

SHER + WHITE  
ARCHITECTS

Design & Access Statement  
81 BURGHLEY ROAD, NW5 1UH



January 2018

Prepared for LB of Camden

## Design & Access Statement

81 Burghley Road, NW5 1UH

January 2018

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### Contents

1.0	Existing Building and Surrounding Context
2.0	Planning History
3.0	Design Statement
4.0	Landscaping and Trees
5.0	Accessibility
6.0	Parking
7.0	Sustainability and Environmental Performance
8.0	Conclusion

## Design & Access Statement

81 Burghley Road, NW5 1UH

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---

### 1.0 Existing Building and Surrounding Context:

- 1.01 The Victorian brick-built house forms part of a terrace at the Northern end of Burghley Road. It is a three storey mid-terrace. The property is not listed, or located within a Conservation Area.
- 1.02 The house is constructed in brick with painted timber-framed sliding sash windows and existing slate pitched roof. There is an existing rear and side return extension, constructed as a conservatory with uPVC framed glazing and associated full width uPVC doors and windows to the rear.
- 1.03 There are a number of rear extensions along the street and rear elevation roof dormers as part of loft conversions. The neighbouring house at no. 83 has been extended at first and second floor levels.

Refer to Appendix A - existing photos

## Design & Access Statement

81 Burghley Road, NW5 1UH

January 2018

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### 2.0 – Planning History

2.1 There has been a rear and side return infill extension in the form of a conservatory. It is not known when the rear, side infill extension was completed. Beyond this there is little planning history on this site.

### 3.0 – Design statement:

3.1 This statement has been prepared in support of the application for full planning permission for refurbishment, extension and loft conversion works to 81 Burghley Road, NW5 1UH.

3.2 The application seeks approval for a series of alterations to the rear facade including:

- replacement of the existing rear and side return extension with a new extension of the same footprint
- extension at second floor level above the existing first floor rear closet extension, similar to the neighbouring second floor extension at no. 83.
- replacement of existing window and enlarged opening at first floor rear closet extension to match new window above.
- replacement of the existing window at second floor landing level with a new fixed clerestorey window
- new mansard roof and dormer windows to the rear loft level

The application also seeks for approval for the following changes to the front façade:

- new low level brick garden wall and railings along the party wall with no.83
- new timber bin store
- 2 no. new conservation rooflights to the front façade at loft level

3.3 The materials for the proposed extension will be of the highest quality throughout. At ground floor rear extension, these will comprise double glazed steel-framed double doors, a fixed, double glazed picture window, brickwork

## Design & Access Statement

81 Burghley Road, NW5 1UH

January 2018

---

walls (to match existing), lead copings and a glazed roof to maintain the existing light which already benefits this north-west facing elevation. The windows in the existing first floor extension and new second floor extension will be painted timber-framed sash windows to match the existing house.

- 3.4 The mansard roof has been sensitively designed in accordance with CPG1 recommendations for roof conversions and similar to the development at no.76 Burghley Road.

### 4.0 Trees & hedges:

There are no trees or hedges affected by the proposal.

### 5.0 Access:

There are no proposed changes to the existing access configuration as part of this application.

### 6.0 Parking:

No changes are proposed to the existing parking allocation on site.

### 7.0 Sustainability:

The proposals will accord with the current Building Regulations, Part L. The proposed new window units will perform thermally, considerably better than the existing.

### 8.0 Conclusion:

The proposal has been carefully considered to create a scheme which is

## Design & Access Statement

81 Burghley Road, NW5 1UH

January 2018

---

sympathetic to the existing context within which the property sits. The alterations have been designed to smarten and upgrade the finishes to the front garden, to replace the existing finishes at the rear ground floor level with high quality alternatives, whilst upgrading and renewing finishes on first floor at the rear and extending at second floor in finishes to match the existing building. The quality refurbishment of the house will enhance the overall order of the property and its contribution to the local area.

Design & Access Statement

81 Burghley Road, NW5 1UH

January 2018

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Appx. A\_ Photos



*Front Elevation*



*Rear Elevation*