

Design and Access Statement

Top Floor Flat, 14 Thurlow Road



Description Of Works:

Replacement of existing sash windows with new, white painted double-glazed units to match existing, new rooflights to replace existing to the front & rear elevation and infill of a side elevation window.

Introduction

This Design and Access Statement has been prepared to support an application for Planning Permission and the proposed refurbishment and alterations to the second-floor flat at 14 Thurlow Road (which is split over the second and third floors of the property).

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.

The proposal seeks to replace all existing windows with new, white-painted, double-glazed windows to match the existing. Additionally, new rooflights will be installed on the front and rear roof slopes, matching the existing ones. The plan also includes the infill of a side elevation window to suit the new layout.

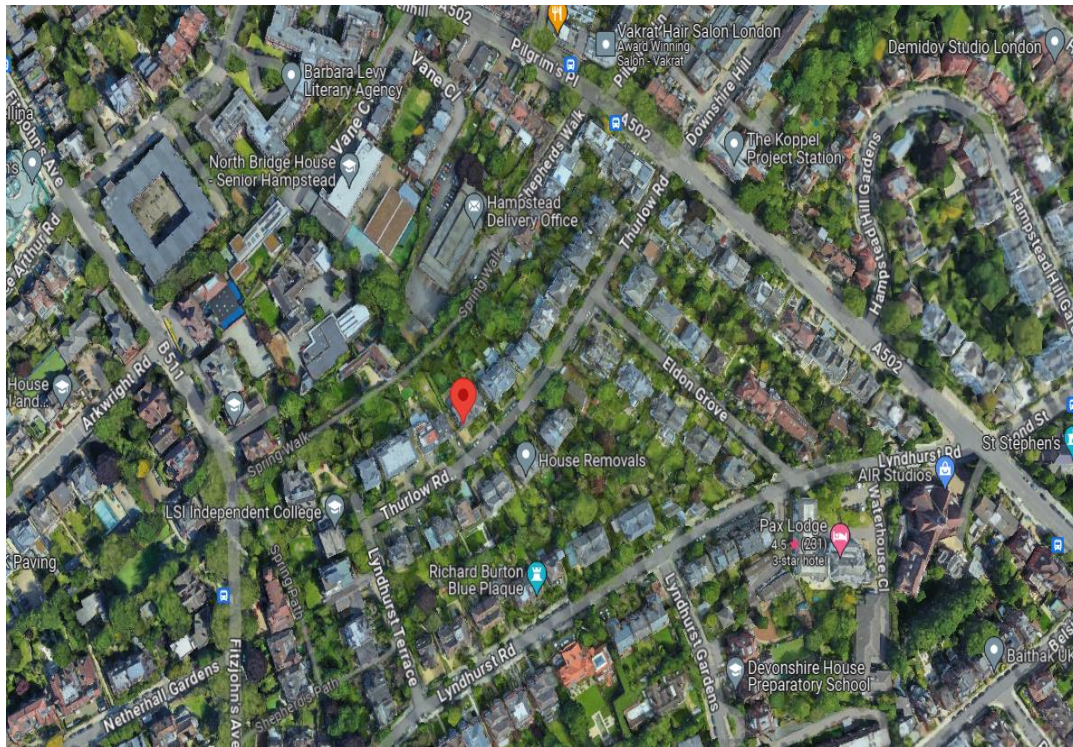
About XUL Architecture

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.

Site & Surrounding Context



Aerial View of the Location

14 Thurlow Road is situated in the London Borough of Camden and is not listed. It falls within the Fitzjohns/Netherhall ward of the conservation area. This semi-detached property comprises a 4-storey house which is divided into two flats.

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

Planning Policy Considerations

The key planning considerations for external alterations to a building would be the design, visual and heritage impacts (as the property is a positive contributor to the Fitzjohns/Netherhall Conservation Area) and residential amenity impacts. Camden is typically supportive of applicants acquiring private amenity space, and the Local Plan Policy A2 encourages applicants to explore all options for the provision of new private amenity space.

Design

Second Floor Level

- All windows to be replaced with new double-glazed windows to match existing.

Third Floor (Loft/Roof) Level

- Proposed replacement of 2 No. front facing rooflights
- Proposed replacement of 2 No. rear facing rooflights

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.

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.

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.

Scale and Appearance

The proposal seeks permission for very minor external 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.

External Windows

All existing single glazed windows 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 for typical window section details and details for concealed trickle ventilation.

