

Job Ref: 916
February 2024
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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Site:
1 Courthope Road
London
NW3 2LE

Architects:
Paul Archer Design
Unit D204 Lana House
116 Commercial St
London
E1 6NF
T: 020 3668 2668
www.paularcherdesign.co.uk

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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 in addition to the amendments already applied for separately under application 2023/4868/P covering alterations to the 2nd floor pergola and 3rd floor dormer:

Flue

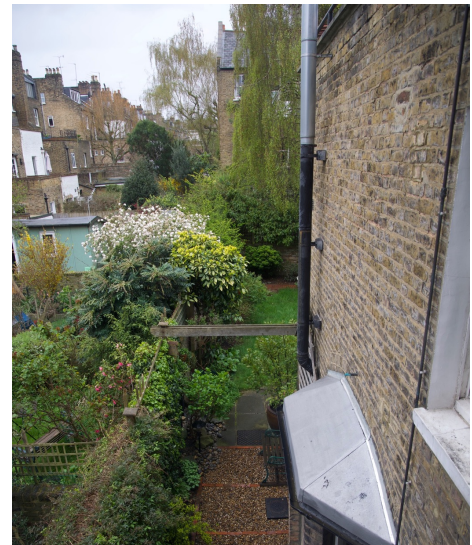
The existing kitchen was served by an AGA with a Ø125mm metal flue exiting through the south façade of the rear wing and rising up above the 2nd floor terrace. The original intention had been to relocate the stove to make use of the existing rear chimney stack that projects above the 2nd floor terrace, but on further inspection it has been found that historic alterations to the lower levels of this stack make its reuse impossible.

The existing flue also discharges at a level that potentially causes a nuisance to anyone using the 2nd floor terrace.

We therefore propose to amend the proposals to include a new external flue fixed to the southern flank of the rear chimney stack. To ensure no nuisance is caused to the 2nd floor terrace or the neighbouring properties, the proposed flue will extend above the existing stack to the level of the top of the dormer. The proposed flue will be 125mm in diameter and painted black to have a similar appearance to the existing soil vent pipe and rainwater goods.



Views of the existing AGA flue showing it discharging just above the 2nd floor roof terrace.



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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

916.002A, 916.003A, 916.004A, 916.005A, 916.010B, 916.007A, 918.008B,
918.009B, 916.271A, 916.272A, 916.273A, **916.274A, 916.275A,**
916.277A, 916.278A, 916.279A, S-100.



Rear terrace showing the chimney stack to which the proposed flue will be attached

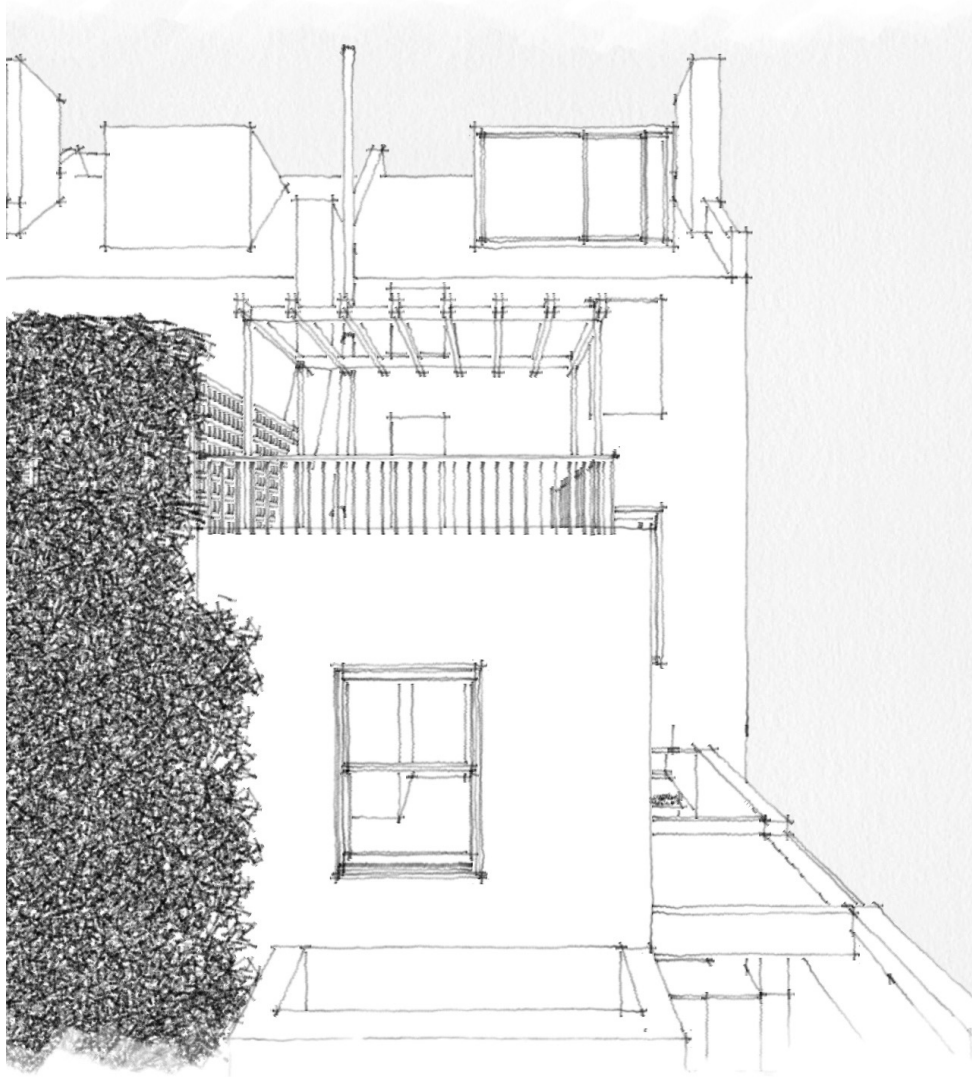
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Rear view of 1 Courthope Road showing the existing AGA flue on the south face of the rear wing. Also shown are the black painted rainwater goods and SVP to which the new flue will have a similar appearance.

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

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