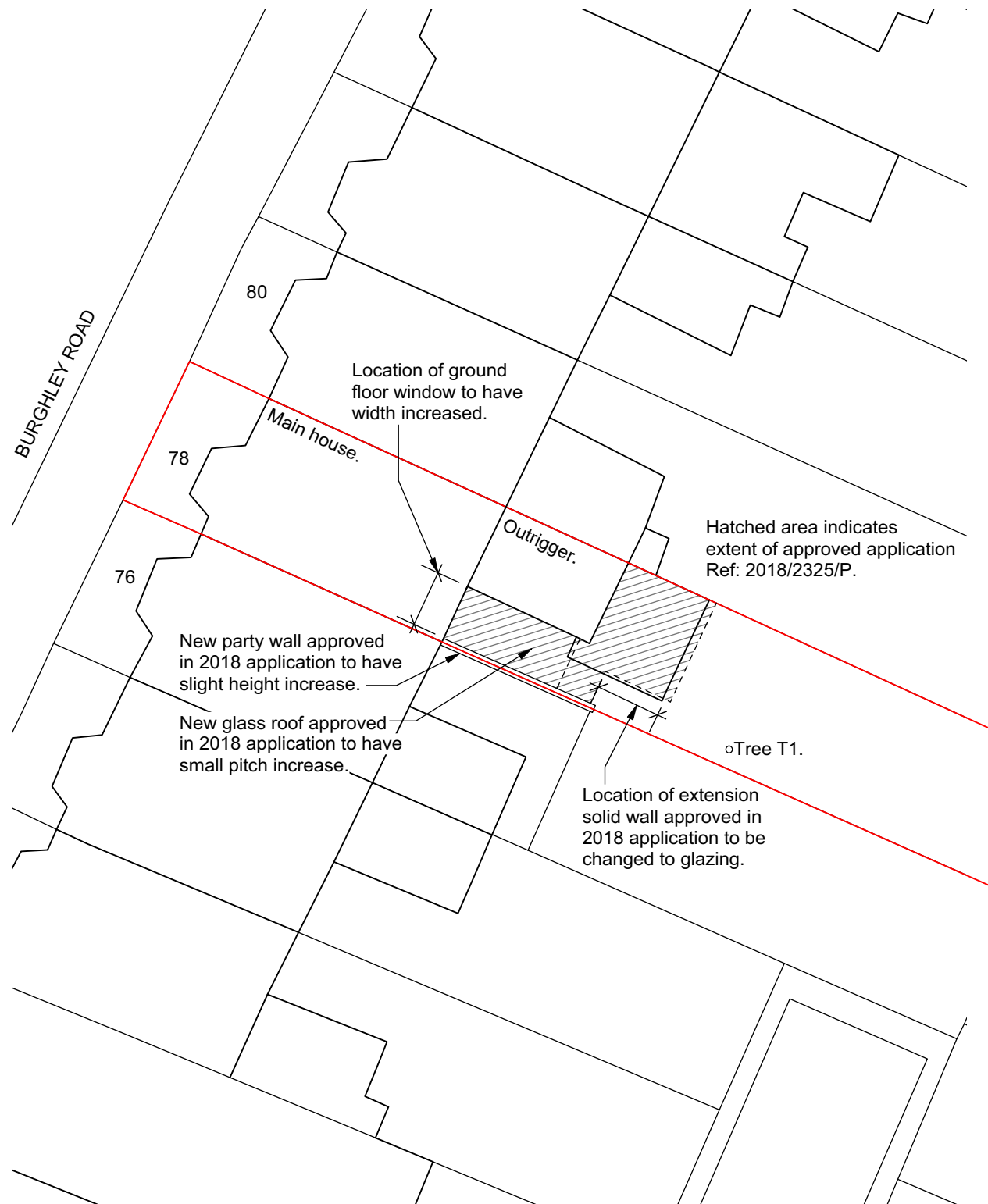
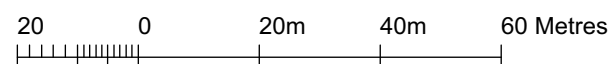
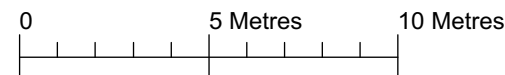


SITE ADDRESS:
78 BURGHLEY ROAD
LONDON
NW5 1UN

SITE LOCATION PLAN
 (Scale 1:1250 @ A3).



BLOCK PLAN
 (Scale 1:200 @ A3).



DESIGN & ACCESS STATEMENT

Existing

No. 78 Burghley Road is a single family Victorian terrace house. The house is not within a conservation area and is not statutory or locally listed.

In October 2018 permission was granted for a new replacement single storey rear extension, and a new single storey side-infill extension. That application is Ref: 2018/2325/P.

Proposed

The owners would like to make some changes to the approved application (see list below). Note, the extension foot print size, height, size of flat roof, materials, flat roof fascia cladding, green roof, skylight over sitting area, size, operation and location of patio doors will all remain exactly as size and materials approved application Ref: 2018/2325/P.

