

**G R O U N D   F L O O R   F L A T**  
**3 2   S H I R L O C K   R O A D**

London, NW3 2HS

**DESIGN & ACCESS STATEMENT**

*Submitted by SM Creatives  
On behalf of Nahana & Igal Nassima*

## Ground Floor Flat, 32 Shirlock Road, NW32HS – Full Planning Application

*Replacement of the rear windows with taller double-glazed sliding windows. Replacement of the lightwell external glazed double doors with a double glazed window*

Dear Camden Planning Service,

On behalf of Nahana & Igal Nassima, please find our Design and Access Statement in support of a full planning application for proposed alterations to Ground Floor Flat, 32 Shirlock Road. This is to be read in conjunction with photographs and drawings as scheduled below.

### Drawings

PL-01 Existing & Proposed Ground Floor Plan  
PL-02 Existing & Proposed Elevations

### Appendix

Photos of property

## PLANNING CONTEXT

- 32 Shirlock Road is located within the Mansfield Conservation Area in the London Borough of Camden. The area consists of a loose grid of residential streets lined with uniform three-storey terraced housing built during the late-19th Century Victorian Era.
- The area is situated between two major overground train stations, Gospel Oak to the East and Hampstead Heath to the West and is bound by the Heath to the North.
- The ground floor at 32 Shirlock Road is a three-bedroom apartment in a shared freehold Victorian terrace house of three floors plus a loft extension. There are two other dwelling units in the house, a flat on the first floor and a two floor dwelling on the upper floor.
- Planning approval was granted for the "Erection of single storey rear extension, single storey side extension, new courtyard, raising height of side boundary wall and installation of balustrade to terrace above (as amendment to 2013/8170/P)". Application nr. 2014/7885/P (decision, 09. March 2015).
- Planning approval was granted for the "Erection of single storey rear extension, single storey side extension, new courtyard, raising height of side boundary wall and installation of balustrade to terrace above." Application nr. 2013/8170/P (decision, 01. May 2014).

## THE PROPOSAL

### Generally

- The development proposes considered replacements and alterations. These have been designed holistically to complement the home while maintaining and enhancing the local context and character. The ambition is for a high-quality design that will last for many years to come.
- The effect of the proposed modifications is best represented in the associated existing and proposed plans and elevations.

**Replacement of the rear windows with taller double-glazed sliding windows. Replacement of the lightwell external glazed double doors with a double glazed window**

We propose to replace the existing rear windows overlooking the garden with taller, double-glazed aluminium sliding windows. As part of this alteration, the existing window sill will be lowered to 450mm above the internal finished floor level. This adjustment is intended to increase the amount of natural daylight entering the living room and kitchen, thereby improving internal light quality, and enhancing the connection with the garden. The new window frames will match the style and finish of the existing rear doors and windows to ensure visual consistency across the rear elevation.

We propose to replace the existing glazed double doors within the lightwell with a new double-glazed aluminium window. The new window will feature a raised sill at 600mm above the internal finished floor level. As with the garden-facing windows, the new glazing will use frames consistent with the existing rear fenestration to maintain a cohesive appearance

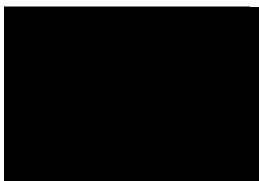
**IMPACT**

- The alterations are limited to the rear of the property, so they will not be visible from the public road (Shirlock Road).
- As these changes are not visible from the street, the aesthetic impact on the existing context and neighbouring houses is minimal.
- There will be no negative impact on the views of neighbouring properties.
- The use of high-quality materials will ensure durability and enhance the property's overall appeal.

**ACCESS**

- Access to the property from the road at Shirlock Road will not be altered in any way. There are no public thoroughways across the property.

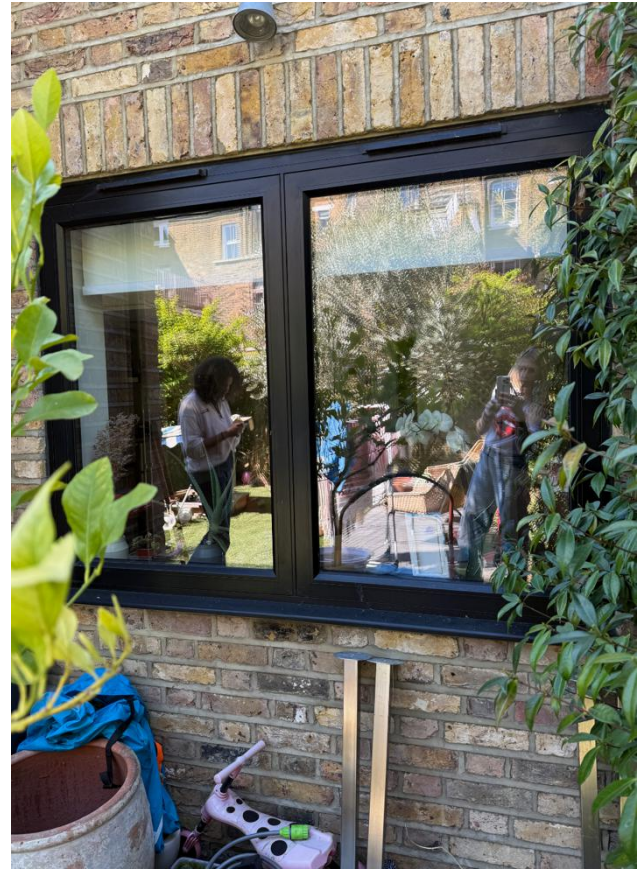
Sincerely,  
Stefania Marchionni



APPENDIX – Photographs



Rear garden windows







Lightwell doors