

# Design and Access Statement

27 Thurlow Road, London NW3 5PP

31.01.2024

REV 00



## 1. INTRODUCTION

This Design and Access Statement has been prepared to support an application for Planning Permission and the proposed refurbishment and alterations to the property at 27 Thurlow Road.

The purpose of this report is to provide a detailed explanation of the design process and to describe why the proposal is suitable for the users, the existing site, and its urban context. The document should be read in conjunction with all other supporting documentation, which includes Existing and Proposed Planning Drawings.

The proposed alterations are minor adjustments to the appearance of the external envelope of the existing building. The proposed alterations integrate well within the context of the existing building concerning scale, layout, and materials, thereby significantly enhancing its use and appearance.





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**Proposal:** Planning permission is sought for external alterations to the fenestration of the ground, first, and second floors, including internal alterations. The ground floor dining room door will be enlarged at the rear elevation, Existing steps at front and rear entrance will be replaced, a new rooflight will be installed in the ground floor's existing side extension, and first and second floor rear elevation windows will be replaced with new enlarged windows matching the existing design style. All existing windows and secondary glazing will be replaced with double glazed units matching the configuration and detailing of the existing windows. Ground and basement floor window security bars will be removed and replaced with a new security bar design. Additionally, all exterior doors will be replaced with new doors.

## 2. ABOUT XUL ARCHITECTURE

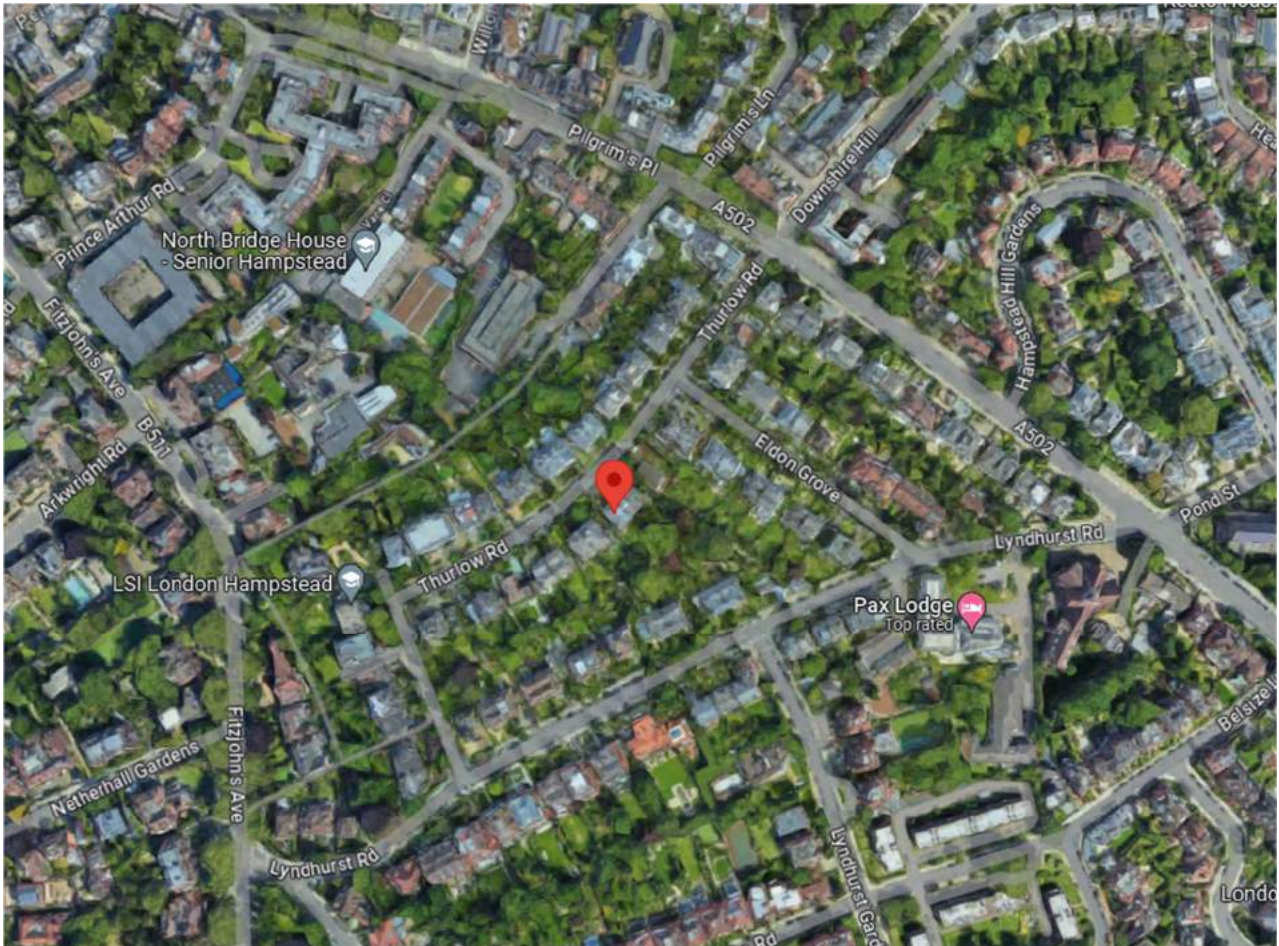
XUL Architecture is a RIBA Chartered practice with **over 13 years of experience** successfully designing and taking projects from initial sketches to completion. We are a small team and have successfully worked on about 230 projects.

