

## DESIGN AND ACCESS STATEMENT

ROOF EXTENSION\_SECOND FLOOR FLAT, 57 BURRARD ROAD, LONDON, NW6 1DA

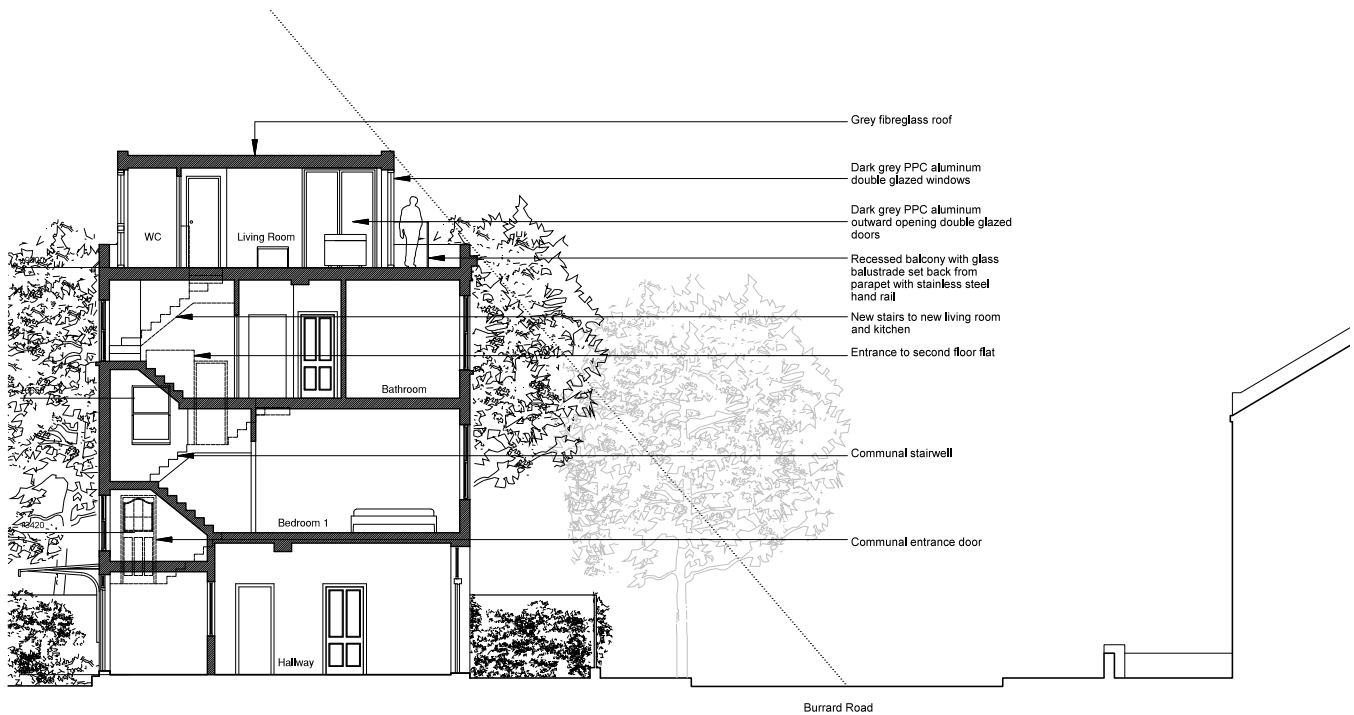


Information and documentation in support of an application for Full Planning Permission for a high quality, contemporary roof extension forming new upper storey accommodation with recessed balcony space, and associated refurbishment works to the parapet corncing, existing roof structure and interior.

### 57 Burrard Road, Second Floor Flat Roof Extension Development:

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Proposed roof extension to the second floor flat at 57 Burrard Road forming an additional storey of high quality open plan accommodation, in keeping with the building and context, and with the minimum impact to the form and volume of the building when viewed from street level.

### 1. Introduction

This Design and Access Statement has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2. The report accompanies an application for Planning Permission for an additional storey and associated refurbishment works to extend the second storey flat at 57 Burrard Road to create an open plan living, kitchen and dining space and transform the existing flat into a substantial family home.

