

DESIGN AND ACCESS STATEMENT

49 COURTHOPE ROAD

KAS Architects

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Introduction & Background

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Photographic Description

Introduction and Background

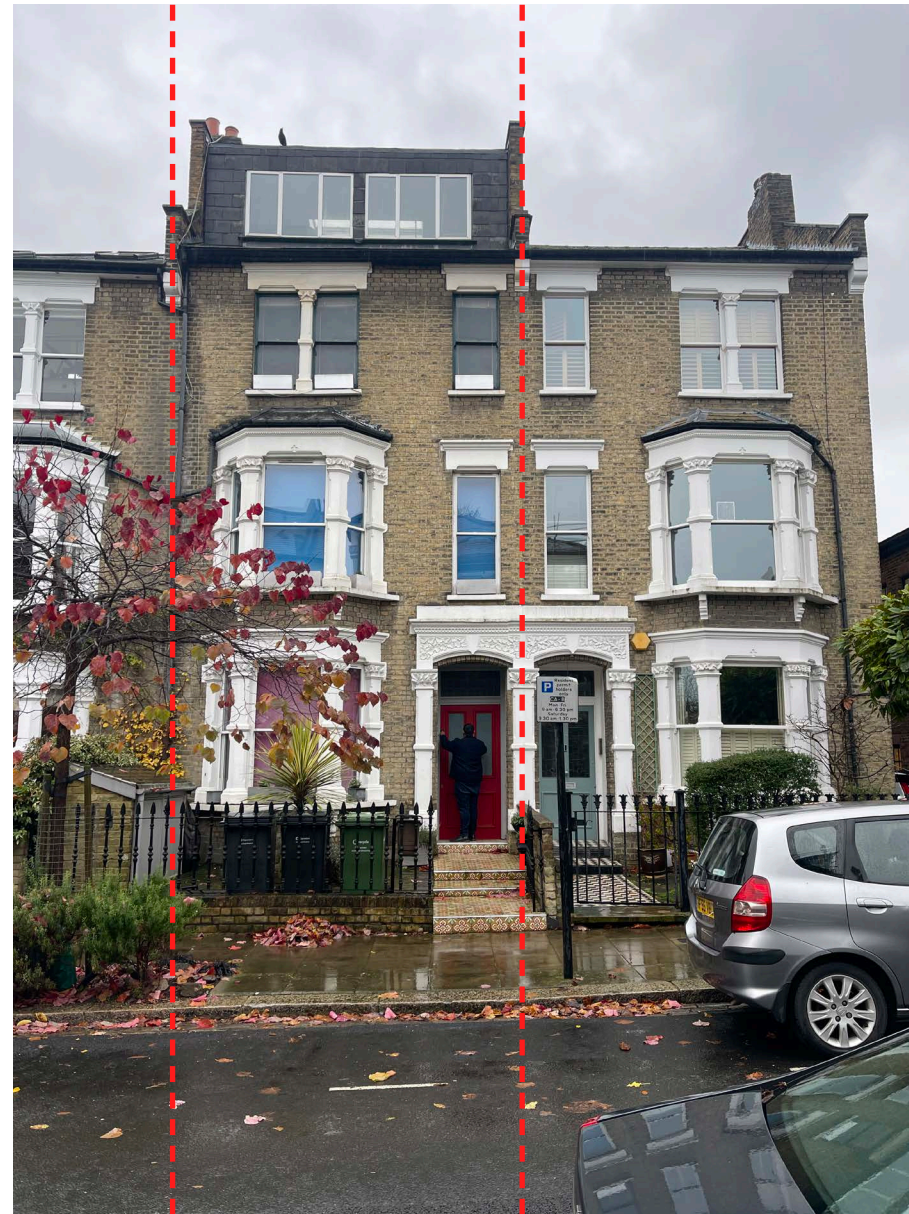
1.1 Introduction

This document is intended to support a householder application for 49 Courthope Road.

The proposal is to revise the fenestration of the building generally, without making any changes to the footprint of the building. This also includes some internal alterations.

To summarise the proposal:

