



**truekiffin & co**

chartered architects



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**DESIGN AND ACCESS STATEMENT**

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**CLIENT**

Daniel and Philipp

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**PROJECT**

44 Courthope Road  
London  
NW3 2LD

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**JOB NO.**

966

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**ISSUE DATE**

26/10/16

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**Context**

The planning application concerns 44 Courthope Road which is a three-storey Victorian terraced house. The property is located in the Belsize Park area. The property is located within the Mansfield Conservation Area but is not listed.

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**Context – Locality**

The property is bounded by residential properties on either side.

The neighbouring properties are of similar heights and share similar design features.

The street frontage of these terraces is mostly untouched and have retained a uniformity.

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**Context – surrounding streets**

The property is located near Hampstead Heath park.  
Also near Hampstead Heath and Gospel Oak overground stations.

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**Design Evolution**

It is our intention to reconfigure and extend the property so as to create a forward-looking family home that whilst being respectful of its location is of high architectural merit and fulfils the desires, aspirations and lifestyle of a modern family.

The proposal is to extend the property to the side of the rear outrigger as to create a more useable space, in the form of a light and open family kitchen with a dining space

The materials of the new extension match those of the house.

The proposed extension will be modest in scale and height, with a glazed flat roof to maximise the amount of light entering the home. We believe the simple extension will create an elegant and enriching addition to the home, remaining subservient to the main building form while being aesthetically influenced by it.

On the first and second floors, larger bathroom facilities have been provided, and the internal layout has altered slightly to create an arrangement more suitable for the modern-day family.

An attic conversion is also proposed to create an additional room, with conservation Velux windows to the street frontage, for minimal visual impact, and a small dormer to the back, which is wrapped in zinc, with hardwood windows.

We believe these will be enriching additions to the home, ensuring that a beautiful traditional property will be able to continue functioning as a family home, whilst being ever courteous to the existing terrace in terms of scale, massing and materials.

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## **Materials**

The extension will be clad using brickwork to match the existing house brick and the glazing will be aluminium thin framed. (grey/black)  
The dormer to the back will be wrapped in zinc, with hardwood windows.

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## **Social, economic and planning policy context**

The planning policies and planning guidance of the Local Authority, as well as National Policies and the London Plan have been considered in the design of the build and in drafting this report.

Particular reference has been made to Mansfield Conservation Area Appraisal and Management plan.

PHOTOGRAPHS OF THE PROPERTY