The proposed contemporary volume has been designed to harmonise with the proportions and character of the existing house, whilst ensuring that it does not result in overlooking, loss of privacy or overshadowing to neighbouring properties. The design also includes outdoor amenity space in the form of two terraces with glass balustrades set back out of view from the street behind the restored parapet walls.

### 2. Context & Site Analysis

57 Burrard Road is a three storey late Victorian end of terrace brick villa, notable for the well-proportioned front elevation and corner location. The house occupies a wedge shaped site at the junction of Burrard Road and Ingham Road, located approximately 55 metres from the junction between Burrard Road and Finchley Road.



View to 57 Burrard Road with the similarly scaled numbers 37 & 39 to the left of the image.



View of the principle elevation from Burrard Road.



View from the roof looking down Burrard Road towards Fortune Green Road. The roof is in need of major repair works, and shows signs of layers of patching that extend over the parapet and stucco cornice.



View from the roof looking towards Fortune Green Road showing the 3 storey buildings numbers 37 & 39 further down Burrard Road.

The property has undergone extensive remodeling over the course of time and is currently divided into three separate flats. The ground floor flat is accessed via the original front door on Burrard Road, whilst the first and second floor flats have a separate entrance on Ingham Road. The rear and side elevations have been extended and altered to accommodate the communal staircase leading to the upper storey flats, and are largely sheltered by mature trees growing at the boundary to Ingham Road.

The original roof structure appears to have been removed at some point in the past and replaced with a flat asphalt roof. A remnant of the original clay tiled roof and brick gable remain in place adjacent to Ingham Road as a housing for the staircase giving access to the roof. The existing flat roof has low unprotected parapets and is in need of upgrading and repair. The front and side elevation parapet walls comprise a decorative white stucco cornice, currently in a poor state of repair and obscured by the asphalt roof covering. The existing flat roof is also currently in need of repair and will need to be fully replaced at some point. The roof is currently easily accessed via an original staircase leading from the second floor flat, although there are no measures in place to prevent falling from height.



Rear elevation to 57 Burrard Road as viewed from Ingham Road, showing the existing roof access stair housed in a remnant of the original tiled roof volume and brick gable wall.



Rear and side elevation to 57 Burrard Road as viewed from Ingham Road, showing the existing roof access stair housed in a remnant of the original tiled roof volume and brick gable wall. The photo to the right also shows the communal entrance door to the upper storey flats, accessed via an external staircase.



View to the Octagon Building (formerly the Congregational Church) from the roof of 57 Burrard Road.



Historical photograph looking north up the Finchley Road towards the former Congregational Church, and showing the now demolished large house at the north corner of Burrard Road and Finchley Road.

### 3. Historic Assessment

Whilst the exact form of the original roof structure is not known, there are a number of clues both in the remaining building and in the surrounding streets. The 2 storey terraces to either side of the property are characterised by simple linear pitched roofs, interspersed by key buildings of a larger scale with noticeable pitched and hipped roof volumes. Most significantly: numbers 37 & 39 Burrard Road and the Octagon Flats Building (formerly the Congregational Church; Locally Listed) on the south corner of Burrard Road and Finchley Road. In addition, the former large building situated at the northern corner of the junction of Burrard Road and Finchley Road (now reoriented and replaced by 529 Finchley Road) was originally of a similar character and scale to 57 Burrard Road and can be seen from surviving photographs to have been designed with a pitched crown roof volume.

### 4. Project Background

As part of a wider scheme to refurbish the second floor flat and undertake repairs to the flat roof and communal areas, the client and owner of the entire property commissioned Raphael Lee to submit early stage design options for the addition of a



Side elevation to 57 Burrard Road as viewed from Ingham Road, showing the anomalous drainpipes and fixing clips suggesting that there was formerly a roof volume beyond the existing parapet cornice level.

new roof extension for consideration for pre planning advice from Camden Planning Department in 2016. Although the advice was not generally supportive of the scheme, many positive attributes were raised in discussion with specialist Planning Officer Tessa Craig, both on site and through ongoing discussions regarding the viability of the project. We have revisited the designs and made adjustments in response to both specific guidance and discussion regarding the key issues that impact the proposal. We believe that the new proposals are in accordance with planning policy and represent a high quality contribution to the site and street.



The existing roof access stair housed in a remnant of the original tiled roof volume and brick gable.



Side elevation to 57 Burrard Road as viewed from the junction of Burrard Road and Ingham Road.

