

Householder Application for Planning Permission

Ground Floor Flat, 9 Burrard Road, London NW6 1DA.



*Fig.1
9 Burrard Road street elevation - November 2019.*

Design & Access Statement.

Prepared by Nola Architects.

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1. Introduction.

1.1 Purpose of Statement.

The following statement has been prepared by Nola Architects on behalf of the applicant, the owner of the Ground Floor Level flat at no.9 Burrard Road, in support of their application for Householder Planning Permission for the proposed works as described in the subsequent 'Proposals' section of this document and as illustrated in the accompanying drawings, photographs and Online planning application form.

1.2 Background.

The applicant has owned the leasehold of the ground floor flat at 9 Burrard Road for approximately 1-year and has also resided full time at the property during that time. The applicant has been in regular communication with the immediate neighbours and freeholder, keeping them abreast of the plans to make alterations and the formation of this planning application, a draft of which has been circulated to the concerned parties in late November 2019 and no concerns or objections have been received to date.

1.3 Statement of Intent.

Together with Nola Architects, the applicant has sought to make alterations with a rear extension to the main house that would better organise the existing internal arrangement to give a more spacious and practical organisation of the key living spaces, whilst also opening the interior out to a better connection with the generous and underused rear garden which is currently not very connected to life inside the house - either visually or physically.

An addition of a new rear garden mono-pitched timber outbuilding at the foot of the long garden, shielded at the rear by a tall retaining wall will give the applicant additional home office and bathing facilities and storage for bicycles and other items.

The intention of all proposed alterations, extensions and additions is to make simple & modest yet affective moves to improve the internal living provisions, whilst honouring existing scale, mass and rhythms of the surrounding context, calling on suitable palette of materials and colour tones that would both fit and enhance 9 Burrard Road and its wider terrace.

2. Site & Historic Context.

2.1 Site Location.

The 'Site', 9 Burrard Road, is located in the West Hampstead area of the Borough of Camden in North West London on the northern side of the street towards the Fortune Green Road end, facing south easterly.

2.2 Conservation & Listed Building Designations.

The site property at 9 Burrard Road is not a listed building nor does it form part of any adjoining designation for the row of terraced houses in which it is located.



Fig.2: Site location (not to scale).

Although close, the site does not fall within a conservation area, the nearest of which are 'Redington Frogmal' which borders to the North East end of Burrard Road and 'West End Green' to the immediate South East, there are no Article 4 directives therefore.

2.1 Property Description.

The applicant property is a ground floor level flat with rear garden, situated within a 2-storey Victorian terraced row of houses (numbered 1-57) and is typical of the area.

The street itself is constructed on a sloping site, therefore the houses are staggered in pairs with the lowest point at the Fortune Green Road end.

2.2 Proposal Sites.

The proposal sites are located at the rear of flat, extending at full width at the rear and forming a new standalone structure at the foot of the garden. There are proposed renovations within the flat itself, but aside from 2no. window alterations there is a proposals to extend at the side.

2.3 Access to Proposal Sites.

The rear garden and side return yard are within the curtilage of the applicant property (they are not part of the demise of the upper floor flat) and they are only accessible via the main entrance door off the street on Burrard Road and the communal ground floor hallway that also serves the upper floor flat.