We won the **Barnet Architecture Award and the Stuart Grey Award** for the best project in Hampstead Garden Suburb on a listed house.

Our extensive research is based around finding ways in which we can **bring more natural light** into architecture as this has a positive impact on spatial quality and wellbeing.



### 3. SITE & SURROUNDING CONTEXT



*Aerial View of the Location*

27 Thurlow Road is situated in the London Borough of Camden and is not listed. It falls within the Fitzjohn's / Netherhall ward of the conservation area. This semi-detached property comprises a 4-storey house with a roof and a lower ground floor. It functions as a single dwelling.

The location benefits from accessibility to various amenities, including the Underground, bus routes, parks, and local shopping, all within convenient walking distance.

### 4. EXISTING BUILDING

- 4.1. No.27 Thurlow Road is a semi-detached house on the south side of the street, a pair with no.28, also a single house no. 28 is split into four flats. A side passage giving access to the rear garden.
- 4.2. The house is of four storeys plus attic, with the main entrance at raised ground floor level, and the lower ground floor semi-submerged.



- 4.3. Elevations are of yellow London stock brick. There is a small side extension.
- 4.4. The main roof is hipped to three sides, with shallow pitches in slate leading up to a central section of flat roof. In common with many similar houses in the street there is a small dormer window to the front roof pitch.
- 4.5. The rear of the house is not visible from the public realm.
- 4.6. Windows are mostly painted sashes. On the rear elevation windows are tri-partite windows and on the side elevation sashes with shallow arched heads.
- 4.7. Side elevation has a metal stair going to the second floor.



*Front view no. 27 Thurlow Road*



*Side view no. 27 Thurlow Road*





*Rear View of 27 Thurlow Road*



*Rear elevation steps to the garden from the existing kitchen*



*Rear lightwells with metal railing*



## 5. DESIGN

### 5.1. Proposed Works

#### Lower Ground Floor

- The side entrance door is to be replaced matching existing door and the rear elevation rear bay lightwell door is to be replaced with new painted timber glazed door.
- All existing windows and secondary glazing to be replaced for double glazed (Conservation Area style).
- Ground and Basement floor windows security bars to be removed and replaced with new security bars design.
- New boiler flue on side elevation.
- Block & insulate chute opening under the front staircase.

#### Ground Floor

- New enlarged painted timber glazed door to the kitchen/dining room on the rear elevation.
- New steps to the rear garden from dining room.
- All existing single glazed windows and secondary glazing to be replaced with double glazed conservation area style windows.
- Reuse existing roof tiles of the side extension or match existing
- New rooflight over existing side extension.

#### First Floor

- All existing single glazed windows and secondary glazing to be replaced with double glazed conservation area style windows.
- Existing rear elevation bedroom window to be replaced with new double glazed window. Increase window opening and rebuild brick reveal and continue brick arch-head lintel with two additional soldier bricks
- Side external metal staircase and balustrade to be removed completely.