### 5. Pre-Planning Advice

Comments received as formal pre planning advice (2016/5854/PRE dated 16th November 2016) with respect to early stage design options for an additional storey at roof level, summarise that:

*'Given the subject building is already a storey higher than the adjoining terrace, it is considered any additional bulk at roof level would be harmful to the street scene, particularly in this prominent corner location'.*

The new design proposals as presented here, have responded to verbal feedback from the Planning Officer by setting the extension further back from the front elevation building line and reducing the overall height of the proposed volume by 300mm. As demonstrated in the two sectional drawings below, the volume will have minimal impact on the street scene and visible roof line as seen from Burrard Road and the corner of Ingham Road.

*'The existing flat roof is considered to play a key role in the architectural integrity of the building, which a roof extension would undermine'.*

The proposed design takes the volume and roof line of the matching villas at 37 & 39 Burrard Road as the key point of reference. In addition, as discussed on site with the Planning Officer, there is evidence that the original substantial roof volume has been removed, potentially as part of the post war redevelopment works based on the materials and remnants still in place. Significantly, a portion of the original roof remains in place with original brick gable, clay roof tiles and original pipe work still in place, cast into the stucco cornicing with remnants of the wall ties that were originally fixed to a now removed section of gable wall.



Existing and proposed views towards the house from the junction with Burrard Road and Ingham Road showing the new volume set back from the principle and side elevations and designed to minimise impact from street level and both respond to the character, context and setting of the house and street. The corresponding tall building at 37 & 39 Burrard Road is visible to the left of the image.





Existing and proposed views looking south on Ingham Road towards the rear elevation of 57 Burrard, with the Octagon Building visible at the end of the street. The image to the right shows the proposed volume incorporating the existing staircase housed within a remnant of the original roof structure, and the recessed balcony set back from the rear elevation building line.

The proposed designs for the new roof extension take careful reference to the proportions of the existing building, the remnant of pitched roof and the view of the house as seen from the immediate pavement and long views towards the house from Burrard Road, Ingham Road and Finchley Road.

*'It should also be noted that the Octagon building on the opposite side of the street is locally listed and the addition of a floor at the subject site could be harmful to the setting of the Octagon'.*

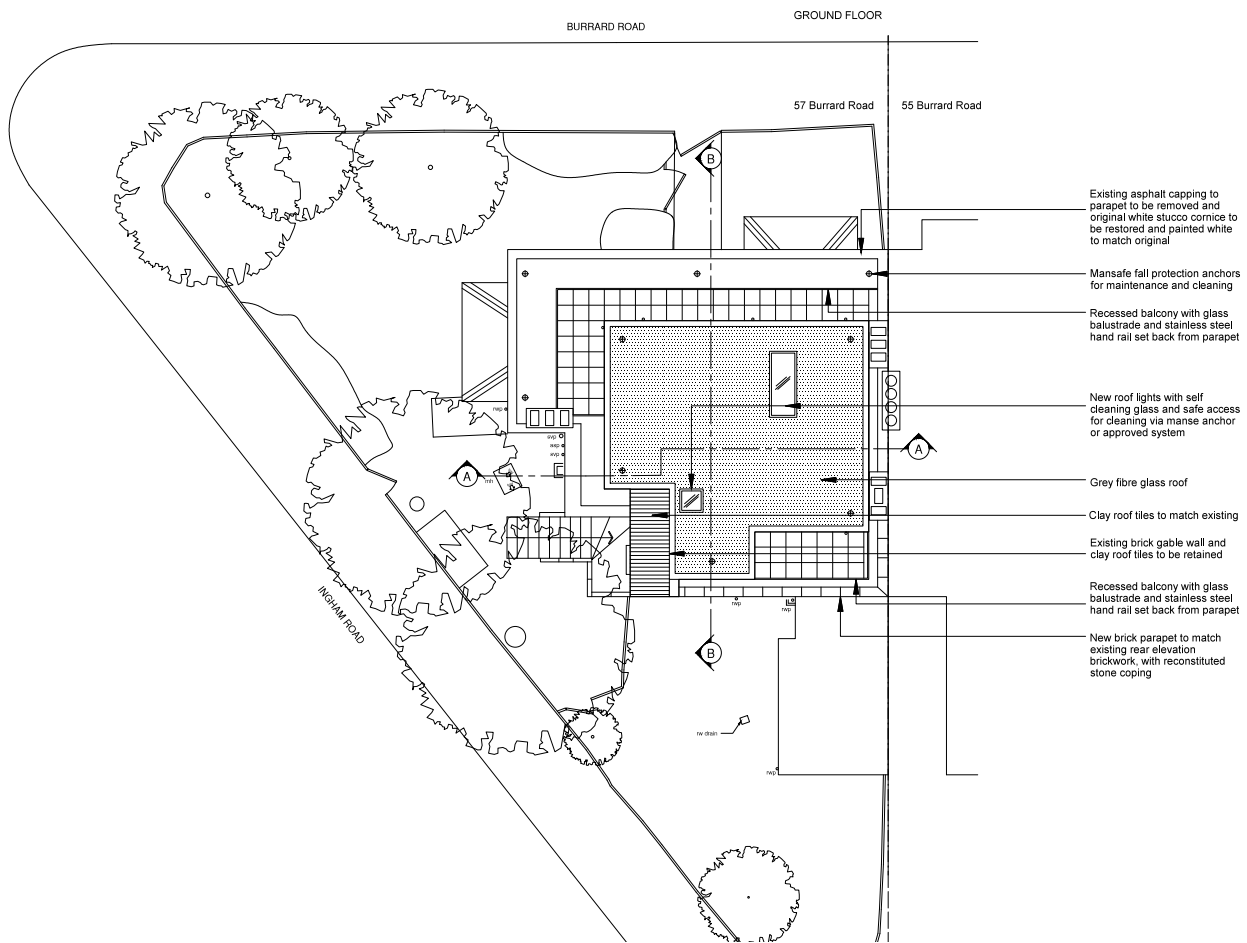
The proposed designs are well judged and in harmony with the character, scale and material quality of the site and context. The Octagon Building is locally listed, however has undergone major refurbishment to form many residential units. The roof in particular has been altered to accommodate flats with balconies and metal fire exit walkways.