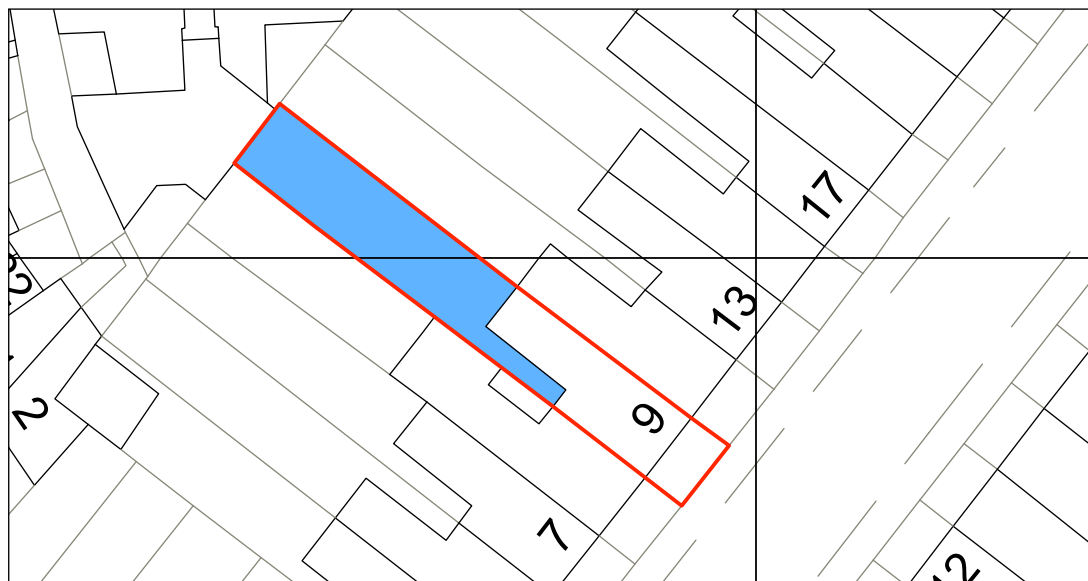


Fig.3: Proposal Area (not to scale).



Access for new and removed materials to the rear garden during the works will be gained via the communal hallway and through the applicant's front bay window. Possible craning over, although the proposals seek to minimise or eliminate entirely the need for any disruption to neighbouring houses and street use that may otherwise be caused by a road closure.

Although the applicant's intended use of the proposed new garden outbuilding is for a private study and office with additional bathroom facilities the usage is intended as ancillary to the main ground floor level flat and as it will have no separate or dedicated means of access other than via the main ground floor level flat it therefore cannot be used as a separate dwelling either now or in the future.



Fig 4. Existing rear garden - November 2019.

3. Planning Context.

3.1 Planning & Development History.

The are no cases held on the Online Camden Planning Application record for formal applications for planning permission on 9 Burrard Road.

There has been development at the street address to covert premises from a single dwelling house over two levels, into separate ground floor and first floor level flats. In addition the first floor flat has at some stage been extended with a mansard style window allowing use of the loft/attic space which may have come under previous permitted development rights although it is unclear when this would have been carried out.

The ground floor level flat appears to have had some alterations to the windows and door, evidenced by the use of red brick toothing around the openings which contrast the otherwise dark grey / sooted London stock brick forming the body of the envelope at the rear. The mismatched widths to the brick arches over the openings are further evidence of alterations.



Fig 5. Existing rear elevation - November 2019.

3.2 Neighbouring Development Context.

Surveying the rear elevations at the rear of the northern terrace of Burrard Road reveals a number of properties have undergone development at some stage, extending at both roof level as well as at the rear and side returns.

Notable rear extensions have been carried to the terrace on this side including; to No.7 (the property next door) which has added a full width timber, brick, metal and glazed pitched roof construction abutting brick party fence walls, adjoining the applicant property to it's left. The extension is approximately 3.1m in depth from the face of the original rear elevation of the back riggers of the terrace (denoted in yellow on the below figure).

Further along the terrace heading north east at No.17 Burrard Road a much deeper in plan rear extension is visible which is extending approximately 5.2m into the garden and next door, its adjoining neighbour at No.19 is also extended to into their garden at a matching depth, but in addition this one also is extending full width of the plot (denoted in green hatch on the below figure).

At No's.29 & 31 the footprints extend out of the back rigger at around 4.5m and No.35 appears to extend around 5m plot. So to summarise, there is precedent on this side of the terrace for extensions at ground floor level extending out by up-to approx. 5.2m and in some cases to span full width of the plot. Notable full width extensions on the south terrace are at No.31 and No.62 Burrard Road.