Rooflights

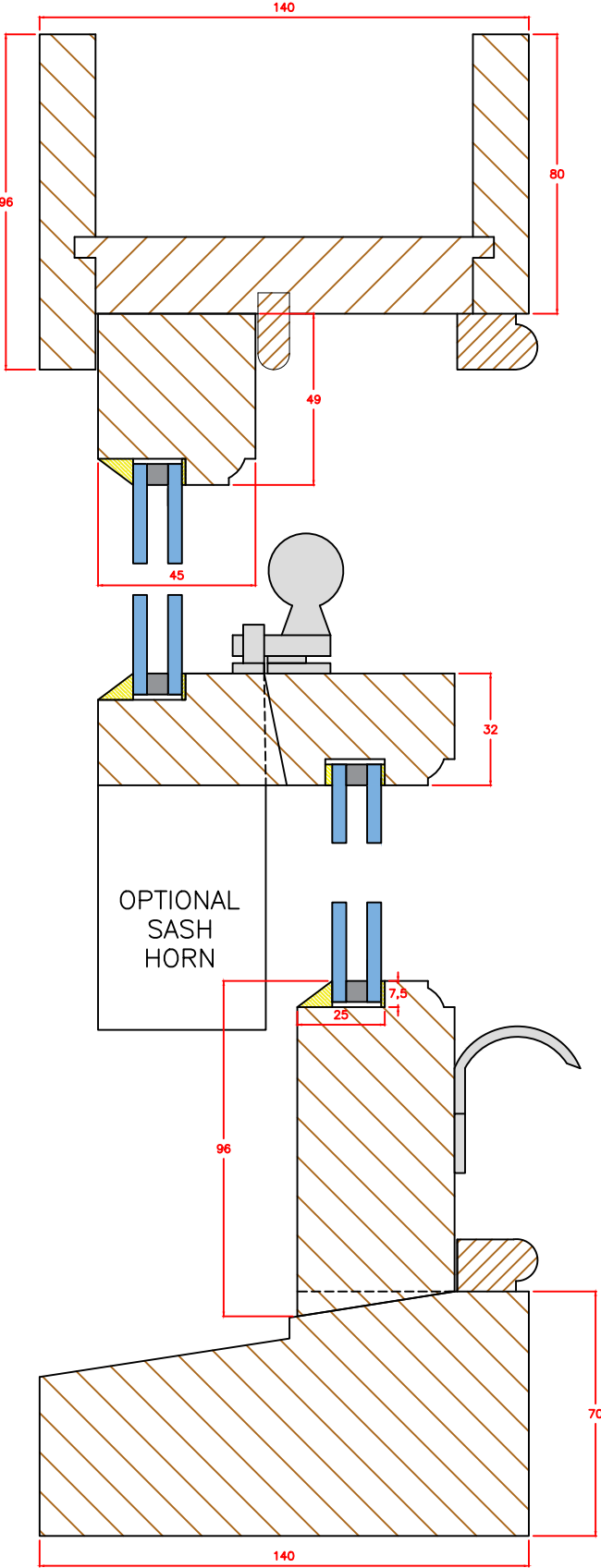
All new and replacement rooflights to be aluminium framed conservation style.

Layout

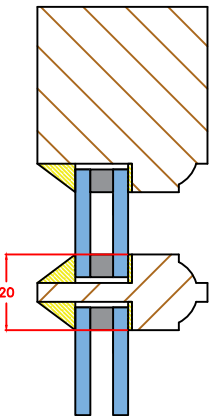
Alterations to the internal layout are proposed which will improve the use of the building for the occupants throughout the house. Throughout the brief and design development for the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing property.

