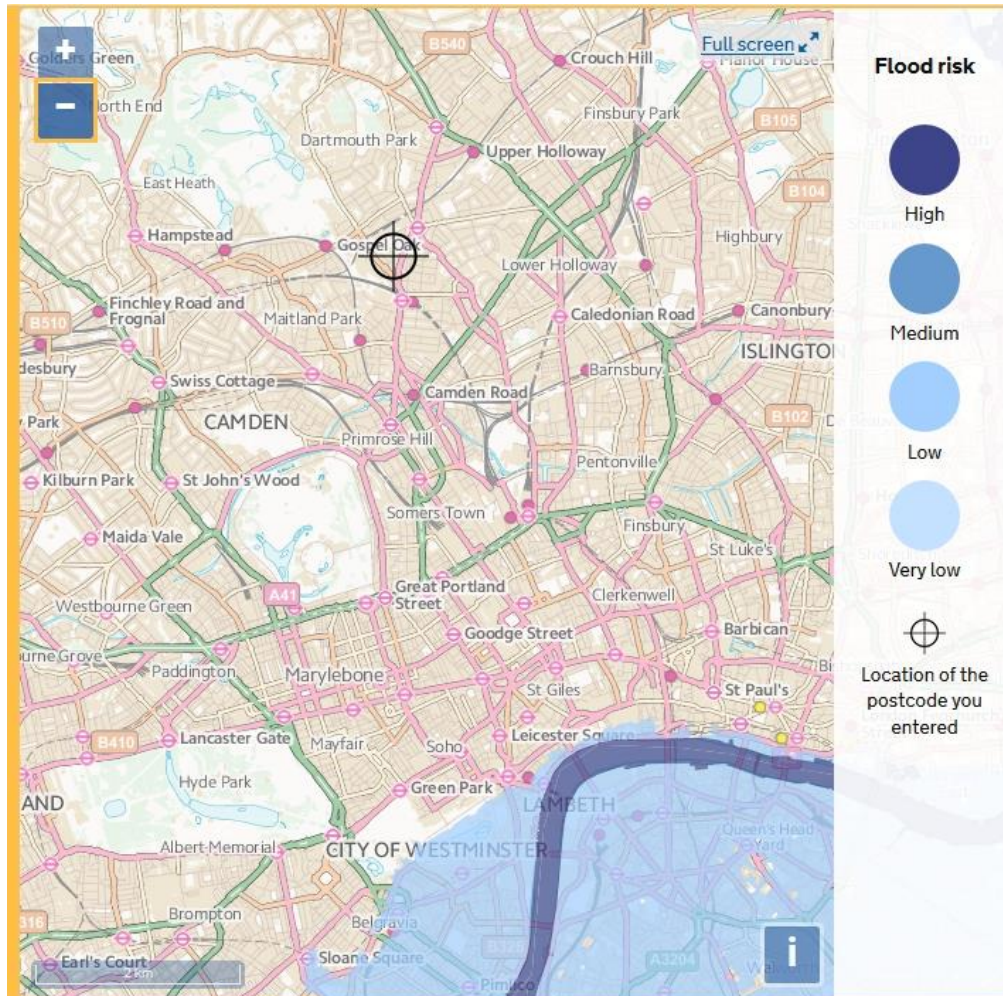
4.5. The overall area added to the property is 16.92 sq. m. The extension projects out to a maximum of 3.42 m from the existing rear wall. Its overall length in between the party walls is 6.06 m. The height is 2.821 m.

4.6 Overall the scale of the building will remain close to the existing, using traditional materials and avoiding any visual discrepancies.

4.7 We consider that the rear extension proposed is appropriate given that other properties along this street have been extended in a similar manner.

Fig.4_Rear elevation with neighbours extensions

5.0. Drainage and Flooding



5.1. The property is not within a risk of flooding area, as shown in the map from the Environmental Agency Website

Sustainable drainage systems (SUDS)

5.2. Within the site design there will be a number of SUDS features to control runoff from development. Gullies, Drains, Filter drains and Permeable surfaces will provide a safe management of the rainfall water, mitigating the runoff effects.

5.3. The redeveloped rear garden will remain largely green as at present, but where required, will be paved with permeable surface materials, so as to avoid water ponding. New Drains will be provided.

Fig.5_Long Term flood risk from rivers and sea @ Environmental Agency Website

6.0. Access, Refuse & Recycling

Access

6.1. The proposed extension will not generate additional car traffic. The site is well located for public transport and road access. Tufnell Park Station is approximately 0.2 miles away from the property, while Kentish Town railway station is approximately 0.3 miles. There are regular bus routes serving the site with bus stops nearby on Highgate Road and Junction Road.

6.2. The front access to the Lower Ground Floor will be improved by the design proposal.

6.3. As the proposals concern two small private residences, and the development is minor and is less than 100 sq m, we do not think that disabled access is a requirement here. However, the redesign of the front steps to the Lower Ground floor entrance and the provision of a handrail will enhance accessibility for the older residents of the property.

Refuse & Recycling

6.4. The waste will be compartmentalised into three parts, recyclable materials, organic and general waste. There is to be separate storage in the front elevation courtyard/ lightwell at the level of the landing of the stairs which access the entrance to the Lower Ground Floor.

6.5. The main aim of the proposal is to provide a proper house adapted to the contemporary needs of the client while ensuring that the development does not affect the amenities of neighbouring properties, and is subordinated to the design, scale and character of the existing house. The solution will preserve and enhance the character and existing appearance of the surrounding area.

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