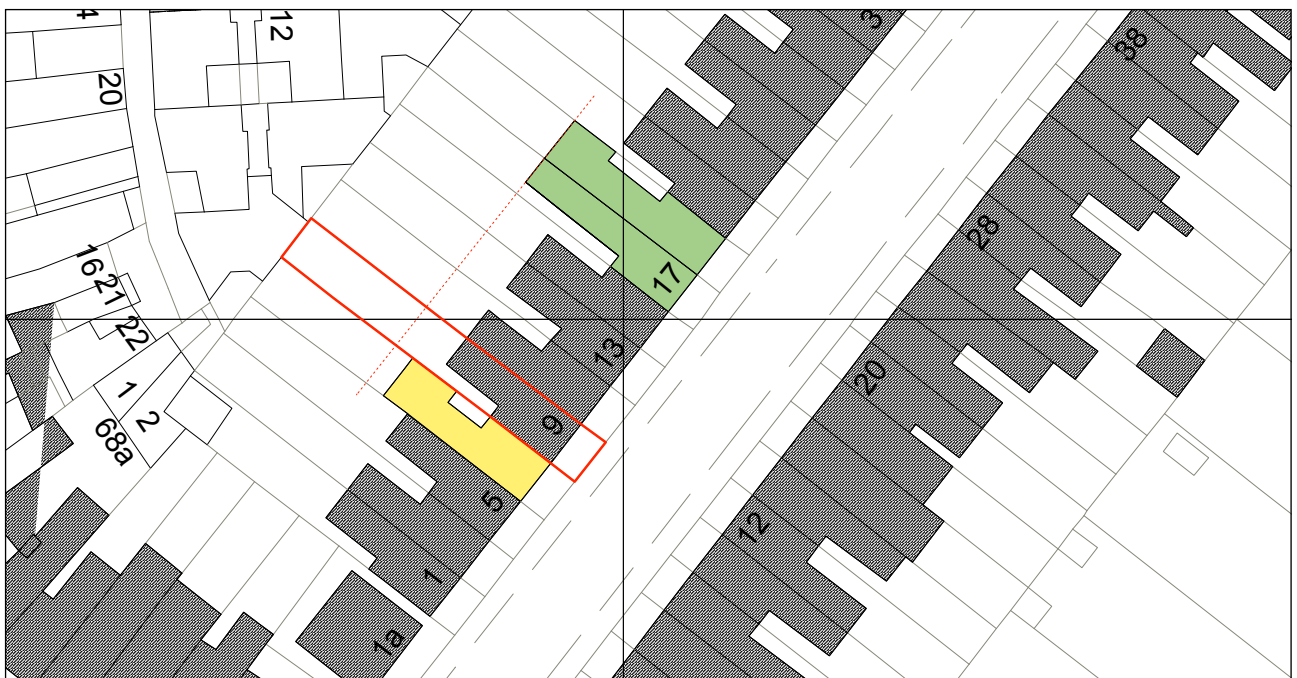


Fig 6. Existing rear extensions along the terrace - 2019.



Fig 7. Existing view of No.17's long extension from upper floor flat 2019.



Fig 8. Existing view of No.7's full width extension from upper floor flat - 2019.



Fig 9. Existing view at house in side yard - 2019.



Fig 10. Existing view of side yard from upper floor flat - 2019.

