

Garden Flat, 5 Thurlow Road, Hampstead, NW3

Design / Access Statement

5 Thurlow Road is a large house in a conservation area that has been converted into four self contained flats.

The Garden Flat has an existing rear single storey extension in which is sited the kitchen and breakfast room.

The flat has a separate entrance door at the front of the property, with a side passage leading to the rear garden.

Direct access from the flat to the garden is by way of UPVC french doors from the breakfast room.

The existing extension has painted rendered walls, a flat roof, and 2 number glazed rooflights.

In order to provide an additional bedroom it is proposed to build out from the breakfast room to the rear of the kitchen, in effect infilling the area between. The existing kitchen area would become the new bedroom and the extended area would become the kitchen.

The existing flat roof would be extended over the infill, and a new rooflight formed to provide a better amount of natural light to the new room below.

New painted rendered walls would match the existing and new folding french doors would access from both the new kitchen and bedroom to the small enclosed garden.

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