

Design and Access Statement

Proposed new glazed rear extension

at

11 Burghley Road  
London  
NW5 1UG

for

Lou Walsh and Dan Chamberlain

30 August 2018

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.

In 2006 an application was granted for a Certificate of Lawful Development for the installation of a rooflight in the front roof pitch.

An application for an extension to the ground and lower ground floors was withdrawn in June 2017.

An application to incorporate the lower ground floor flat with the upper floors of to make a single family dwelling house was approved on 28<sup>th</sup> September 2017. This permission has been implemented.

An application for a Certificate of Lawful Development for a rear extension to the lower ground floor was refused on 8<sup>th</sup> August 2018.

3.0 Proposed alterations

The Applicants would like to create additional living space at lower ground floor level for their young family.

An earlier planning application for a two storey glass extension was withdrawn following concerns about overlooking and loss of privacy in the neighbouring gardens.

To take account of these concerns the proposed extension that is the subject of this application has been redesigned as a single storey lower ground floor extension. The glass roof for the proposed conservatory/winter garden is concealed behind a traditional brick wall.

The brick wall, to be constructed using bricks that match the existing house, will reduce the impact of the glass extension on both the architecture of the house and the grouping of the three houses. The wall will help to control light pollution to the gardens while still allowing afternoon sunlight into the lower ground floor conservatory.

The new brick wall contains the opening to the conservatory. Three full height bi-folding doors allow the conservatory to be opened up to the garden. The new brick wall is punctuated by a short flight of steps that connect the garden to the proposed French doors to the upper ground floor sitting room.

The extension is designed to be subordinate to the house while also complimenting the geometry of the upper floors of the rear façade.

#### 4.0 Excavation

No excavation is required to construct the proposed extension.

#### 5.0 Tree report

The proposed extension will have no impact on any trees. An arboriculturalist report is attached to this application.

#### 6.0 Sunlight and Daylight

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

#### 6.0 Overlooking

An existing platform at the rear of 11 Burghley Road measuring approximately 2m x 2.1 m, provides views over the boundary walls to the rear gardens of the adjoining houses. It is proposed to remove this platform and reduce the amount of overlooking.

To comply with building regulations the proposed new stair from the garden to the proposed French doors to the sitting room is required to have a landing adjacent to the doors. This landing measures approximately 2m x 1.2m. It is proposed to create a new planter box adjacent to the flank wall of No.9 to add screening and to create privacy between the two houses. This planting will complement the existing planting and trellis to prevent overlooking.

#### 7.0 Access and Servicing

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

## 8.0 Conclusion

The proposed lower ground floor extension is designed to be subservient to the architecture of this terrace of three houses. Setting the proposed glass conservatory behind a traditional brick wall will complement the existing façade and considerably improve the appearance of the back of the house.

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.

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.

Guard Tillman Pollock Architects

30 August 2017