Appendix 1

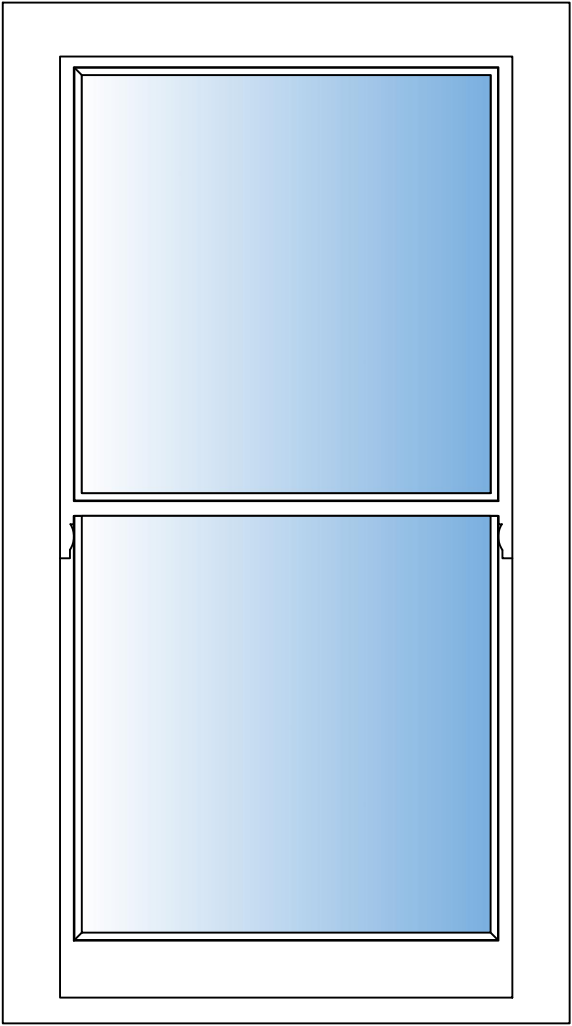
Sections – Head & cill
1:2 @ A3



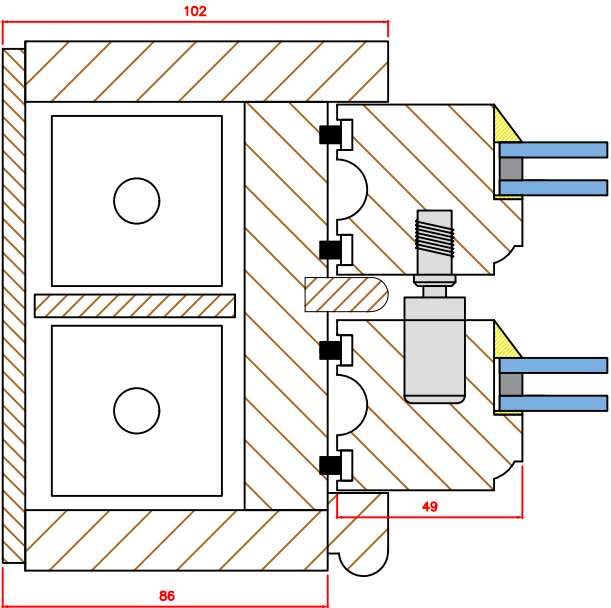
Sections – Glazing bar
1:2 @ A3



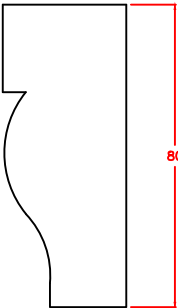
Elevation – External view



Sections – Jambs
1:2 @ A3




Standard Horn
1:2 @ A3

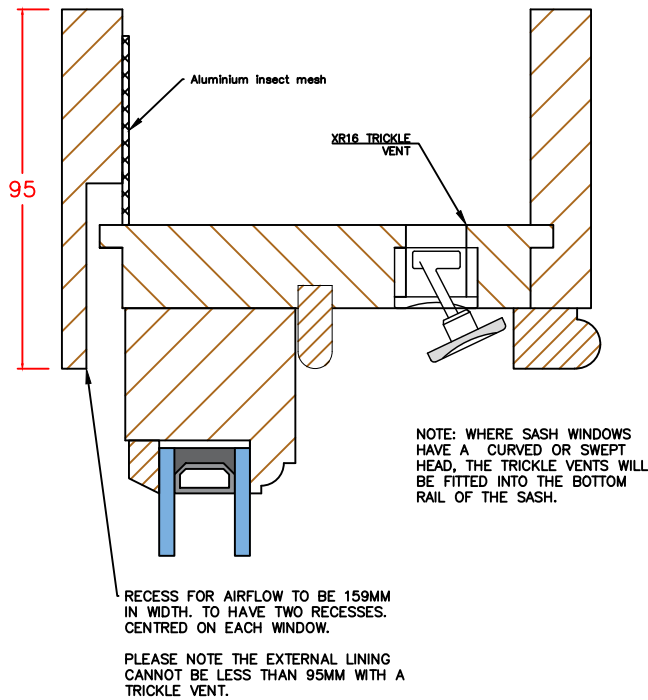


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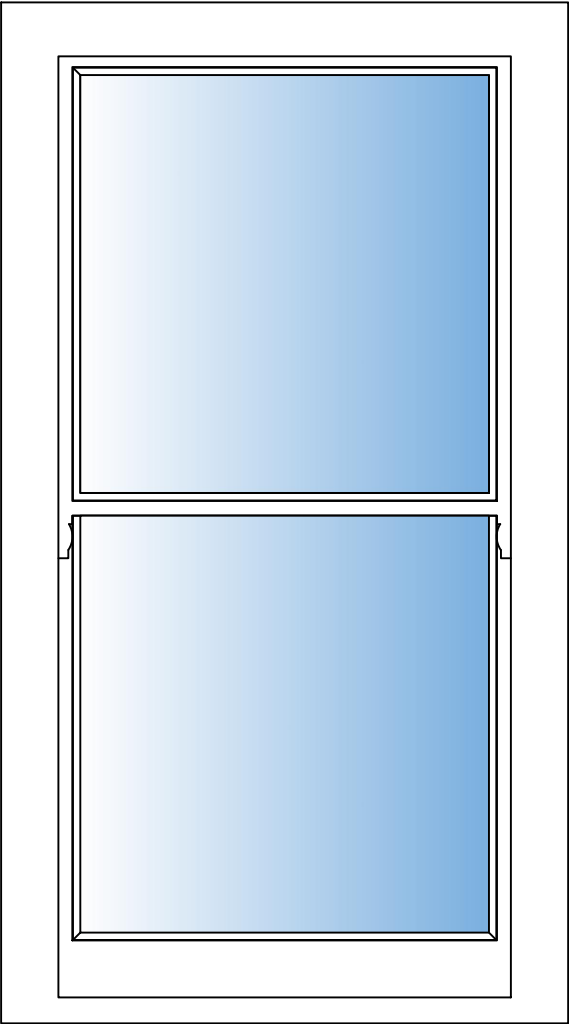
ALL MEASUREMENTS ARE IN MM DO NOT SCALE FROM THESE DRAWINGS

Drawing Number: SGL-HBS-01	
Drawing Name: Heritage Box Sash Window	
Drawing Date: 16.02.2024	
Drawn by: NATHAN SMITH	
 Sanford GROUP LIMITED	Unit 2, Kangley Bridge Road Kangley Business Centre Lower Sydenham, London SE26 5AQ