Changes to approved Application

- Increase the pitch of the new glass roof. This will ensure a better weathering detail regarding water shedding and avoid water ponding.
- Increase the proposed boundary wall height between No. 78 and No. 76, to accommodate the increase of the new glass roof pitch. The height increase occurs mainly to where the parapet meets the main house. As the parapet still slopes down toward the rear garden it will avoid overshadowing or overlooking to the neighbouring property, and will not increase the sense of enclosure.
- Increase the width of an existing rear elevation window that connects with the new glass roof, so as to match the glass roof width. The window width will be from side of boundary wall to side of outrigger. This will simplify the overall window / glass roof design, and make the extension more subordinate to the main house. The window width will not create any overlooking as the internal floor plan is set back from the window and the parapet will stop sight-lines.
- Part of the extension side-rear elevation was granted permission as a solid clad wall. This wall would be changed to full height glazing. Although this window faces No. 76, its view from the neighbour would be blocked by the existing 1625mm high garden wall with its additional trellis. Also, by changing the wall to glass, the extension side will be 250mm further away from the boundary wall. Presently the existing extension has side windows in the same location that benefit from direct sunlight. The owners would like to maintain this advantage in the new extension.

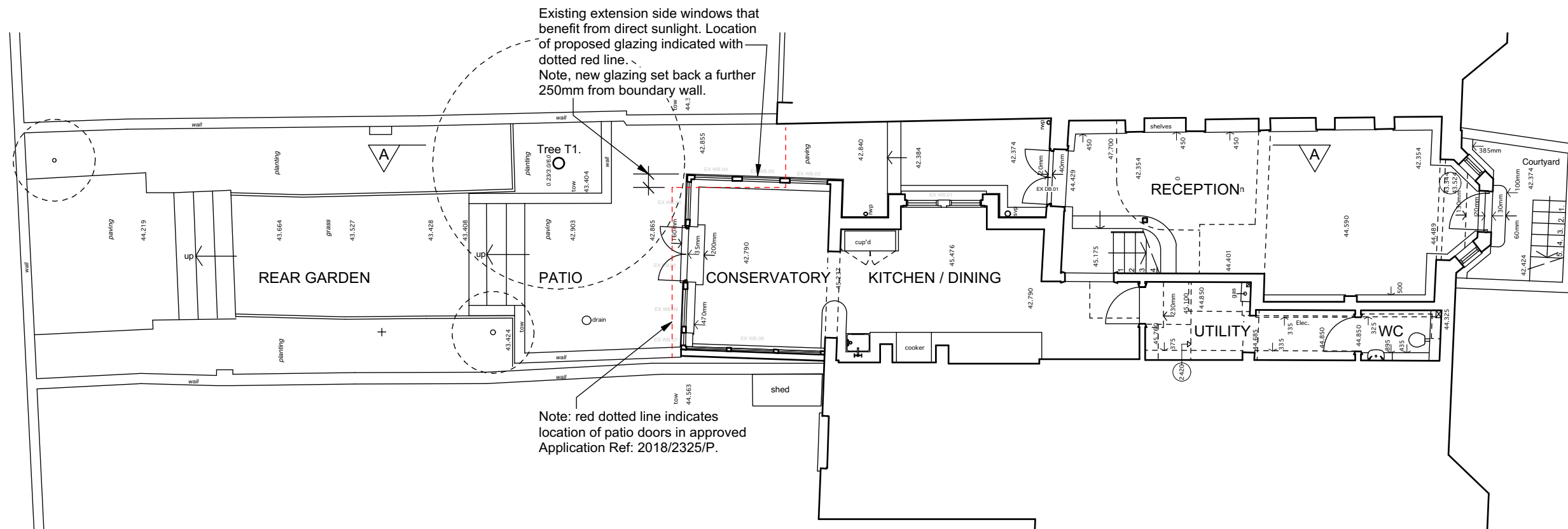
Materials

Apart from changing a clad wall into full height glazing, all other materials will remain unchanged as approved application Ref: 2018/2325/P.

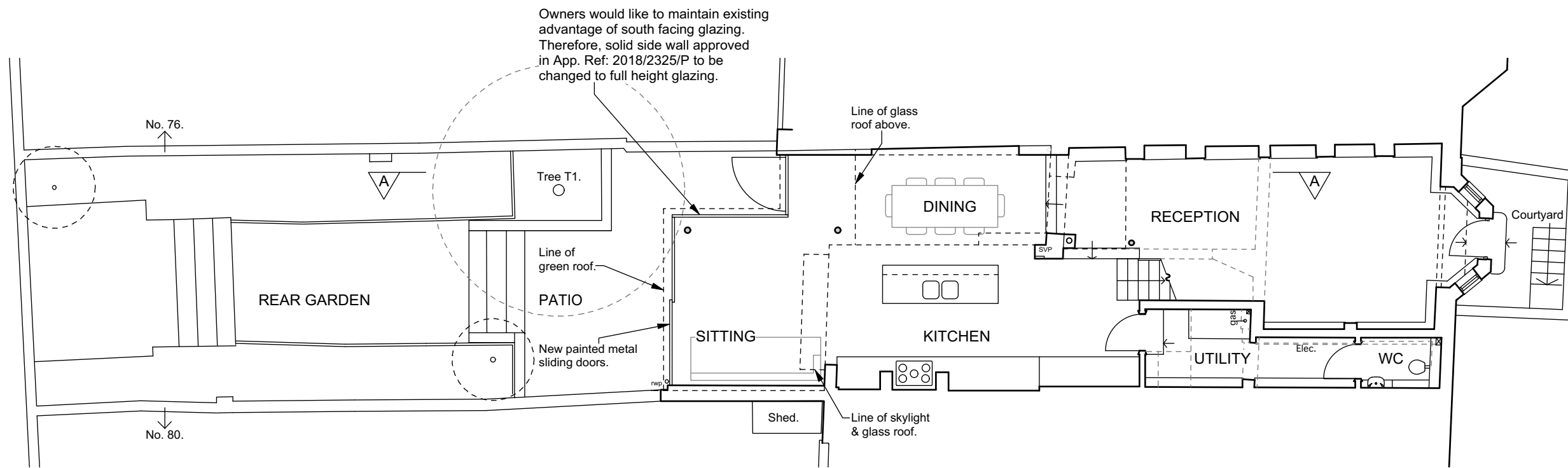
Parking / Access: Neither is altered or affected by the proposal.