#### Second Floor

- All existing single glazed windows and secondary glazing to be replaced with double glazed conservation area style windows.
- Existing rear elevation bedroom window to be replaced with new double glazed window. Increase window opening and rebuild brick reveal and continue brick arch-head lintel with two additional soldier bricks
- Repairs to existing flat roof of side extension above first floor existing WC.

#### Loft Floor and Roof

- No alterations proposed at loft floor and roof level



## 5.2. Use

No changes to the existing residential use are proposed as part of this application. The property will remain as a single dwelling for a family use.

## 5.3. Services

All services will be renewed to bring them to a level required for modern life and in line with current electrical regulations. This will include electrical power, lighting and communications, hot and cold water delivery, drainage and central heating.

Wet underfloor heating is proposed to be installed between floor joists. To enable the installation of underfloor heating, service pipes required for the adapted layout, installation of high density mineral wool sound insulation between existing floor joists.

## 5.4. Access

No changes to the existing access are proposed as part of this application. The position of the front door and front steps remains the same as existing.

## 5.5. Scale and Appearance

The proposal seeks permission for several fenestration alterations to the existing building. No extensions are proposed. The proposals represent very little impact on the building's setting, adjoining building and adjacent neighbouring buildings. The proposal does not affect the character of the wider area.

The materials used on all elevations, roof and surfaces are to match the existing.

### **External walls**

Any damaged brick to be repaired or replaced to match existing.

### **External Windows (to be double glazed)**

All existing single glazed windows and secondary glazing to be replaced with double glazed conservation area style timber windows. Double glazed timber windows to front and rear elevations to match existing. Please refer to Appendices A.1, A.2 and A.3 for typical window section details.

### **Doors:**

Solid timber doors to front and side. Glazed doors to the rear to match existing door details and design.

### **Roof**

Slate roof finish of side extension roof to match existing



Front elevation:

- No alterations to the appearance of the front elevation are proposed.
- Front door to be replaced with new door matching existing like for like.

Rear elevation:

- New painted timber glazed door to existing kitchen wall rear elevation with enlarged opening.
- Existing rear elevation bedroom windows on first and second floor to be replaced with new double glazed window. Increase window opening and rebuild brick reveal and continue brick arch-head lintel with two additional soldier bricks.

Side elevation:

- Side external metal staircase and balustrade to be removed completely.
- New rooflight above existing side extension.
- Existing side shed to be removed.

## 5.6. Layout

Alterations to the internal layout are proposed which will improve the use of the building for the occupants throughout the house. The general distribution and orientation of spaces across the house is being kept similar to the existing arrangement although greatly enhanced.

Throughout the brief and design development for the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing house.

## 5.7. Landscaping

No alterations to the landscaping are proposed.

## 5.8. Other External Repairs to The Property

Below are details of various defects requiring repair.

### 5.8.1. Frost damage to facing brickwork

There are some localised frost damaged, crumbling bricks needing repair.

Permission is requested to:

Cut out all affected bricks and replace these to prevent penetrating dampness internally. The bricks to replace the affected brickwork are to match the existing.

### 5.8.2. Gaps in the brickwork

There are some localised gaps in the brickwork.





Permission is requested to:

Make good using matching materials to prevent penetrating dampness and vermin entry.

#### 5.8.3. Pointing

Localised areas of brickwork are beginning to become slightly powdery through age related deterioration.

Permission is requested to:

Rake out and repoint the affected areas using matching materials.

## 6. Planning

### 6.1. Planning History of no. 27 Thurlow Road

There is no recent planning history at no 27 Thurlow Road

### 6.2. Relevant planning history in the locality

Application Number Ref 2022/1186/P - 2 THURLOW ROAD

Demolition of existing rear extension, construction of a part single, part two-storey rear extension over lower and upper ground floor level with terrace above and staircase to rear garden; replacement of existing side and rear dormers; landscape works and new bike and bin store to front garden, lowering of existing lower ground floor level, installation of air source heat pump.

Application Number Ref 2016/6647/P - 30A THURLOW ROAD

Relocation of privacy screen to north east boundary, omission of walk on rooflight (lower ground floor), rooflights at upper ground floor level, stairs to lower level on boundary with 41 Rosslyn hill, and spiral staircase to lightwell, increased width of slot windows at upper ground floor level, replacement of French doors and fixed glazing with sliding windows at basement level, increase of width of building by 0.2m, replacement of obscure glazing with transparent glazing to front part of north east elevation corner window, alteration to location of windows on rear elevation, increase in size of lightwell, and alteration to location of stairs at rear, all to three storey house approved under planning permission 2015/5409/P dated 22/06/16.