The proposed alterations to the roof of 57 Burrard Road pay respect to the overall view towards the house and the Octagon Building, and enhance the street scene by completing the roof volume as per the original volume of the building.

*'Amenity: The proposed changes are not considered to raise any concerns in terms of amenity. A roof level development would not cause concern in terms of amenity'.*

The provision of both internal living space and external amenity space offers a substantial contribution to the Borough's housing provision.

In conclusion, the project represents a valuable opportunity to enhance and preserve the fabric of the existing house whilst providing high quality living accommodation of a scale that is in demand in the area.

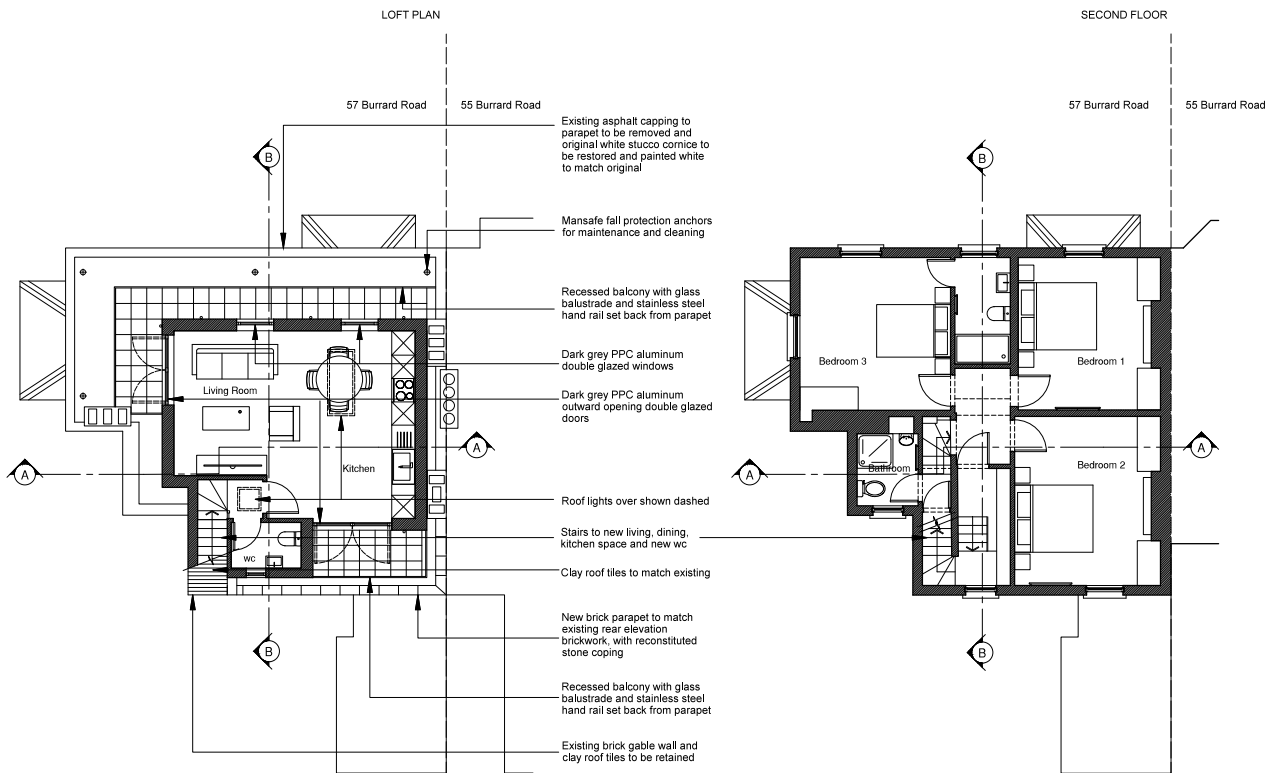


Roof Plan showing the proposed roof extension and recessed balcony areas.

## 6. Proposed Development

The proposals submitted here represent the addition of a new habitable volume at roof level, with two new balconies set back from the raised parapets to the side and rear of the house. The new storey accommodation is accessible via the existing staircase, which can be seen as a remnant of a pitched roof to the Ingham Road elevation. The new volume will provide a substantial increase in the habitable floor area to the existing upper floor flat, and has been designed to incorporate and maximise well designed and high quality living space, whilst keeping the visual impact from street level and neighbouring buildings to the minimum.

The addition will provide an open plan living, dining and kitchen area, and new wc, with a total GIA of 31.5m<sup>2</sup> new floor area. The proposals will create a total GIA floor area to the upper storey flat of 95.05m<sup>2</sup>, suitable for a 3 bedroom, 5 person, 2 storey flat (as per the 2016 London Plan & Nationally Described Space Standards). Other associated works will include the refurbishment of the exterior stucco parapet corncicing and roof structure, and complete refurbishment of the existing flat, maximising views out to provide high quality and well proportioned, contemporary living accommodation.



