

20 Thurlow Road
REVISED DESIGN 2018/11/14
20 Thurlow Rd, London NW3 5PP



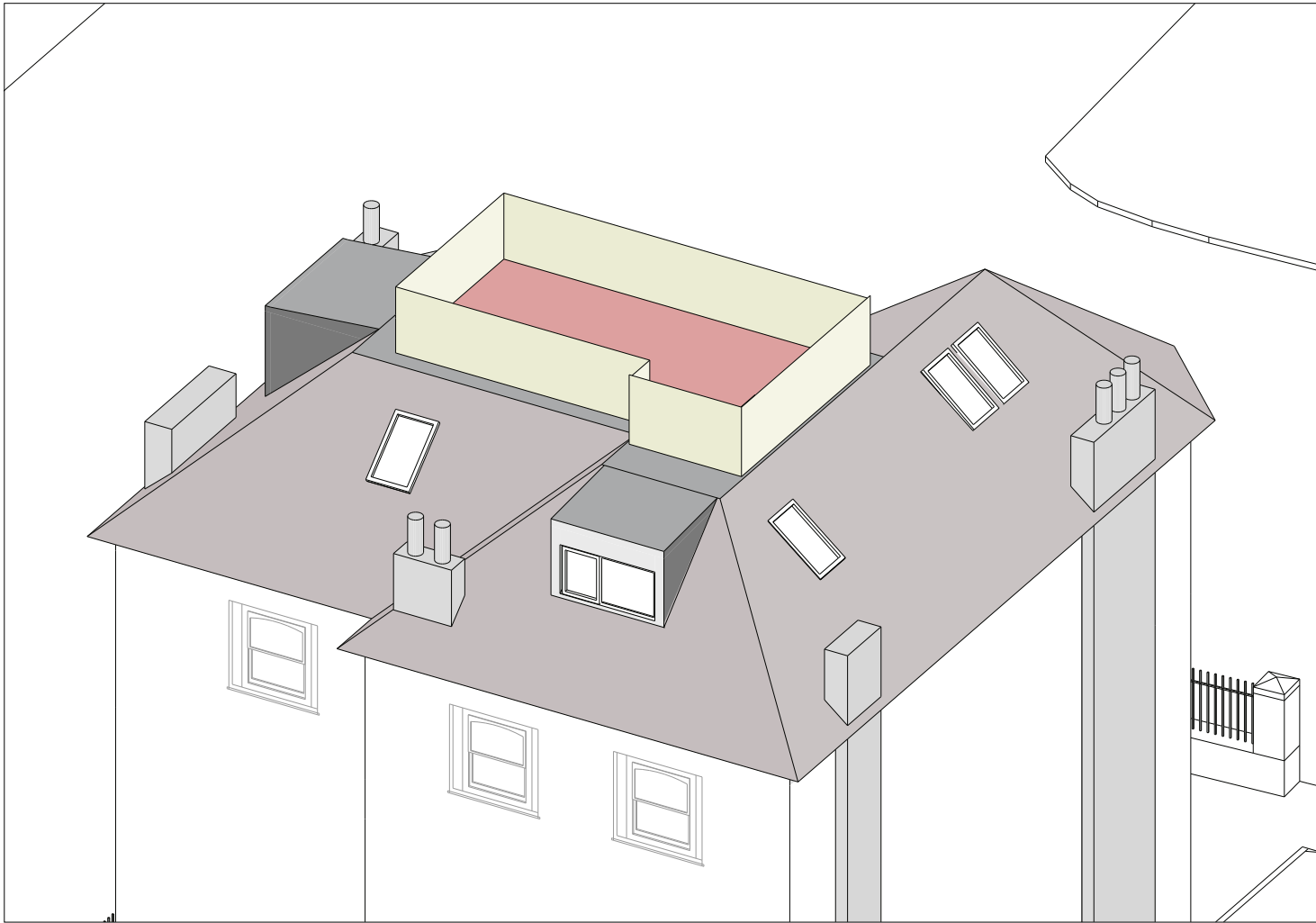
ROOF EXTENSION
AXONOMETRIC VIEW LOOKING NORTH-WEST

COMMENT FROM NORA-ANDREEA

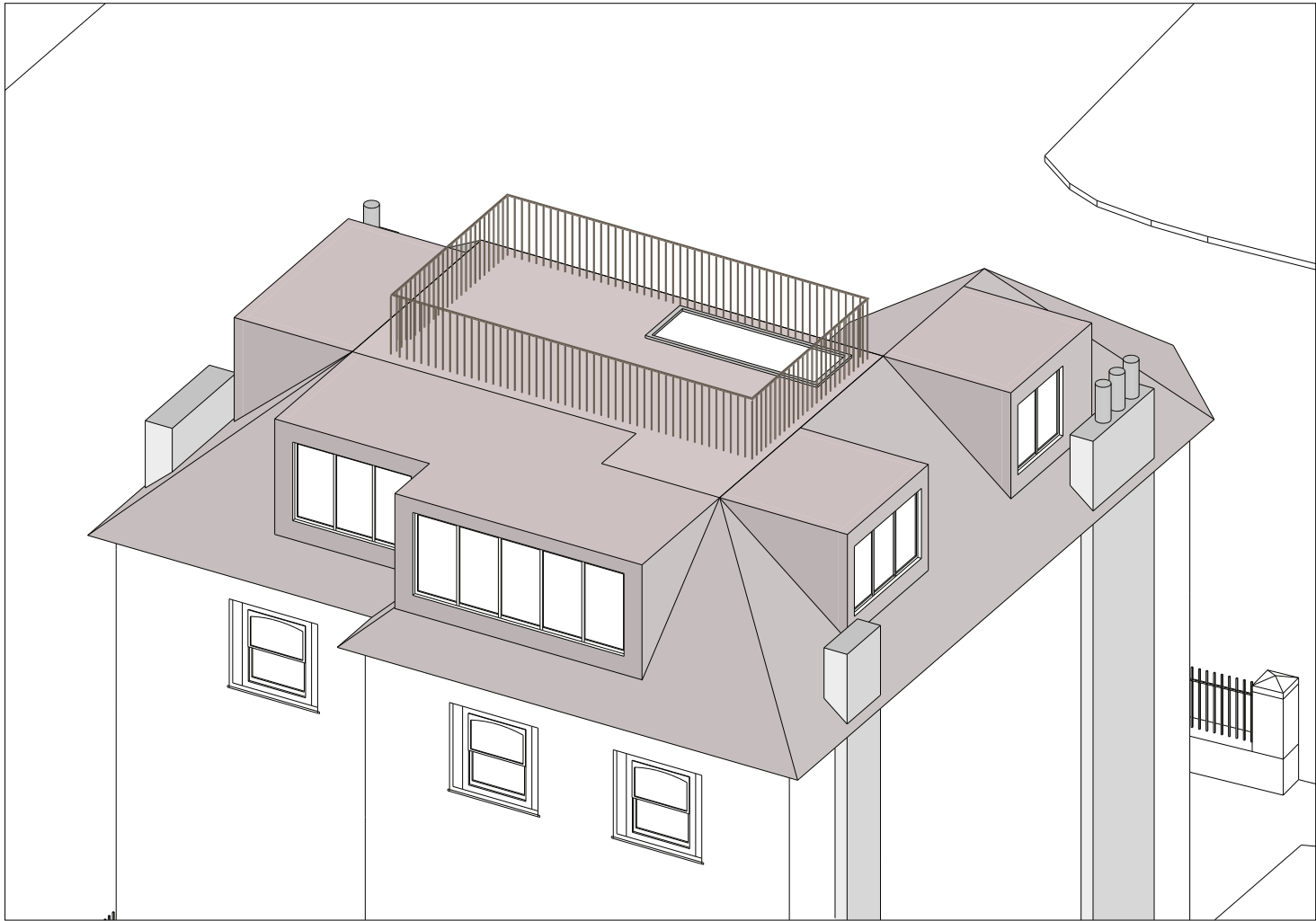
The proposed roof extension due to its bulk, scale, detailed design and projection appears dominant and top heavy, detracting from the character of the host property and streetscene. The scale of the proposed roof extension should be significantly reduced in size and be more sympathetic to the scale of the existing dormers which are more in keeping with the character of the property/surrounding area. The loss of the ridges is unacceptable, however another small dormer on side elevation facing adjoining property on Thurlow Road and a further small dormer to the rear may be acceptable.

RESPONSE

The revised proposal for the roof extension is significantly reduced in size and respects the scale and character of the surrounding area. The ridgelines remain untouched where visible, especially to the front. Our decision to retain the existing side chimney breasts further disguises any rear alterations from a street perspective.