	T: 020 3576 7500 E: sales@wandsworthsashwindows.com
SCALE: N/A	REV: C

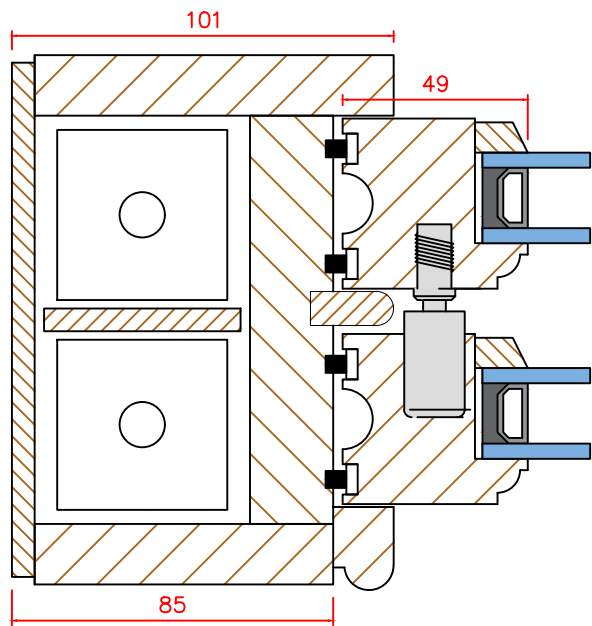
Sections – Head & cill
with trickle vent
1:2 @ A3



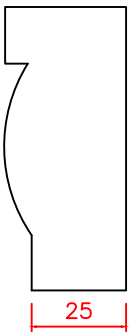
Elevation – External view



Sections – Jambs
1:2 @ A3




Victorian Horn
1:2 @ A3



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Drawing Number: SGL-BS-01	
Drawing Name: Traditional Box Sash Window	
Drawing Date: 17.03.2023	
Drawn by: NATHAN SMITH	
 Sanford GROUP LIMITED	Unit 2, Kangley Bridge Road Kangley Business Centre Lower Sydenham, London SE26 5AQ
	T: 020 3576 7500 E: sales@wandsworthsashwindows.com
SCALE: N/A	REV: C