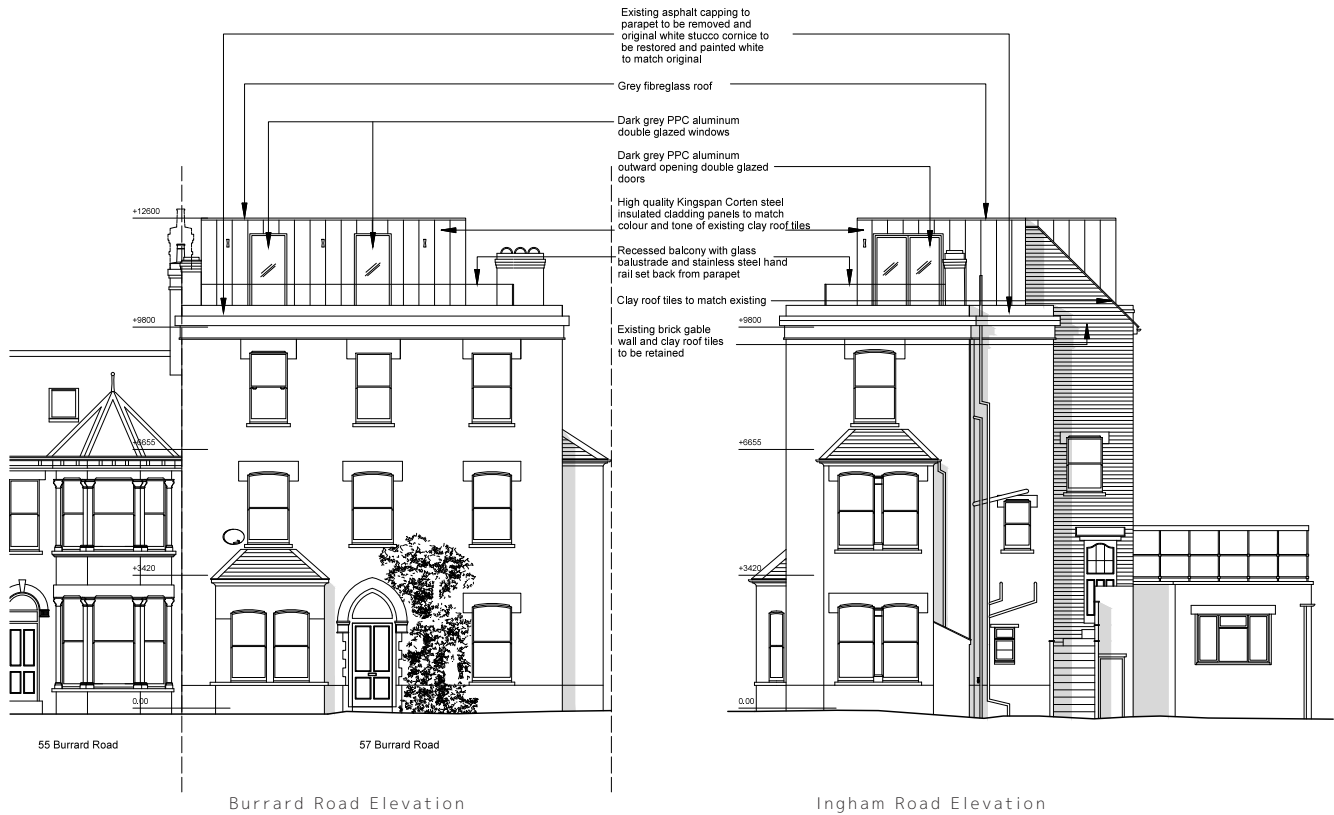
Proposed second floor flat plans and new loft roof extension

## 7. Volume & Materiality

The proposed additional storey is designed as a contemporary volume, simple in design and proportionally in keeping with the existing house and surrounding streets. It is proposed that the entire new volume will be clad in well designed Corten Steel insulated panels to echo the colour of the existing clay roof tiles, with high grade double glazed panel windows to correspond with the rhythm and proportions of fenestration to the existing house, whilst respectfully declaring that it is an intentional new addition to the historic fabric of the house. The height of the new extension makes reference to the nearest similar neighbours at 37 & 39 Burrard Road, whilst remaining architecturally differentiated and subordinate in scale, materiality and visual presence from street level.

The addition is subordinate in scale and materiality to the volume of the existing house, set back considerably from the edges of the roof, particularly to the front and side elevations, to reduce the visual impact of the volume as seen from street level. New glass balustrades will be set back from the building line, behind the raised parapet, to minimise overlooking and reduce visibility from the street. To the rear, the parapet will be reinstated to match the height of the front elevation, with brickwork and detailing to match the existing rear elevation.

The brick gable and remnant of tiled roof containing the stairs to the roof will be retained, and restored, and integrated into the design of the new roof extension. Two balconies, one to the rear elevation and one to the side elevation, are inset from the parapet to remain out of view whilst offering outside amenity space to the new open plan kitchen, dining and living areas.



The design of the extension and the careful integration of the existing gable and portion of former pitched roof (that can be seen most clearly from Finchley Road) will specifically enhance the 'gateway' view when seen from Finchley Road, and will represent a substantial contribution to the attractive Burrard Road terraces and junction with Ingham Road.

### 8. Access

Pedestrian access to the house will be via the existing side entrance gate leading to a private garden area and external staircase dedicated to the first and second storey flats. The proposals will have no impact on the existing access to and from the flat, or access to neighbouring flats.

### 9. Parking & Public Transport

The site is extremely well located for access to public transport with the Finchley Road bus routes north and south accessible within less than 5 minutes walk from the house, and West Hampstead a short walk in the opposite direction. London Overground and underground stations on Finchley Road and West Hampstead are also easily accessible either by walking or bus. The proposals will have no impact on the existing on street car parking.