Revision:	

	scales gunn design LTD 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 2nd Sept 19 Client: McDonald	Drawn/checked: dg / ___ Scale: as indicated @A3
	Project: 78 Burghley Road	PLANNING DRAWING	
	Drg. Title: Site Plan / Block Plan / Statement	No. BRGHLY -P- 100	Rev. -



EXISTING LOWER GROUND FLOOR PLAN

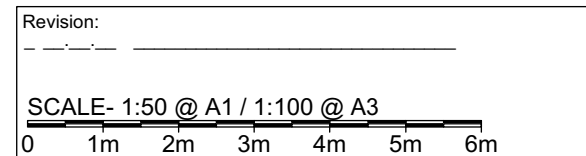


PROPOSED LOWER GROUND FLOOR PLAN

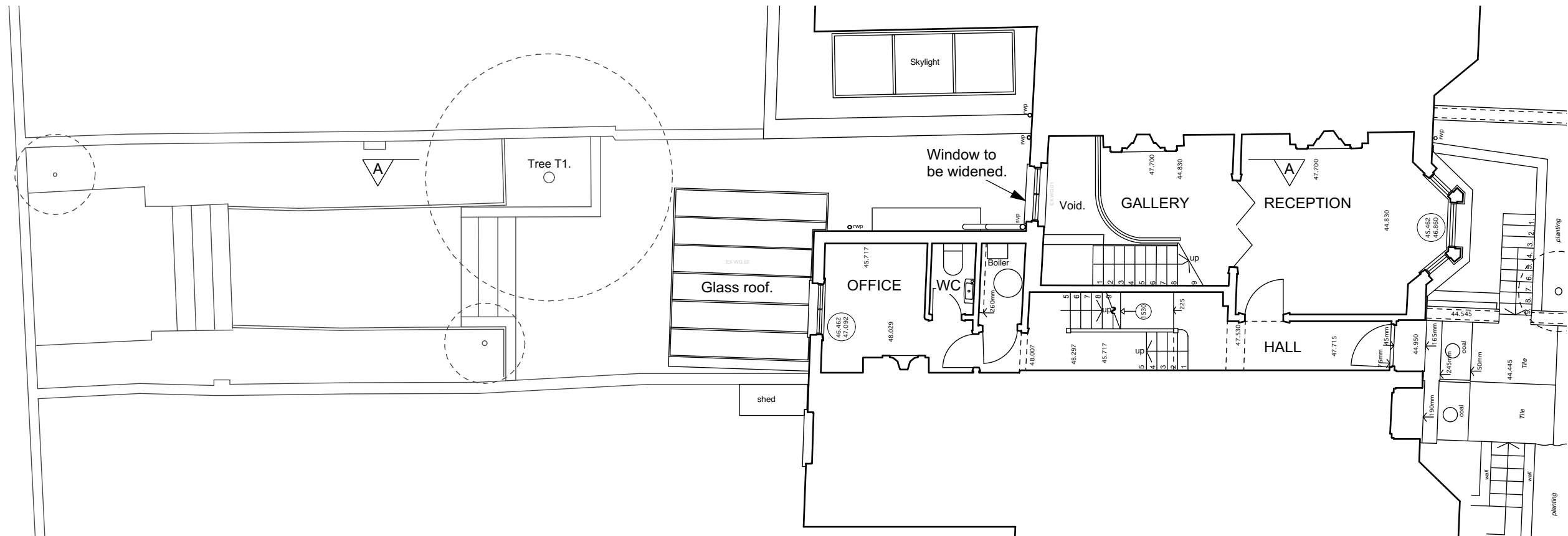
General Note: extension foot print size, height, size of flat roof, materials, flat roof fascia cladding, green roof, skylight over sitting area, size, operation and location of patio doors will all remain exactly as size and materials approved application Ref: 2018/2325/P.

Only proposed changes are:

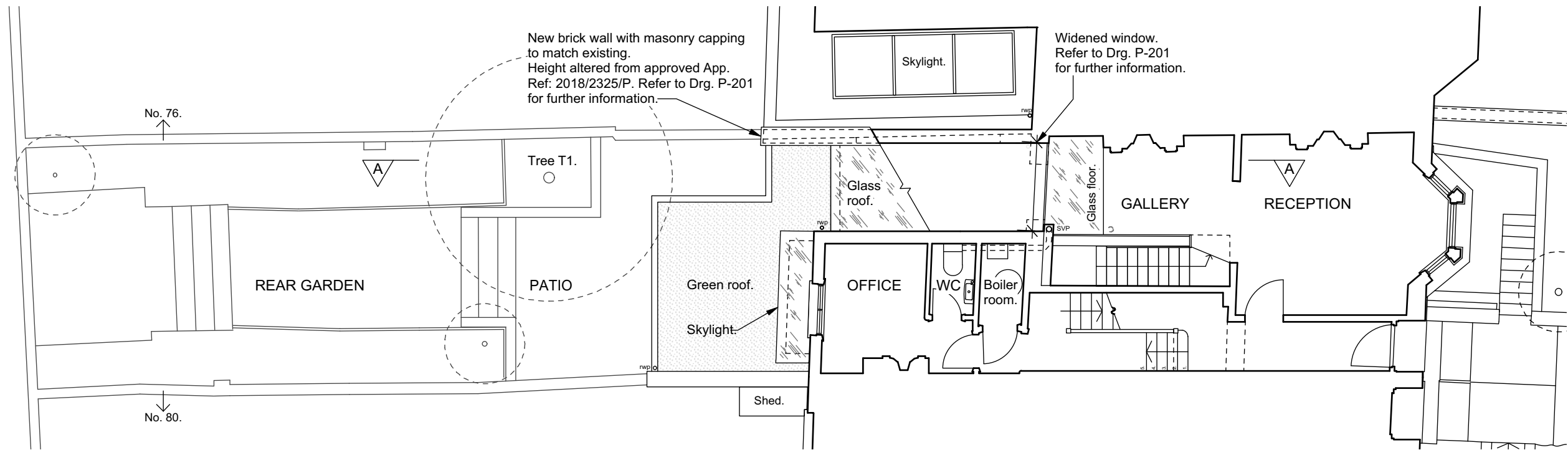
- Increased pitch of new glass roof.
- Increase the proposed boundary wall height between No. 78 & 76.
- Increase the width of an existing rear elevation ground floor window.
- Side-rear elevation solid clad wall changed to full height glazing.



	scales gunn design LTD 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 2nd Sept 19 Client: McDonald	Drawn/checked: dg / _____ Scale: 1:50@A1 / 1:100@A3
	Project: 78 Burghley Road	PLANNING DRAWING	
	Drg. Title: Existing & Proposed Lower Ground Floor	No. BRGHLY -P- 101	