3.3 Planning Framework & Policy.

In forming this application, as will be detailed in Section 4 of this statement 'Proposals', the applicant has used as a basis the guidance laid out by the National and Local Planning framework, below is list of some of the key relevant documents and guidance notes that this application responds to;

London Plan March 2016,

Camden Local Plan 2017,

Camden Planning Guidance; 'Altering and extending your home - March 2019',

Camden Planning Guidance; 'Amenity - March 2018',

Camden Planning Guidance; 'Biodiversity - March 2018',

Camden Planning Guidance; 'Design - March 2018',

Camden Planning Guidance; Energy Efficiency and Adaptation - March 2019

Camden Planning Guidance; 'Planning for Health and Wellbeing - March 2018',

'Camden Biodiversity action plan - 2013-2018'

The above listed documents have been used to help guide the decisions made in forming the proposals within this application and the following section which details the scheme will seek to make reference to the relevant policies and guidance notes where possible.



Fig 11. Existing view of side yard from upper floor terrace showing soil pipe serving upper floor - 2019.



Fig 12. Existing soil pipe from upper floor flat returning over side elevation - 2019.

4. Proposals.

4.1 Alterations to windows & doors.

At the front of the flat on the Burrard Road elevation the proposals are to replace the existing timber sash windows to the bay (3no. windows) with new high performance, double glazed timber sash units to match in design and finish the existing to be removed.

At the rear of the flat in the side return yard, the proposals are to remove the existing side hung single leaf external door (access to the garden detailed below in 4.2) and replace it with a high performance, double glazed timber sash unit, including for infilling with brick to match under. Also proposed is the modification of the other window opening on the side elevation to reduce in size to suit the new internal arrangement.

[Proposals inline with guidance in section 2.19 (Windows) of CPG 'Altering and extending your home' March 2019.]



Fig 13. Part elevation/section of side return showing new windows (existing removed shown dashed) - 2019.

4.2 Alterations & extension to the main house at the rear.

At the rear of the property the proposals are for a new single storey flat roof extension, extended out into the garden by 4.3m at full plot width, with a height to the top of the new parapet from existing garden of 3.1m. 2no. pairs of new full height and full width sliding folding doors and a new square rooflight with a canted rear upstand to obscure the view into the new extension from the first floor level. As part of the proposal the existing internal floor level will be reduced by approx. 300mm to meet the garden and side return yard level, providing improved a level access between the main house, garden, side return and garden outbuilding.

[Proposals inline with guidance in sections 3.3, 3.4 & 3.5 (Rear extensions) of CPG 'Altering and extending your home' March 2019].

The rear extension envelope is to be constructed in a greyed or darkened stock brick to match the existing with a facing concrete lintel over the door head and coping/upstand around the roof parapet coloured to blend and match with the colour and character of the existing & proposed brick palette.

[Proposals inline with guidance in sections 2.5 (Materials and other alterations) of CPG 'Altering and extending your home' March 2019].

Both the doors and rooflight will be high performance powder coated aluminum framed and double glazed units, bespoke made. The roof covering is to be a living sedum roof, exact specification is tbc but the colour will be appropriate and fitting to both the existing and proposed material palette.