Application Number Ref 2022/2312/P - 1 THURLOW ROAD

Erection of a dormer extension to the side roof slope, alterations existing front dormer windows, replacement of third floor rear balcony railings and removal of front first floor balcony railings, replacement of existing single glazed timber sash windows and doors with double glazing, replacement and relocation of traditional sash window on side elevation at first floor level.

Application Number Ref 2010/3480/P - 1 THURLOW ROAD

Erection of replacement rear conservatory at upper ground floor level of single family dwelling house (Class C3).

Application Number Ref 2019/3108/P - 9 THURLOW ROAD

Planning application for the Installation of front, side and rear dormer windows.



Appeal Ref: APP/X5210/W/19/3240809 - 9 THURLOW ROAD

The appeal is allowed and planning permission is granted for loft conversion with new dormer windows as part of 2nd floor flat plus internal renovations and refurbishments to 2nd floor flat at 9 Thurlow Road, London NW3 5PJ, in accordance with the terms of the application Ref: 2019/3108/P, dated 27 August 2019.

Application Number Ref 2021/5040/P - 20 THURLOW ROAD

Replacement of roof tiles on main and lower building roofs with new slates in a like-for-like design and layout.

## 7. Conclusion

Overall, we trust that the proposals here submitted are respectful of the original dwelling and the surrounding area and will make a positive impact on the street scene. The proposals have been carefully considered to enhance the immediate context and host dwelling, with significant improvements to the conservation area with the works relating to the external elements.

The considered alterations incorporate high-quality materials and design details to complement the site.