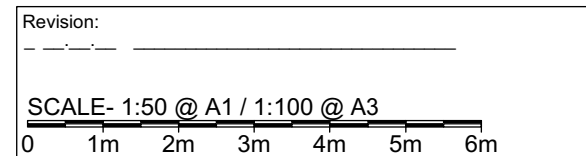


EXISTING GROUND FLOOR PLAN

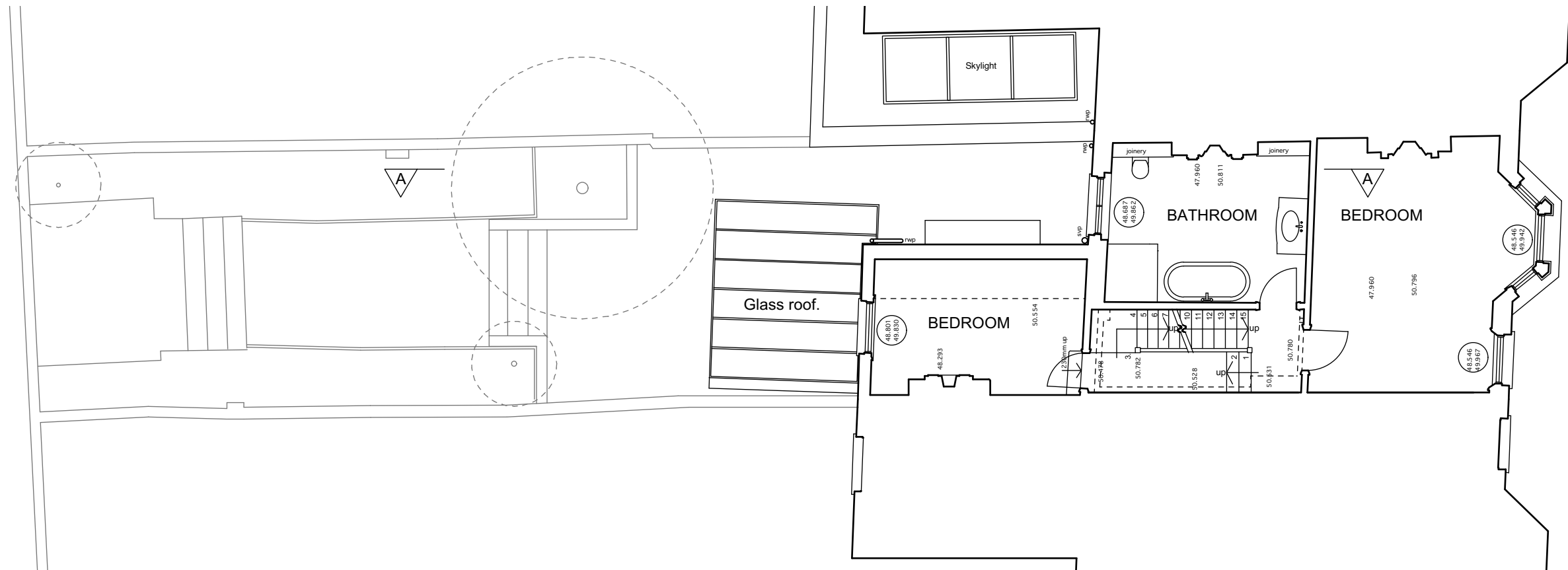


PROPOSED GROUND FLOOR PLAN

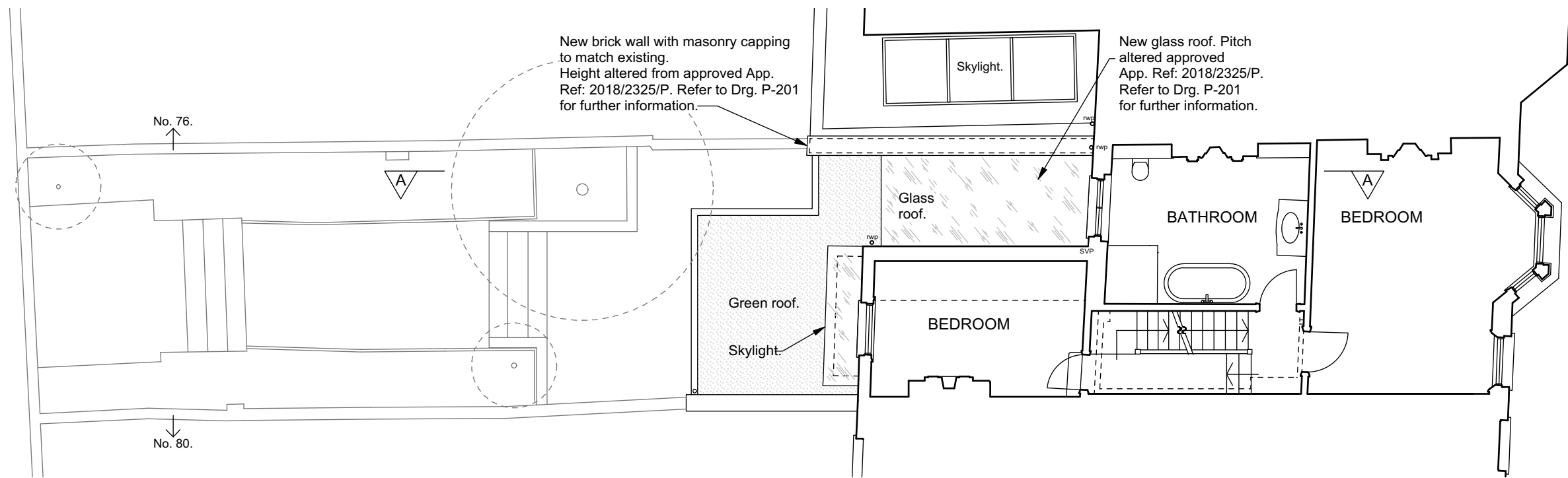
General Note: extension foot print size, height, size of flat roof, materials, flat roof fascia cladding, green roof, skylight over sitting area, size, operation and location of patio doors will all remain exactly as size and materials approved application Ref: 2018/2325/P.
 Only proposed changes are:
 • Increased pitch of new glass roof.
 • Increase the proposed boundary wall height between No. 78 & 76.
 • Increase the width of an existing rear elevation ground floor window.
 • Side-rear elevation solid clad wall changed to full height glazing.



	scales gunn design LTD 6 North Grove London N6 4SL t: 020 8341 9605 m: 07900 491 428	Date: 2nd Sept 19 Client: McDonald	Drawn/checked: dg / ___ Scale: 1:50@A1 / 1:100@A3
	Project: 78 Burghley Road	PLANNING DRAWING	
	Drg. Title: Existing & Proposed Ground Floor Plan	No. BRGHLY -P- 102	Rev. -