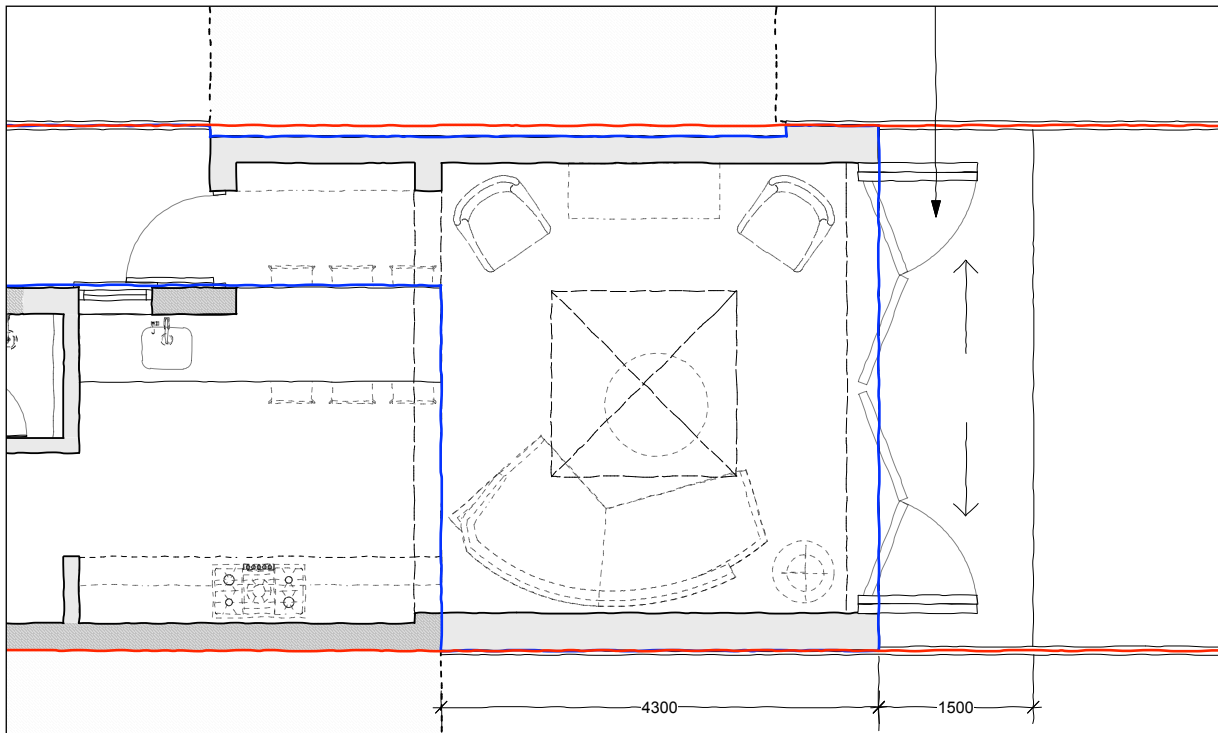


Fig 14. Proposed Plan Rear Extension (not to scale) - 2019.



Fig 15. Proposed Elevation Rear Extension (not to scale) - 2019.

