

Job Ref: 916
November 2023
Rev:

1.0 Introduction

This Design Statement has been prepared on behalf of Nils Mattisson & Alexandra Simkin in support of the application vary condition 2 of approved planning application 2023/1673/P for the proposed modifications to 1 Courthope Road, London, NW3 2LE



Front elevation

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2.0 Reasons for Variation of Condition 2

Condition 2 lists the approved plans associated with application 2023/1673/P. The applicant wishes to make amendments to the approved design and we are therefore applying to vary the above condition to refer to the attached revised drawings. The proposed amendments to the design are as follows:

Pergola

The approved pergola replaces an existing a more crudely constructed structure above the second floor roof terrace, situated closer to the main rear wall of the property. The existing pergola includes a side trellis panel and is supported on a masonry pier built off the parapet wall surrounding the terrace. The proposed amendment takes the same form as the approved design but positions this closer to the western end of the terrace where it can provide more useful shading. Like the approved design, the revised pergola sits alongside an existing trellis screen between the adjacent terraces of no. 1 and no. 3. This trellis wraps around the perimeter of no. 3's terrace and is covered in ivy to a height of approximately 1.8m.

Previously concerns were raised about a pergola creating a sense of visual bulk when viewed from the surrounding properties. Bearing in mind the context of the existing ivy-covered trellis to no. 3, we believe the revised design will provide the desired shading without creating a sense of bulk. We have prepared perspective sketches of both the approved design and the proposed amendments to accompany the revised plans and elevations.

Dormer

The approved dormer is of a simple slate-clad design with two side-by-side sash windows and narrow side lights. While this allows one of the sash windows to align with the fenestration below on the second and first floors, we believe we can achieve an improved design which better complements the ground floor the more contemporary ground floor extension. The proposed revised design has a simplified window arrangement with a clearer alignment with the windows on the lower floors.

Apart from the changes to the pergola and dormer, the revised drawings are unchanged from the approved design.



Rear view of 1 & 3 Courthope Road, showing the thick ivy covering the trellis to the 2nd floor terrace of no. 3.

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3.0 List of proposed revised drawings

Approved drawings listed in Condition 2

916.002, 916.003, 916.004, 916.005, 916.010A, 916.007, 918.008A, 918.009A, 916.261D, 916.262D, 916.263D, 916.264E, 916.265E, 916.267E, 916.268E, 916.269E, S-100.

Revised drawings to be included in proposed variation to Condition 2

916.002, 916.003, 916.004, 916.005, 916.010A, 916.007, 918.008A, 918.009A, 916.261D, 916.262D, 916.263D, **916.264F, 916.265F, 916.267F, 916.268F, 916.269F**, S-100.



Rear terrace showing trellis, existing pergola & dormer

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Rear elevation of 1 Courthope Road with No.3 to the left

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Sketch of revised rear elevation of 1 Courthope Road with No.3 to the left