EXISTING 1ST FLOOR PLAN

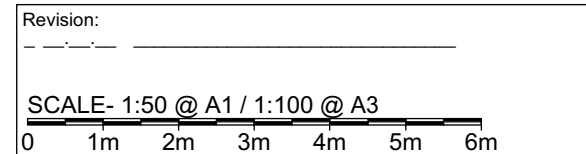


PROPOSED 1ST FLOOR PLAN

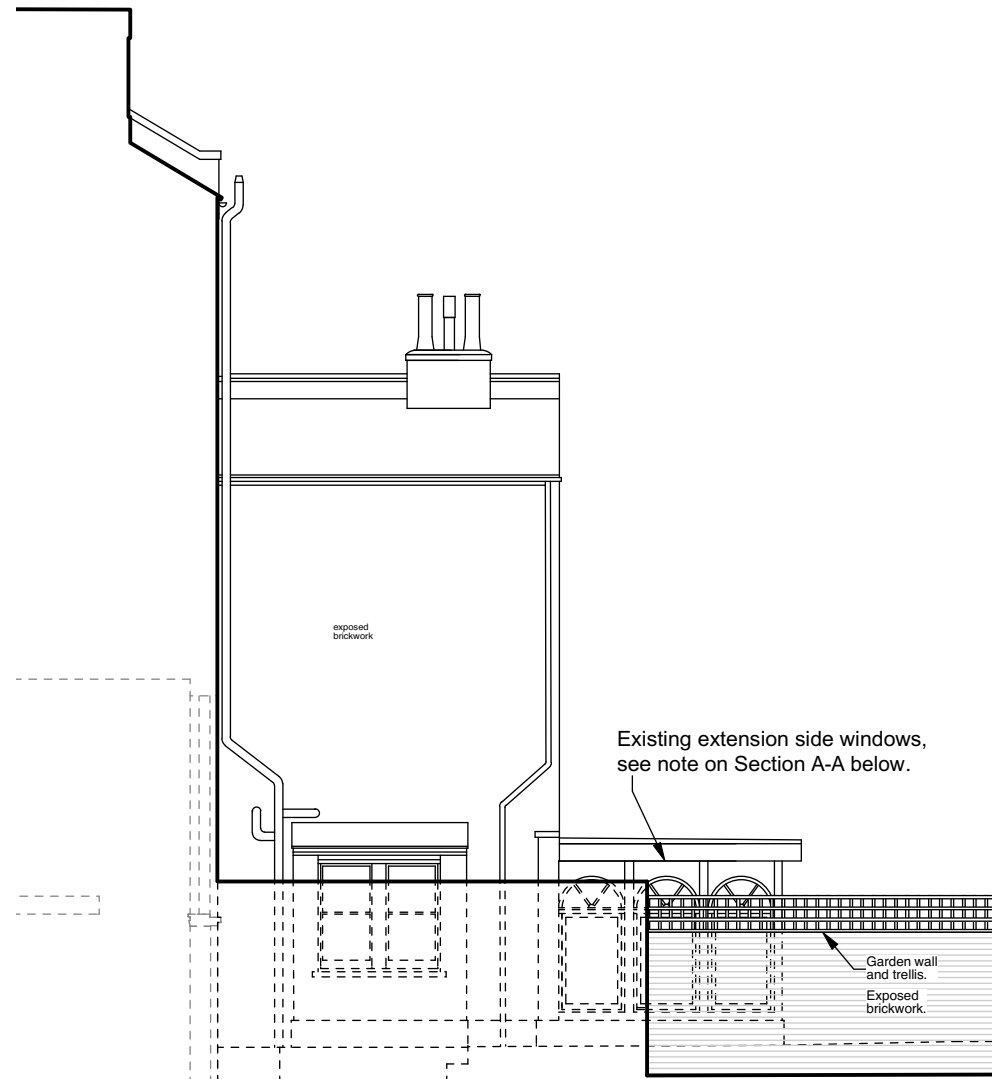
General Note: extension foot print size, height, size of flat roof, materials, flat roof fascia cladding, green roof, skylight over sitting area, size, operation and location of patio doors will all remain exactly as size and materials approved application Ref: 2018/2325/P.

Only proposed changes are:

- Increased pitch of new glass roof.
- Increase the proposed boundary wall height between No. 78 & 76.
- Increase the width of an existing rear elevation ground floor window.
- Side-rear elevation solid clad wall changed to full height glazing.



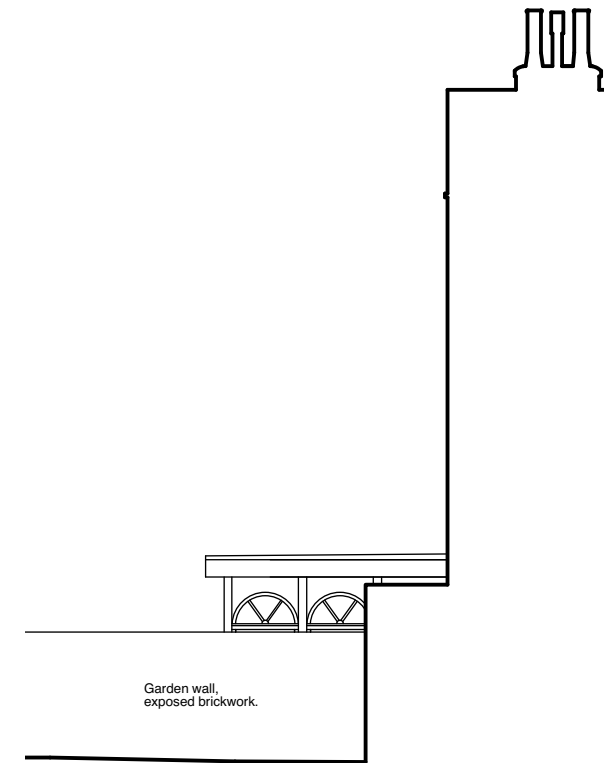
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	Project: 78 Burghley Road	PLANNING DRAWING	
	Drg. Title: Existing & Proposed 1st Floor Plan	No. BRGHLY -P- 103	



