

Planning, Design and Access Statement

Proposed safety guarding to an existing rear ground floor roof terrace  
and proposed steps from the roof terrace to the rear garden

at

11 Burghley Road  
London  
NW5 1UG

for

Lou Walsh and Dan Chamberlain

15<sup>th</sup> October 2021

Steven Pollock Architects

## 1.0 Description of property

No. 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 No.'s 9, 11 and 13 Burghley Road.

The house is a single-family dwelling with bedroom accommodation on the uppers floors and living accommodation on the ground and the lower ground floor.

No. 11 Burghley Road is not in a conservation area.

## 2.0 Planning history

Excluding applications for tree works 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 conditional approval in April 1969, planning application ref: 6868.

In May 2006 an application for the installation of a rooflight within the front roof pitch was granted a Certificate of Lawful Development, planning application ref: 2017/0670/P.

An application for a rear extension to the ground and lower ground floors in connection with the conversion of the basement flat and dwelling on the upper floors into a single dwelling house was withdrawn in June 2017, planning application ref: 2017/0670/P.

An application to incorporate the lower ground floor flat with the upper floors to create a single-family dwelling house was approved in September 2017, planning application ref: 2017/4324/P.

An application for a Certificate of Lawful Development for a rear extension to the lower ground floor was refused permission in August 2018, planning application ref: 2018/2335/P.

In December 2018 an application for a single storey rear extension with roof terrace above was granted approval, planning application ref: 2018/4262/P.

In January 2019 an application for the erection of a single storey rear extension at lower ground floor level was granted a Certificate of Lawful Development, planning application ref: 2019/0110/P.

An application for Approval of Details in connection with the planning permission for the single storey lower ground floor rear extension with roof terrace, ref: 2018/4262/P, was granted approval in August 2020, planning application ref: 2020/2802/P.

### 3.0 The Proposal

This application is for the erection of safety guarding to the edges of the rear roof terrace granted approval in 2018 and for the provision of steps from the rear roof terrace to the rear garden.

The safety guarding to the edges of the roof terrace is requirement of the Building Regulations 2010 under Requirement K2: Protection from Falling. It will allow the Applicants and their young family to use the approved roof terrace without fear of falling and injury.

The safety guarding or balustrade is to be constructed from brickwork, matching the existing rear elevation brickwork, and frameless clear safety glass panels.

The existing brickwork walls of the lower ground floor rear extension are raised by approx. 600mm to match the sill height of the existing ground floor rear elevation windows and the existing rendered walls framing the rear windows of the ground floor reception room. The frameless clear safety glass balustrade panels extend from the top of the raised brickwork to 1100mm above the terrace floor level which is the height required by the Building Regulations for safety guarding.

Increasing the height of the brickwork over the existing bi-fold doors and central section of the existing rear extension will improve the proportions and appearance of the rear extension while also complimenting the geometry of the upper floors of the rear facade. The existing rear extension remains subordinate to the main house through the safety guarding being constructed in part brickwork and part frameless clear safety glass.

The overall height of the proposed safety guarding matches the height of the brickwork parapet wall of the proposed rear lower ground floor extension which was granted a Certificate of Lawful Development in 2019.

The proposed steps are to provide a connection from the roof terrace and the ground floor living areas to the rear garden and to replace the steps which connected the ground floor to the rear garden prior to the construction of the lower ground floor rear extension.

The proposed steps will be finished in timber decking with, on each side, frameless glass balustrades matching the glass panels of the proposed roof terrace safety guarding.

The steps are centred on the rear ground floor living room windows in the same position on the rear façade as the steps granted approval in 2018. The steps extend into the garden from the rear façade of the existing lower ground floor rear extension by approx. 1500mm.

#### 4.0 Sunlight and Daylight

The proposed safety guarding will have no impact on the daylight and sunlight to the adjoining properties, No.'s 9 and 13 Burghley Road.

The safety guarding is set back 900mm from the boundary with No. 13, where it projects beyond the rear façade of No. 13. The proposed safety guarding is approx. 3.2m and the glass balustrade to the steps is approx. 1100mm from the boundary with No. 9

#### 5.0 Overlooking

Potential overlooking issues between No. 11 and No. 9 were dealt with by a planning condition attached to the 2018 permission. The trellis and planting, the subject of the condition, together with the 900mm gap for planting at roof level adjacent to the boundary with No. 9, was considered to be sufficient to prevent undue harm to No. 9 by overlooking.

The Applicants have also provided additional planting along the boundary to No. 9 to increase screening, create privacy and to minimise overlooking between the two properties.

Given the existing roof terrace, the use of the proposed garden steps will create minimal additional overlooking of the adjoining properties.

#### 6.0 Access and Servicing

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

#### 7.0 Conclusion

The raised brickwork of the proposed safety guarding will improve the appearance of the lower ground floor rear extension, while remaining subordinate to the house, and will considerably improve the overall appearance of the rear facade of No. 11.

As noted above, the proposed safety guarding will allow the Applicants and their young family to use the roof terrace without fear of falling and injury and will allow compliance with the Building Regulations.

The steps from the roof terrace to the rear garden will provide a much-missed link between the ground floor of the property and the garden benefitting the Applicants and their young family without causing significant impact on the adjoining properties.

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15<sup>th</sup> October 2021