

26 Thurlow Road NW3 5PP

1st July 2016

Proposal

Further to pre-planning application, Ref. 2016/2637/PRE, the application has been amended to suit. The proposal is for the conversion of the building from 2 self-contained units into a single family dwelling and associated physical alterations to enlarge the existing lightwell to the rear.

Pre Planning Details

Application Ref: 2016/2637/PRE

Case Officer: Mr Carlos Martin

Guidance received:

- (i) The proposal to convert 2 units into one family dwelling would be acceptable in principle as it involves the loss of only one unit and the resulting house would provide a good standard of accommodation.
- (ii) The proposed external alterations are considered minor as they are concealed to the rear and are unlikely to result in any demonstrable harm to the character and appearance of the building or the surrounding conservation area.
- (iii) The proposed excavation to enlarge the lightwell is considered acceptable as it is minimal, so the submission of a Basement Impact Assessment would not be necessary. However as the site is within an area of hydrological constraints and slope instability, detailed information of the required excavation would be useful.
- (iv) An arboricultural report detailing tree protection measures during the design and construction process should accompany your application.

Features, Location

The site, 26 Thurlow Road is a Victorian semi detached house with a garden, located in a residential street in close proximity of Hampstead Village. The property comprises of four storeys and a lower ground floor. The property was built circa 1890's, and falls within the Borough of Camden's Fitzjohns and Netherhall conservation area. It does not have a listed status.

Since construction it has been divided into two dwellings; Basement flat 26A and 26 Thurlow Road. Both dwellings are now in possession of one owner and the site is not currently occupied.

The existing front facade is stock brick, in keeping with the style of the rest of the houses on the street. All windows are painted, timber box sashes. The main roof is a hipped, pitched roof, the rear facade is brick also with painted timber boxed sash windows. All existing rainwater goods are to the rear or side façade and are painted plastic.

Use

The building is currently divided into two self-contained units, a basement flat occupying half of the lower ground floor and a 4 storey maisonette above. It is proposed to convert these two units into a single family dwelling. The current total area of the property is 498 square metres, 58 sqm of which is the basement flat and the remaining 442 sqm the 4 storey maisonette.

Design

The purpose of the works is to amend the layout of the accommodation to suit the needs of a single family. To achieve this it is proposed to undertake internal alterations to integrate the lower ground floor with the remainder of the property.

It is proposed to enlarge the existing lightwell to the rear of the property at the lower ground level in order to provide greater natural light to the rooms to the rear of the property at this level. This will involve the construction of new retaining walls (as detailed in the Structural Engineer's report) and the removal of 1no wisteria and 1no small cypress tree (as detailed in the Arboriculture report). In conjunction with these works it is proposed to replace 1 box sash window that face the lightwell at the rear of the property with a painted timber hardwood glazed door. The new door will match the current window frame profile, in keeping with the Victorian fenestration.

Site Photos



Existing Front Elevation



Existing Rear Elevation



Existing lightwell



Existing wisteria beneath terrace to be removed

Scale and Appearance

It is proposed to undertake refurbishment works to upgrade all existing windows throughout the property, including the existing roof light. It is also proposed to undertake refurbishment works to the existing rear terrace as well as refurbishing the existing felt roof of the workshop.

Access

Access will remain unchanged.

This proposal is intended for use by the current owners of the house and their visitors only. There will be no increase in the volume of traffic using the site. The proposal is contained within the application site and does not affect any public rights of way.

Transport

No change to parking requirements and public transport will not be affected from the proposal.

Anthi Grapsa
On behalf and for Retrouvius Design Ltd.