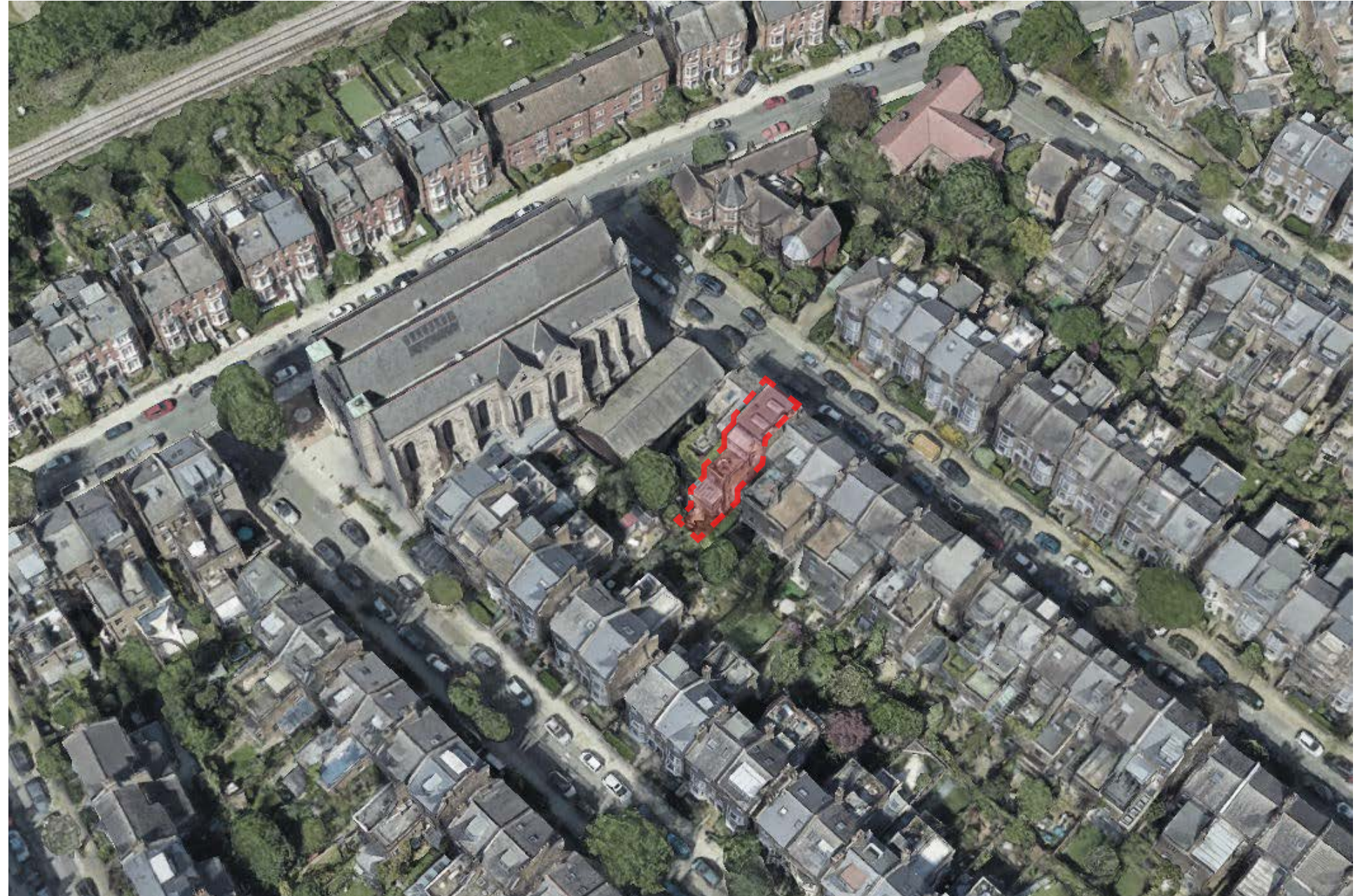
- The client wishes to upgrade all existing windows to double glazed
- The front elevation proposal is to reintroduce timber sash windows and timber frames for the windows with double glazing. These windows at some point were changed to aluminium framed and are not part of the historical fabric. A move to change them back to timber sash windows will improve and enhance the building and conservation area.
- The rear elevation windows will be changed to double glazed aluminium framed windows, as these windows are currently very dated and single glazed.
- The existing extension on the rear of the ground floor will be redesigned in terms of fenestration, without changing the size or bulk of the extension.
- The existing side extension to the rear of the ground floor will be redesigned in terms of fenestration, without changing the size or bulk of the extension.
- There are two conservatories on the first and second floor. The proposal is to also replace the fenestration of these very dated conservatories and also introduce a solid flat roof above both conservatories.
- The current building allows a lot of draft and cold weather in due to the nature of the single glazed and poorly constructed conservatories. The upgrade to the glazing will improve the longevity of the building as well as reduce the carbon footprint due to the thermal upgrades.



1.2 Site and Surrounding

The property is situated on Courthope Road, adjacent to the Grade II* Listed All Hallows Church. The properties on Courthope Road are primarily terraced dwellings comprised of three storeys. Some properties, including 49, have extended lofts to the front and rear of the property.

The property is situated within the Mansfield Conservation Area and is predominantly a residential area.