### 10. Cycle Storage

The first and second floor flats are both accessed via a private garden area, with a lockable gate. This provides plenty of space for the safe storage of a number of bicycles, without needing to bring them into the building or leave them in the street.



Gated garden area and communal entrance to first and second floor flats.

### 11. Bins & Recycling

The private garden entrance area also has a dedicated area for off street storage of bins and recycling, with collection either by putting them out for collection or allowing access via the gate.

### 12. Planning History

- TP76714/21773- The conversion of the ground and first floors of No. 57, Burrard Road, Hampstead, into two self-contained flats. Granted, 27/02/1956.
- E4/14/7/6576- (a) Erection of oak boarding 2'0" high on existing brick wall, and (b) erection of new oak fence 5'0" high to replace existing fence at No. 57, Burrard Road, Hampstead. Granted, 22/08/1956.
- 9200622- Retention of existing trellis on rear roof terrace at first floor level. Granted, 21/08/1992.
- 2008/4043/P- The proposed replacement of 2 no. doors and 2 no. windows (from steel to aluminium) at rear ground floor level to existing flat. Granted, 22/10/2008.

### 13. Planning Policy Review

The proposed development has been carefully considered and designed in relation to national and local guidance and planning policy. The following excerpts are listed in support of the application, and as evidence of the design process and context:

#### National Planning Policy Framework 2012

The Government attaches great importance to the design of the built environment. The NPPF advises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 58 states amongst other things, that planning policies and decisions should aim to ensure that developments: Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

#### London Plan 2011

Policy 7.4 concerns Local Character. The Policy states that: A Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character,

development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area.

Policy 7.6 relates to Architecture. The Policy states that: Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context. The Policy continues by stating that buildings and structures should:

- be of the highest architectural quality;
- be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;
- comprise details and materials that complement, not necessarily replicate, the local architectural character;
- not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate; and
- optimise the potential of sites. Camden LDF Core Strategy 2010 Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage)

The Policy requires development to be of the highest standard of design that respects local context and character. Furthermore, development is required to enhance Camden's rich and diverse heritage assets and their settings.

### Camden LDF Development Management Policies 2010

#### Policy DP24 (Securing high quality design)

The Policy requires all developments, including alterations and extensions to existing buildings, to be of the highest standard of design. Of relevance to the development proposal the policy requires the following to be considered:

- Character, setting, context and the form and scale of neighbouring buildings;
- The character and proportions of the existing building, where alterations and extensions are proposed;
- The quality of materials to be used. Policy DP25 (Conserving Camden's Heritage)

*DP24.4 The Council is committed to design excellence and a key strategic objective of the borough is to promote high quality, sustainable design. This is not just about the aesthetic appearance of the environment, but also about enabling an improved quality of life, equality of opportunity and economic growth. We will therefore apply policy DP24 to ensure that all developments throughout the borough, including alterations and extensions to existing buildings, are of the highest standard of design.*

*DP24.6 The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural*



*style that is important to retain, high quality contemporary design will be welcomed. When assessing design, we will take into account government / CABE guidance By Design - Urban Design in the planning system: towards better practice and our own Camden Planning Guidance supplementary document.*

*DP24.7 Development should consider:*

- *The character and constraints of its site;*
- *The prevailing pattern, density and scale of surrounding development;*
- *The impact on existing rhythms, symmetries and uniformities in the townscape;*
- *The compatibility of materials, their quality, texture, tone and colour;*
- *The composition of elevations;*
- *The suitability of the proposed design to its intended use;*
- *Its contribution to public realm, and its impact on views and vistas;*
- *The wider historic environment and buildings, spaces and features of local historic value.*

### **Camden Local Plan Policy H7 Large and Small Homes**

The Council will aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.

*Clause 3.188 The Camden Strategic Housing Market Assessment (SHMA) calculates the likely requirement for homes of different sizes in the market and affordable sectors on the basis of the projected household composition over the Plan period, and the size/ tenure of dwelling that each household type is likely to occupy. The Camden SHMA indicates that the greatest requirement in the market sector is likely to be for two- and three-bedroom homes, followed by one-bedroom homes/ studios. The greatest requirement in the affordable sector is likely to be for two and three-bedroom homes followed by homes with four bedrooms or more.*