# Conservation BOX SASH WINDOW

## Standard Specification

03/06/2019 REVISION A

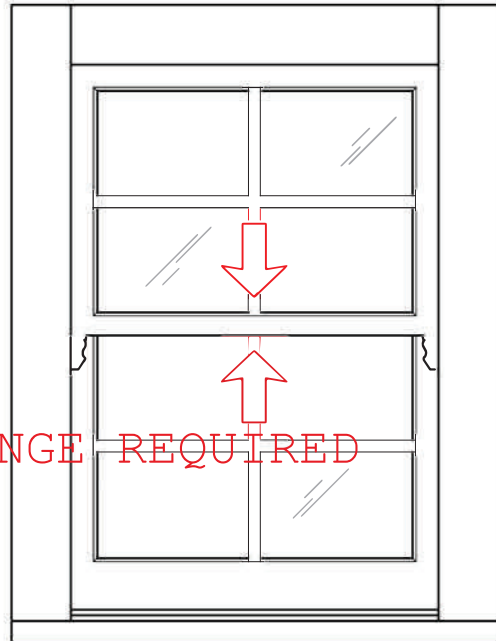
FILE: BX4-01SX

### Appendix A.1

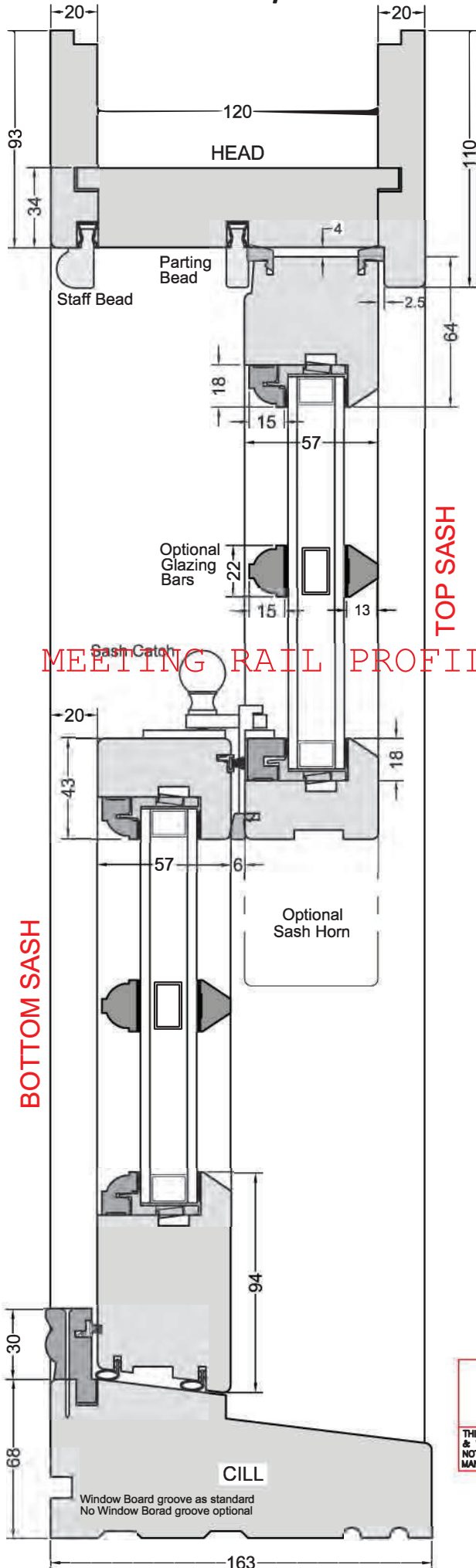


Ovolo      Lambs Tongue      Beaded

External Liners can be SQUARE Profile as shown, OVOLO, LAMBS TONGUE or BEADED



MEETING RAIL PROFILE CHANGE REQUIRED



TOP SASH

BOTTOM SASH

#### SPECIFICATIONS

<b>FRAME</b>	110x160mm HEAD & JAMBS, 56,68 OR 92 x 163mm CILL 34, 44 or 68mm TRANSOM. 162 or 220mm MULLION
<b>LINER PROFILE</b>	SQUARE EDGE (shown) OVOLO, BEADED or LAMBS TONGUE
<b>SASH</b>	64 x 57mm TOP RAIL & STILES 94 x 57mm BOTTOM RAIL 43 x 57mm MEETING RAILS
<b>SASH BEAD &amp; BAR PROFILE</b>	OVOLO (shown) LAMBS TONGUE or SQUARE EDGE. Optional Horn detail on Sash
<b>CILL PROJECTION</b>	Flush as shown, as standard Additional options: 35, 60, 85 or 110mm Extension
<b>GLAZING</b>	24mm Low E Sealed unit (4mm/16mm Warm Edge Spacer/4mm) Argon filled cavity. Obscure, Sound control and Toughened options available. Standard Warm Edge Spacer colour WHITE, optional BLACK. All curved Glass will have Aluminium Spacer in place of Warm Edge Spacer Clip & Bead glazing bead system.  Also available with: 14mm gazing (4/6/4) with SILVER or BRONZE colour spacer, or 4mm Single Glazed.
<b>HARDWARE/FITTINGS</b>	Security Sash catches, Sash Lifts, Sash Restrictors and Barrel Security Locks Polished Chrome, Satin Chrome or Brass finish. Trickle Vents can be fitted to Head or Top Rail