1.3 Photographic Description

The following images show the existing state of the rear elevation



Rear elevation of the property showing existing extension on ground and first floor



Existing side infill extension

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Proposal

- Scale and appearance
- Sustainability
- Access & amenity
- Design team

2.1 Scale and Appearance

Rear Elevation

The rear elevation of the existing extension is being revised and the glazing width is being increased in order to create a better connection to the garden. The design of the fenestration is also being revised showing delicate arched designs.

On the first floor, the existing conservatory fenestration will also be redesigned with sleek and minimal frame designs including a solid roof.

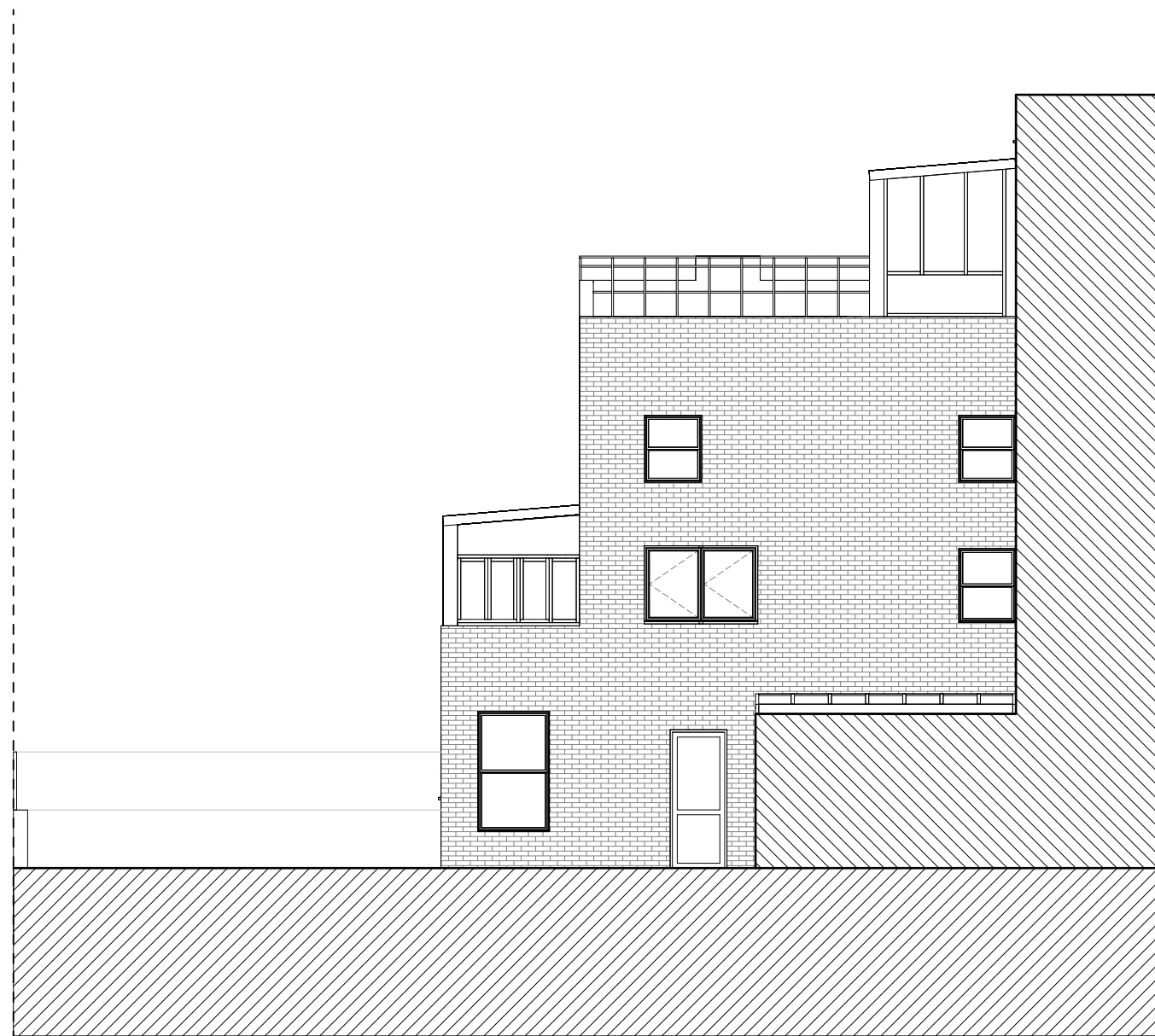
The third floor conservatory will also be redesigned in terms of fenestration and a solid roof will be introduced.

The two existing roof lights of the conservatory will be replaced as they are dated but the sizes won't increase.