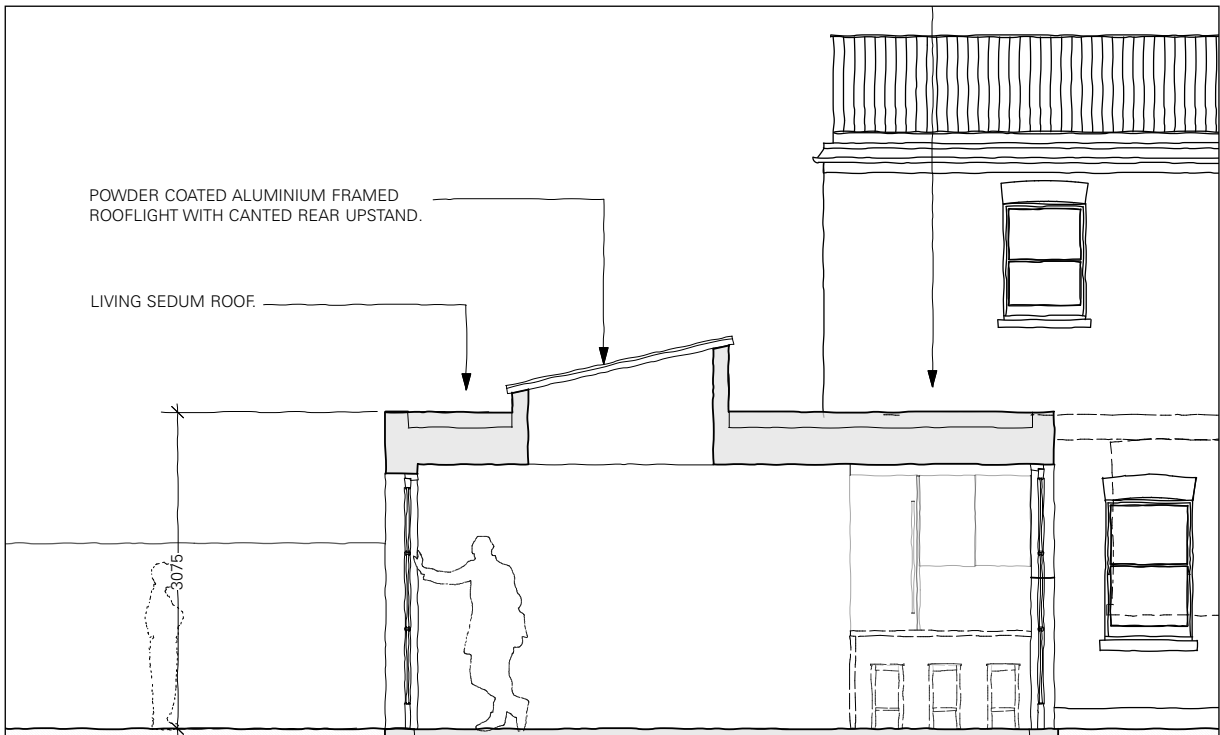


Fig 16. Proposed Section Rear Extension (not to scale) - 2019.

4.3 Addition of new garden outbuilding.

A new garden outbuilding is proposed at the end of the garden sheltered at the foot of the large existing brick party garden retaining wall structure. The structure is proposed as ancillary to the main house and can only be accessed by gaining entry through the ground floor flat and therefore cannot be considered for any other use than serving the main house. It will house study/office space and additional bathroom & storage facilities.

The outbuilding will span full width of the plot up to the adjoining dividing boundary walls to No's 7 and 11 Burrard Road and will stand at approx. 2.95m tall to the eaves at the front, with the monopitch roof rising to the retaining wall, meeting it at a height of 4m tall. There are 2no. low profile, conservation type rooflights proposed to bring light in the back of the plan and a pair of sliding folding doors, full height and full width at the front.

The garden outbuilding envelope will be clad in a slatted timber rainscreen, naturally weathered to a greyish appearance - most likely of the larch species.

[Proposals inline with guidance in sections 5.21 (Sheds and other garden buildings - outbuildings) of CPG 'Altering and extending your home' March 2019].