### **Camden Planning Guidance 1\_Design**

CPG1 4.7 Good practice principles for external alterations

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

### **Camden Core Strategy 2010\_CS3 Other Highly Accessible Areas**

3.2 Finchley Road and West Hampstead are both identified as locations on the edge of significant town centres within Camden, and are highly accessible by public transport:

*'They are therefore considered to be generally suitable for a range of land uses, including those that will attract a large number of journeys, and for higher density development. These areas are considered to be the most suitable locations in the borough, outside of the growth areas identified in policies CS1 and CS2, for larger scale growth and development, although they are expected to experience development of a smaller scale of that expected in the growth areas'.*



### 14. Sustainability & Environment

The application proposes to use high quality, sustainable materials where possible and recycle brickwork or metal where possible during the construction. All new elements including doors, rooflights, walls and floors will be constructed in accordance with Building Regulations Part L and we will be providing high levels of insulation and air tightness to the existing roof and the entire new roof volume. All new lights will incorporate energy efficient (LED) light fittings. All new sanitary fittings specified will take water saving into consideration. Replacement WC's will have dual flush facilities and taps will be provided with flow regulators. The scheme will provide very good levels of natural daylight.

### 15. Relevant Planning Applications and Precedents in the Local Area

2016/0589/P 309 West End Lane (Erection of an additional storey at roof level)  
2015/1027/P 311 West End Lane (Erection of an additional storey at roof level)  
2016/0644/P 145A Sylvan Court (Erection of an additional storey at roof level)  
2017/1357/P Ventra House (Erection of additional storey (2nd floor) and new mansard roof above)  
2017/1653/P 23 Cliff Villas (Erection of additional storey at second floor level with mansard roof at third floor level)  
PEX0300125 35 Hawley Road (Extension to existing Public House to provide additional area to the bar area at ground floor, staircase to serve the self-contained flats, conversion of residential accommodation to form 4x1 bed flats and 2x2 bed flat, involving construction of an additional storey (3rd) of accommodation).

### 16. Conclusions

The proposed designs are intended to reinstate a roof volume to accommodate additional living space for the existing upper floor flat.

The design strategy for the proposed scheme is derived from a meaningful analysis of the surrounding streetscape and neighbouring buildings, both in relation to the proportion and scale of the historic fabric, and the provision of high quality living accommodation.

The design has been developed to complement and enhance the existing house, and reflect the local context and character.

The proposal follows pre-application advice and ongoing discussion with the Planning Officer assigned to the case. At every stage of the process comments have been taken on-board, accommodated and implemented through changes to the overall design.

The proposed development represents the substantial upgrading of the existing upper floor flat, ensuring the future adaptability of the property and long term conservation and future use of the building.

Works will be executed to a high standard, and will substantially improve the thermal performance and energy efficiency in line with Building Regulations and to reflect the aspirations of the Borough.



The proposals comply with the National Planning Policy Framework, the London Plan and Camden's Core Strategy and Development Management Policies, and on the basis of this assessment we would conclude that the scheme presents significant aesthetic and policy benefits for the building and the locality.

The application proposals are the result of a thorough and well judged design process, exploring different options and seeking a relevant and contemporary design solution; whilst prioritising the conservation and character of the historic fabric and spatial integrity of the existing house; and making a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context.

Raphael Lee is Chartered Architect, Design Fellow at the University of Cambridge Department of Architecture and Founding Director of AURAA Ltd, a design led architect practice based in North London, specialising in crafted and well detailed buildings.

### 17. Appendixed Documents

Details of the proposed development are included in the attached drawings as follows:

1748_EX_001	Site Location Plan
1748_EX_002	Site Location Block Plan
1748_EX_100	Second Floor Plan as Existing
1748_EX_110	Section B-B & Roof Plan as Existing
1748_EX_300	Burrard Road & Ingham Road Elevations as Existing
1748_EX_310	Section A-A & North West Rear Elevation as Existing
1748_PA_100	Second and Third Floor (Loft) Plans as Proposed
1748_PA_110	Roof Plan as Proposed
1748_PA_200	Section B-B as Proposed
1748_PA_300	Burrard Road & Ingham Road Elevations as Proposed
1748_PA_310	Section A-A and North West Rear Elevation as Proposed
1748_PA_320	North East Side Elevation
1748_PA_330	North East Side / Ingham Road Elevation as Proposed (Showing Height of Existing Trees & Sight Line from Burrard Road)