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Design & Access Statement

87 Burghley Road, London NW5 1UH

PLANNING APPLICATION
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1.0 Description of Proposal

Alexander Martin Architects have been appointed to prepare and submit a revised planning application for the proposals relating to **87 Burghley Road, London NW5 1UH** on behalf of Mr. Shane Snow. The following Design & Access Statement describes the new proposals.

Main works:

- Creation of a roof terrace to the existing rear side-return extension, with integrated structural timber slatted balustrade.
- Enlargement of rear opening to accommodate a new painted traditional timber-framed door with matching glazing bars.
- Stepped access to the new roof terrace.

2.0 Description of site and surrounding area

Burghley Road lies within the London Borough of Camden and is not in a Conservation Area. The street is characterised by well preserved Victorian terraces on the front elevations. To the rear, the aerial view below shows that there is a clear lack of uniformity to the roof forms along Burghley Road with a number of different alterations made over the years. There are also several rear roof terraces to the houses along this road.

No. 87 Burghley Road sits within a terrace block to the north side of Burghley Road. It has been divided into two maisonettes with the lower unit occupying the lower ground and ground floors, and the upper maisonette on the first and second floor. There is a two storey rear side-return extension with a pitched slate roof.

The building is constructed of yellow stock bricks with painted timber sash windows and doors.

The upper maisonette currently has no external amenity space.

The rear of 87 Burghley is heavily obscured by mature trees that separate the rear of these houses and Ingestre Estate.

3.0 Site Photographs



1. Aerial View with 87 Burghley Road highlighted



2. View of roof to existing rear side-return



3. View of rear elevation from ground floor rear garden

4.0 Planning History

In May 2018, Alexander Martin Architects submitted a planning application for the creation of a roof terrace with a timber balustrade and privacy screens and the replacement of the existing first floor window with aluminium framed doors. (2018/2229/P). There were no objections from any adjoining neighbours or other consultees.

This application was refused on 29/09/2018 based on reasons relating to design, amenity, and the loss of integrity to the existing rear roof form. We have since taken on board the comments within the Officers Delegated Report as well as feedback from Alex Bushell at Camden Council and advice from a planning consultant.

The amendments are outlined below:

5.0 Design

- Overall, the footprint of the terrace has been significantly reduced, and has been set back by a further 1370mm. This retains much more of the existing pitched roof as the dominant form.
- The rear opening onto the terrace now maintains the same width and position of the existing window and accommodates a traditional painted timber-framed glazed door with matching glazing bars to the adjacent window. The existing segmented brick arch lintel is also retained. In doing so, we hope to maintain much more of the existing opening proportions to the rear elevation along Burghley Road.
- The screening element has been reduced to further minimise the overall impact and visual prominence of the terrace. The angled extended timber screening proposed previously has been omitted and reduced to a standard balustrade height.

It should be noted that the closest adjacent neighbouring window at No. 85 is to a staircase and not a habitable room, therefore the issue of privacy and overlooking does not arise here. Also there are only limited restricted views of the rear of these buildings from the rear access route to Ingestre Estate.

Appearance / Materials

The materials will be the same as those proposed before. The terrace will be covered in a timber deck, with lead flashing around the perimeter where it meets the slate roof and brickwork.

The terrace balustrade will be of cedar timber slats and accessed via a traditional painted timber framed door. Its design will fully comply with building regulations.

Any brick repair work will be carried out carefully with stock bricks and pointing to match existing.



4. Proposed corner view of terrace

7.0 Access

The proposal does not affect or impact on any street level access to the property.

8.0 Conclusion

The overall objective is to create a modest sized roof terrace that complements the existing and neighbouring buildings in terms of design, scale and materials and provides much needed external amenity space for the upper maisonette flat. It aims to be appropriate for its location within the context of rear modifications along Burghley Road, and with minimal impact to the occupants of the adjacent properties.

It has been designed with close reference to CPG1 - 5.23 / 5.24 and has been ammended following feedback from the planning officer and planning consultant.