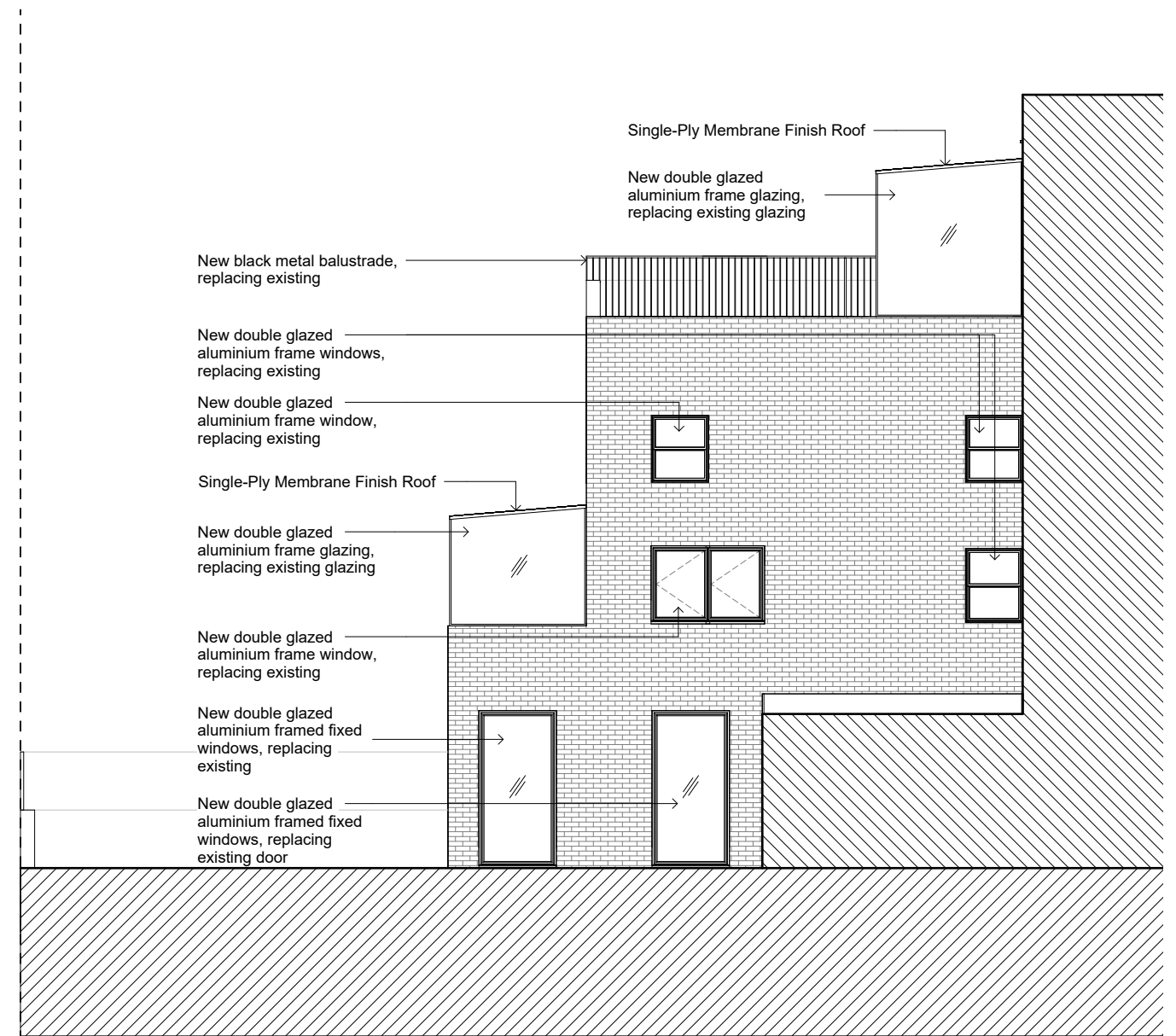
Side Extension

The side extension will have revised fenestration but the bulk and size won't be altered. The upgrades to all the fenestrations are due to them being dated and single glazed and in need of replacement.





Existing side elevation



Proposed side elevation

2.2 Sustainability

This project has been conceived with an awareness of environmental, social and economic sustainability. Both the applicant, and the agent, KAS Architects are committed to realising an exemplar project of sustainable design. New planned elements will be constructed utilising modern construction methods with more than required thermal and acoustic insulation built in the new floors, external walls, roof structure and the slab. Sustainable materials such as timber will be used for the extension, as well as a secondary structure for the construction of the extension. Modern materials and techniques will guarantee high quality of build is provided, with minimal building time to ensure minimal discomfort to the neighbours. Furthermore the design team will comply with current Building Regulations and other required standards.

2.3 Access & Amenity

The main entrance of the house won’t be changed.

2.4 Design Team

We are a design-led RIBA architecture and interiors practice based in Central London. We are committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 10 years experience working on award winning residential, cultural and educational projects for world-leading practices such as Allies and Morrison, Hopkins Architects, John McAslan + Partners and Henley Halebrown Architects.

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