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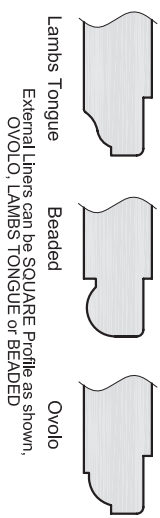
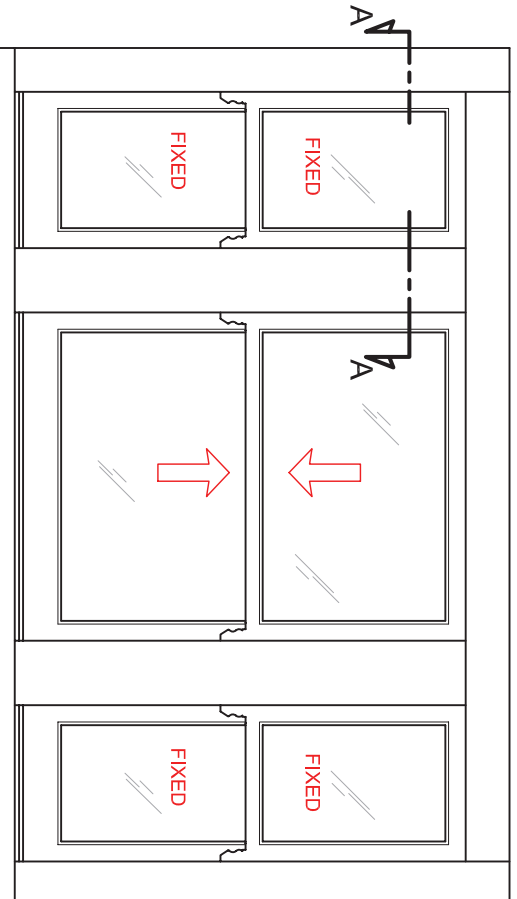
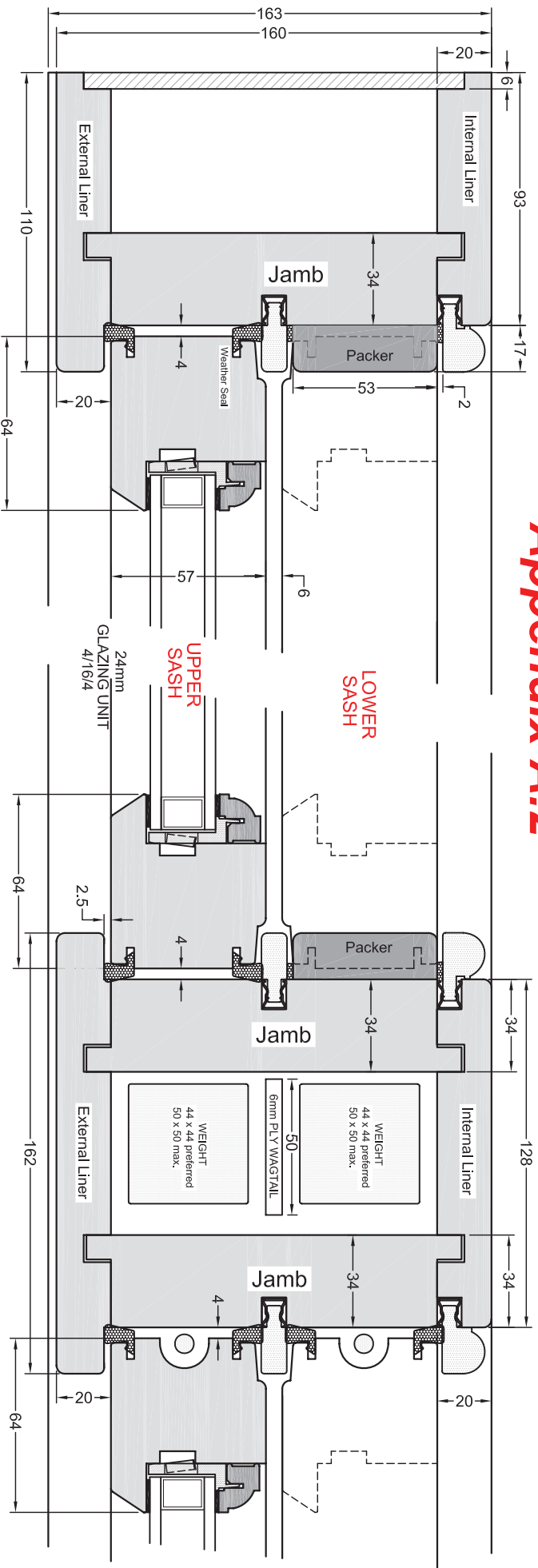
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# Conservation BOX SASH WINDOW

