



DESIGN AND ACCESS STATEMENT

15 Nov 2023

Project Address: 20 Thurlow Road, London NW3 5PP
Project Number: 23_01

Introduction

This statement accompanies an application for planning consent for the addition of terrace at upper ground floor level to provide outside living space and improve the connection between the living areas and the garden. The proposal includes alteration and extension to a bedroom and ensuite bathroom and lower ground floor level.

The clients are the owners and residents of the property Mark Fowler and Lisa Hooker.

The professional team comprises:

Architect: Kilburn Nightingale Architects, 26 Harrison St, London WC1H 8JW
Structural Engineers: Price and Myers,
Arboricultural consultant: Sharon Hosegood Associates

Context



The building is a large late Victorian detached house situated at the junction of Thurlow Road and Lyndhurst Terrace in the Fitzjohn's Netherhall Conservation Area in Hampstead. The accommodation comprises a maisonette on the upper and lower ground floors with separate flats above. The maisonette has primary living spaces on the upper floor and subsidiary spaces (bedrooms, bathrooms and 'snug') on the lower floor. The maisonette has the benefit of a large garden south of the building along with further external space including vehicle entrance and parking to the side and north of the building. The garden is effectively screened by extensive planting along the eastern, southern and western boundaries. The garden, which is mostly open lawn, is at a level about 1m above the lower ground finished floor level.

The risk of flooding is 'very low'.

The existing trees on and around the site are described and assessed in the accompanying Arboricultural Report.

The maisonette suffers from poor connection between the primary living spaces and the garden and a lack of immediately accessible outside living space.

The proposed extension projects from the back of the house into the rear garden and is, as such, largely screened from adjoining properties.

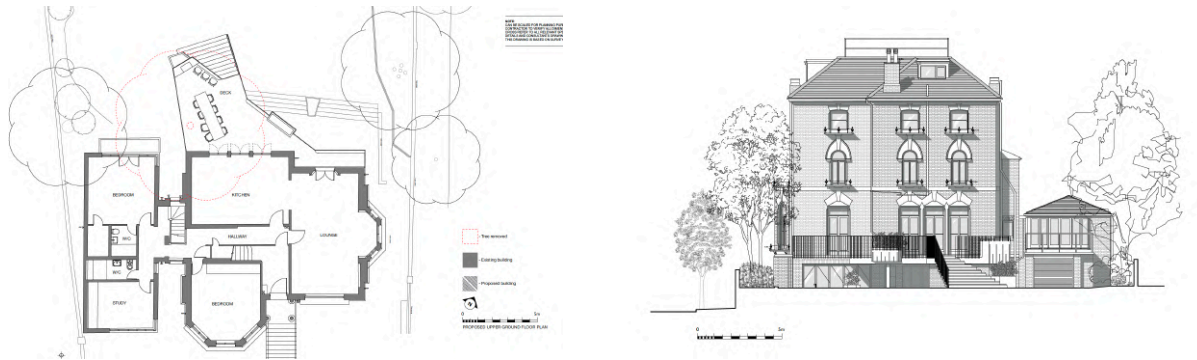
Design

The project comprises a deck at upper ground floor level providing, as an extension to the kitchen / dining room, space for outside living and eating. A broad staircase serves to connect the deck (and thus the primary living spaces in the flat) with the garden. The intention is that the deck has generous space for family dining and also for planters to provide greenery at living room level. The plan of the deck is angled to the east side in order to minimise (a) the projection into the garden and (b) the potential loss of light to the lower ground floor rooms.

The two existing windows to the kitchen / dining room are to be extended and converted into French windows (matching the existing French window from the living room) to give access to the deck. An additional opening is to be added between the two existing windows. The new window will match the existing ones in size and material including the decorative stucco lintol above.

Under the deck the lower ground floor bedroom and its adjacent bathroom are extended – providing a study space and direct access to a sheltered veranda space and the garden.

The project will include the removal of the existing unsightly steel stairs at the west end of the existing living room balcony.



Materials

The materials are chosen to co-ordinate with the materials of the existing house: painted timber windows, fair-faced brickwork, stone terracing, painted render / concrete work – all to match existing.

Site coverage

The house enjoys some 700 sq.m of garden / open space. The proposed terrace structure will occupy some 38 sq.m (ie approximately 6% of the total) – but since it provides terrace space there will be no overall reduction of usable open space.

Impact on neighbouring properties

The garden is surrounded by walls/fences with planting and trees on all three open sides which means that the new terrace will be screened from neighbours and will neither overlook nor be overlooked by adjacent properties.

The proposal will not cause any diminution of light or overshadowing to neighbours.

Trees

There are a number of fine trees on the property (see accompanying Arboricultural Report). Only one tree will be directly affected by the proposals which is a semi-mature cherry. This tree is in a compromised location (adjacent to the rear of the building) and in poor condition. It is proposed that this tree should be removed and replaced with a new semi-mature tree in a more appropriate position – as described and set out in the Arboricultural Report.

See accompanying:

**ARBORICULTURAL IMPACT ASSESSMENT REPORT
SHARON HOSEGOOD ASSOCIATES****Access**

The proposals do not change any of the existing access arrangements to the house or the site as a whole.

The proposal will improve access from the principal living spaces in the maisonette to the garden.

END