

Design and Access Statement

Proposed new glazed rear extension

at

11 Burghley Road  
London  
NW5 1UG

for

Lou Walsh and Dan Chamberlain

28 July 2017

Guard Tillman Pollock Architects  
161 Whitfield Street  
London  
W1T 5ET

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 1.75m 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:

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

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An application for an extension to the ground and lower ground floors was withdrawn in June 2017.

3.0 Proposed alterations

The proposal is to re-incorporate the existing basement flat back into the house to provide additional accommodation for the applicants and their family. A new glazed rear extension is proposed to provide more living space for the family and to improve the connection between the house and the garden. The new rear extension is arranged to respond to the geometry of the rear façade.

The new glazed box will extend part of the ground and lower ground floors by 1.9m from the rear wall of the property. The rear façade of 11 Burghley Road is set back behind its neighbours so the glazed box element of the proposal will project 15cm in front of the rear facades of the two neighbouring properties.

At ground floor level the new glazed box will provide additional kitchen and dining space. At lower ground floor level part of the extension projects by 4.0m into the rear garden to provide a playroom with improved access and connection to the garden.

New traditionally detailed timber framed doors are proposed for the ground floor sitting room which will open to give a direct connection, via new steps, out into the rear garden. Lowering the level of part of the garden adjacent to the basement extension will create a better access to the garden from the basement.

#### 4.0 Sunlight & Daylight

The proposed alterations will have no impact on the daylight and sunlight to the properties at 9 and 13 Burghley Road.

#### 5.0 Tree report

An arboriculturalist has produced a tree report assessing the impact of the proposed extension on the existing trees in both front and rear gardens.

#### 6.0 Access & servicing

There are no proposed changes to the access of or servicing of the property.

#### 7.0 Conclusion

As the rear façade of no. 11 Burghley Road is set back behind the adjoining houses the new extension will have no significant impact on these properties.

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

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