## Single Mullion Detail

### Appendix A.2

03/06/2019 REVISION A  
FILE: BX4-09SX



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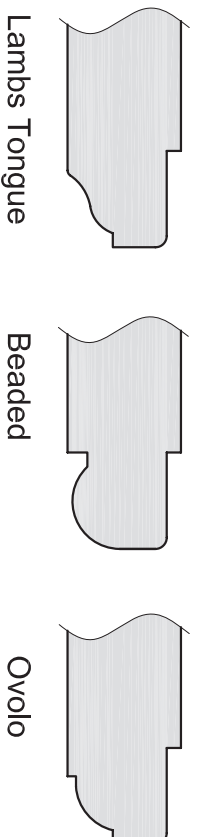
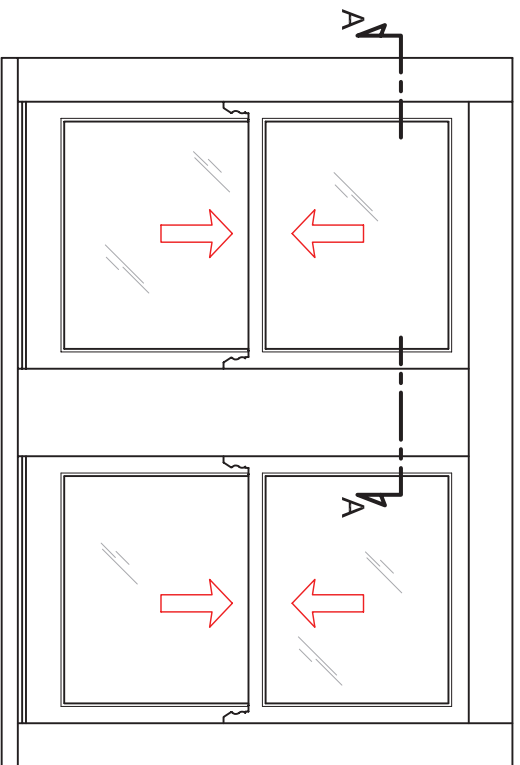
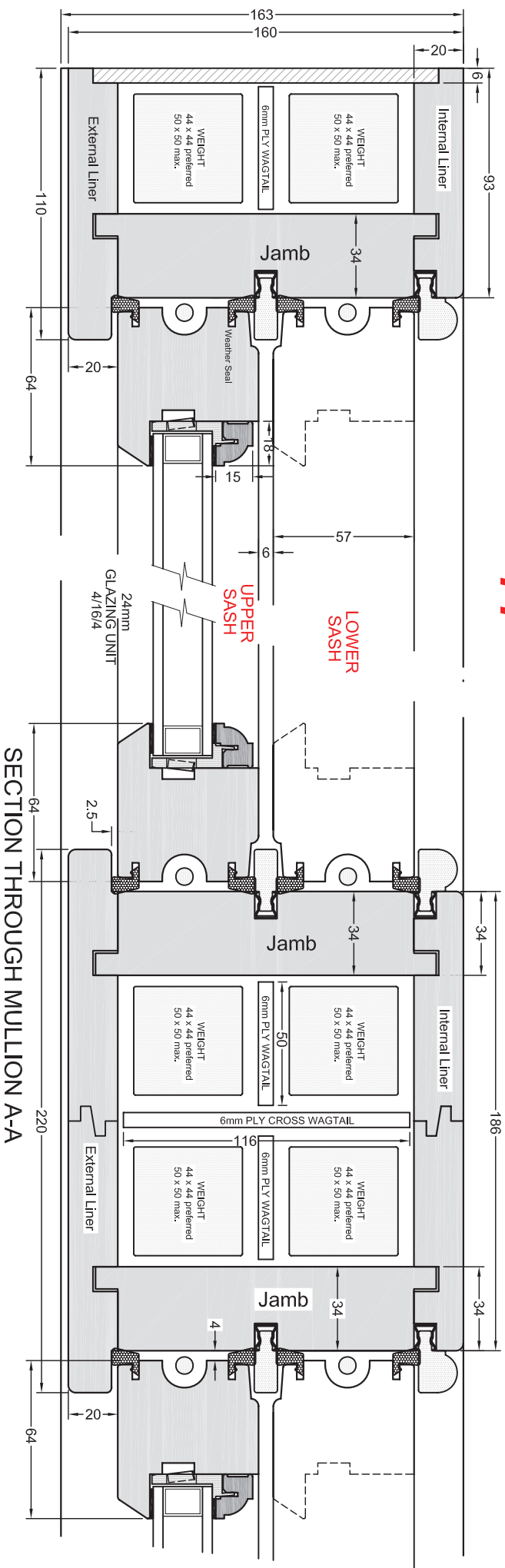
DO NOT SCALE DRAWINGS

# Conservation BOX SASH WINDOW

## Double Mullion Detail

### Appendix A.3

03/06/2019 REVISION A  
FILE: BX4-08SX



External Liners can be SQUARE Profile as shown,  
OVOLO, LAMBS TONGUE or BEADED

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