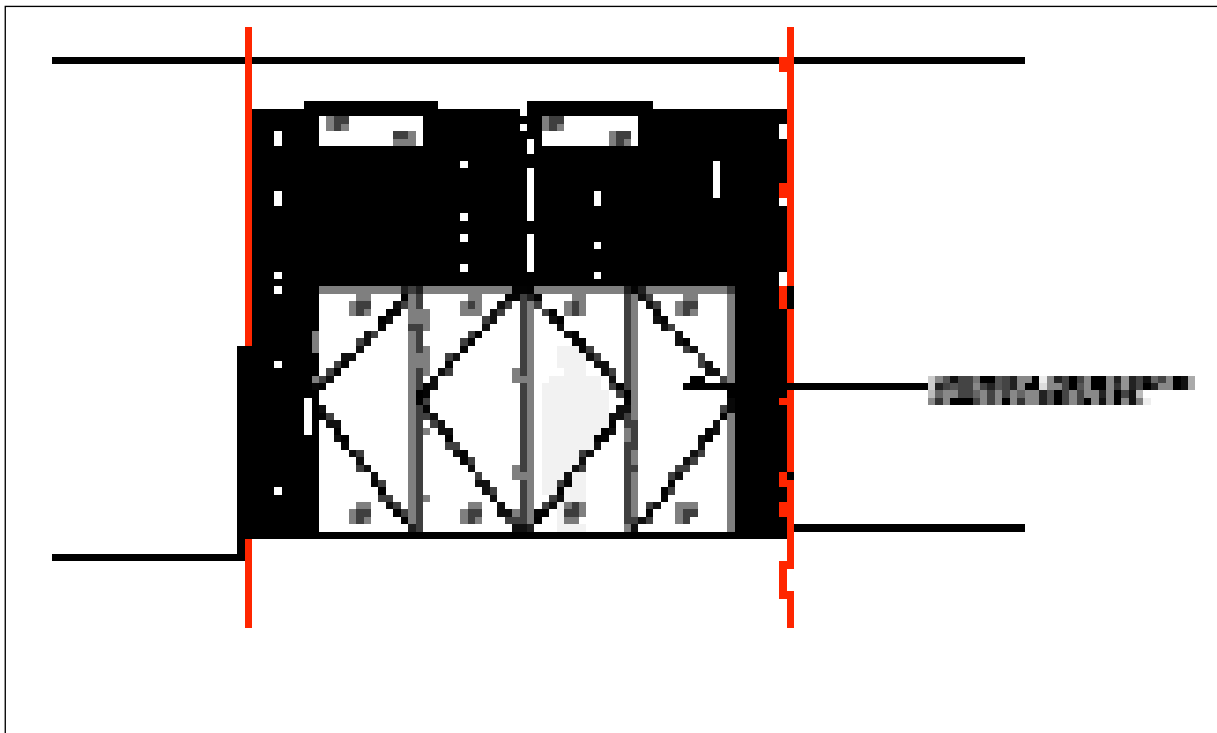


Fig 17. Elevation of Garden Outbuilding with shutters open - 2019.

4.4 Proposed new soft & hard landscaping.

The rear garden is subject to a proposed overhaul with proposed new hard and soft modest landscaping as indicated on the plans including for new hardstanding areas of paving or decking outside of the new rear extension and to the front of the proposed new garden outbuilding.

In addition, the side return yard will receive new surface finishes to match those proposed at the rear. Details of all landscaping finishes specifications are tbc.

There are no proposed changes to the hardlandscaping of path at the front of the property on Burrard Road.

[Proposals inline with guidance in sections 5.20 (Rear Gardens) of CPG 'Altering and extending your home' March 2019].

4.5 Scale of Proposals.

Main House.

Gross Internal Floor Area (GIA) as existing = 48.2 m² (approx.)

Gross Internal Floor Area (GIA) as proposed = 69.7 m² (approx.)

GIA increase = 21.5 m² (approx.)

Garden Outbuilding.

Gross Internal Floor Area (GIA) as existing = n/a

Gross Internal Floor Area (GIA) as proposed = 21 m² (approx.)

GIA increase = 21 m² (approx.)

Total proposed new GIA.

GIA increase = 42.5 m² (approx.)

Garden & Side Return Yard at rear.

Gross Area as existing = 108 m² (approx.)

Gross Area as proposed = 58 m² (approx.)

Living sedum roof (excl. rooflight) as proposed = 20 m² (approx.)



Fig 17. Example of brick and concrete for rear elevation.



Fig 18. Example of concrete coping with brick piers and lintel for rear elevation.



Fig 19. Example of living sedum roof.



Fig 20. Example of timber slatted rainscreen for garden outbuilding,

5. Conclusion.

5.1 Closing statement.

We believe that the proposals put forward in this application to alter, extend and add additional outbuilding ancillary space are arrived at through a process of careful consideration of the site constraints, with sensitivity toward both the immediate and wider neighbours and to its setting in the traditional terrace on Burrard Road in addition to thoughtfully responding to the various guidances set out by Camden Borough Council.

The scheme represents a minimal and modest approach for where additions are proposed, making simple but affective moves to reconcile and improve the current internal space provisions whilst trying to not leave any consequential overbearing forms or mass externally. The scheme uses the constraints of the site to set up the architectural language and through careful consideration of materiality, colours and textures we think the scheme will be fitting and quality collection of additions an alterations which we think will enhance the character of Burrard Road at the rear.