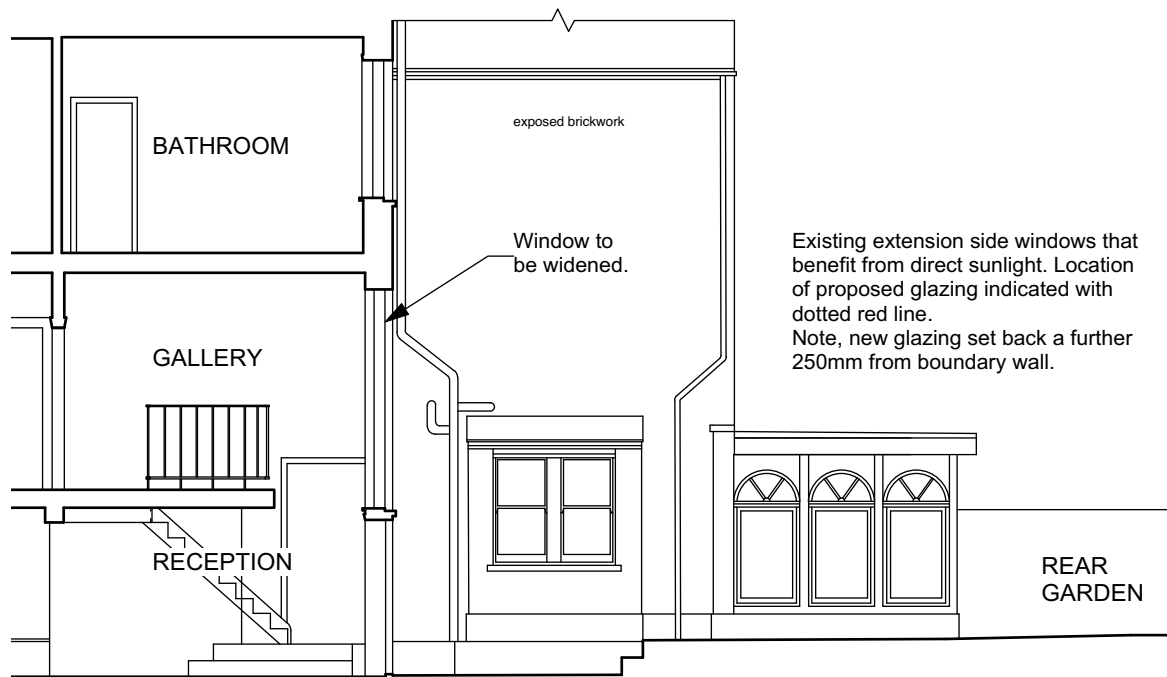
EXISTING SIDE ELEVATION FROM No. 76



EXISTING REAR ELEVATION



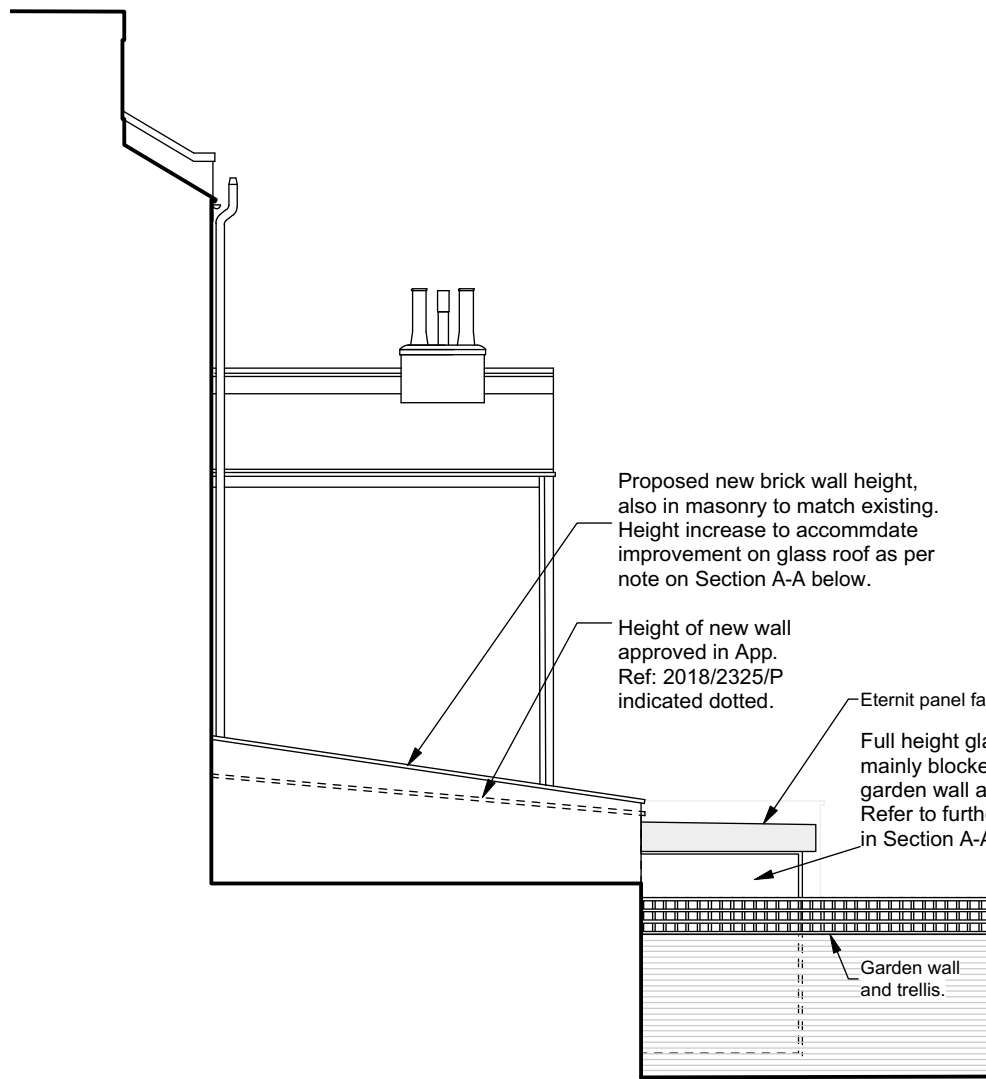
EXISTING SIDE ELEVATION FROM No. 80



EXISTING SECTION A-A

Revision:	
SCALE- 1:50 @ A1 / 1:100 @ A3	
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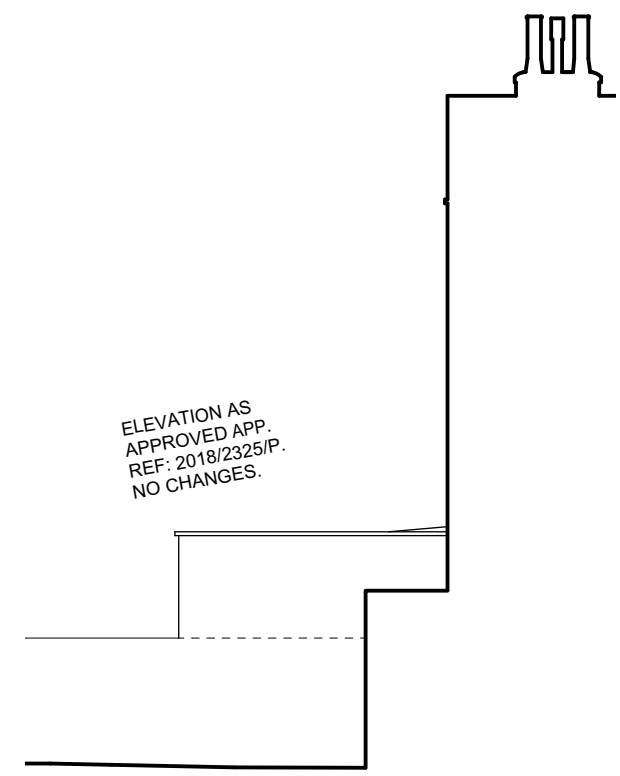
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Project: 78 Burghley Road		PLANNING DRAWING	
Drg. Title: Existing Elevations & Sections		No. BRGHLY -P- 200	Rev. -



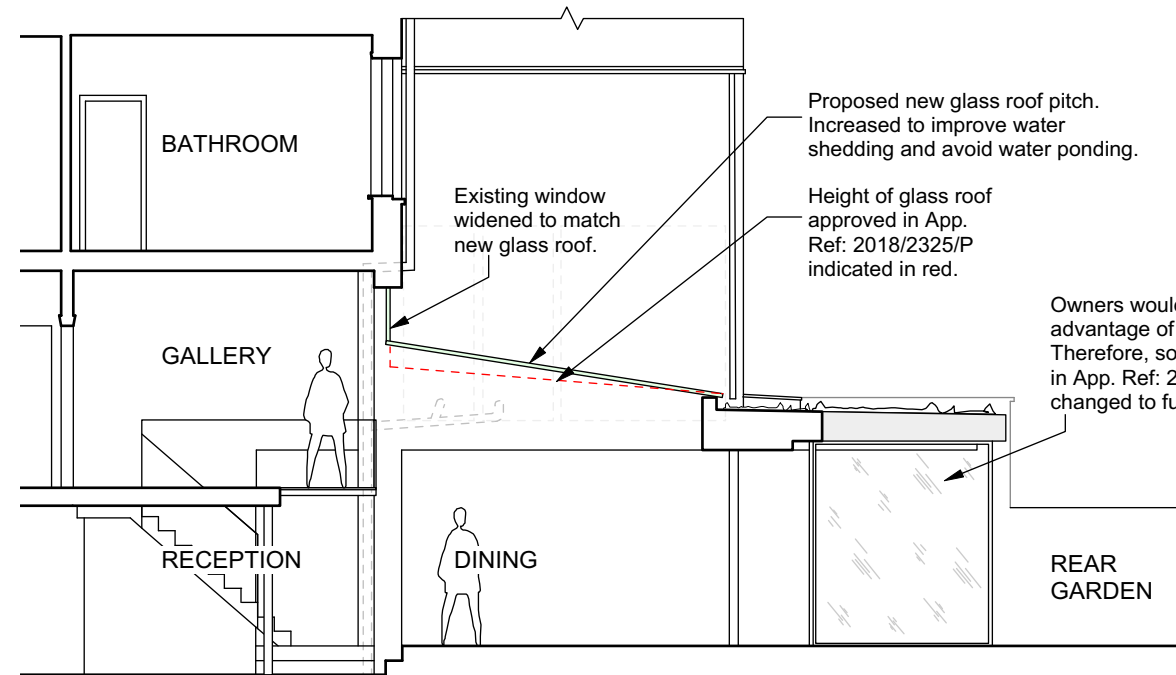
PROPOSED SIDE ELEVATION FROM No. 76



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION FROM No. 80



PROPOSED SECTION A-A

General Note: extension foot print size, height, size of flat roof, materials, flat roof fascia cladding, green roof, skylight over sitting area, size, operation and location of patio doors will all remain exactly as size and materials approved application Ref: 2018/2325/P. Only proposed changes are:

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- Side-rear elevation solid clad wall changed to full height glazing.

Revision: _____

SCALE- 1:50 @ A1 / 1:100 @ A3

scales gunn design LTD	6 North Grove London N6 4SL	Date: 2nd Sept 19	Drawn/checked: dg / ___
	t: 020 8341 9605 m: 07900 491 428	Client: McDonald	Scale: 1:50@A1 / 1:100@A3
Project: 78 Burghley Road		PLANNING DRAWING	
Drg. Title: Proposed Elevations & Sections		No. BRGHLY -P- 201	Rev. -