EXISTING ROOF

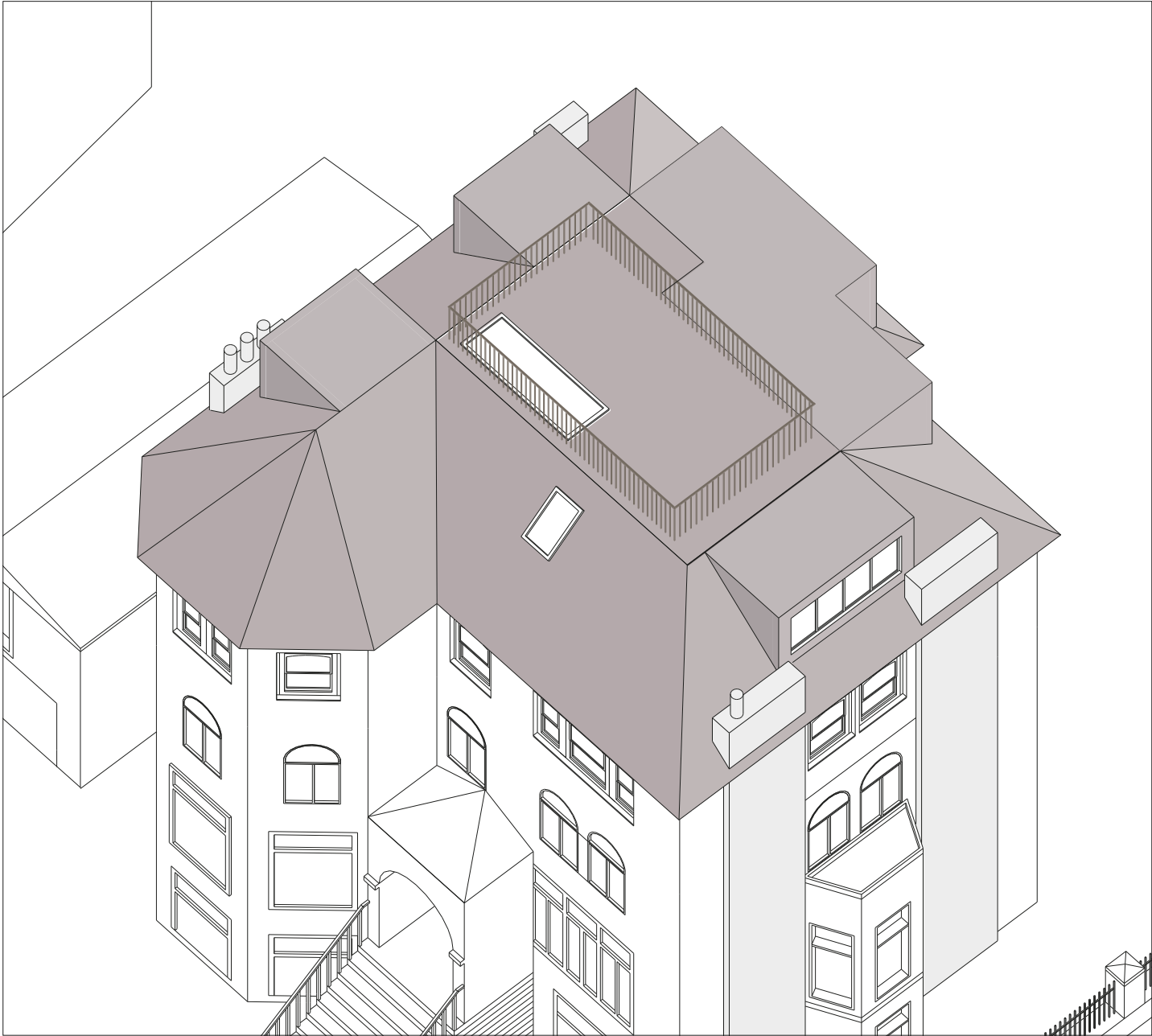


PROPOSED ROOF EXTENSION

ROOF EXTENSION
AXONOMETRIC VIEW LOOKING SOUTH-EAST



EXISTING ROOF



PROPOSED ROOF EXTENSION

STREET VIEW STUDY

The following street view study shows the proposed roof extension from every possible angle. We propose to replace the existing dormers with new ones which are better integrated into the roof.

The proposed extension respects the scale and bulk of the context and is barely noticeable from the street view. The dormers will feature a metal cladding, its colour will match the rest of the roof.



VIEW FROM THURLOW ROAD
LOOKING WEST



Plantings block the view to the rear of the building throughout the whole year as they do not drop their leaves in the winter.



VIEW FROM THURLOW ROAD
LOOKING SOUTH



STREET VIEW STUDY



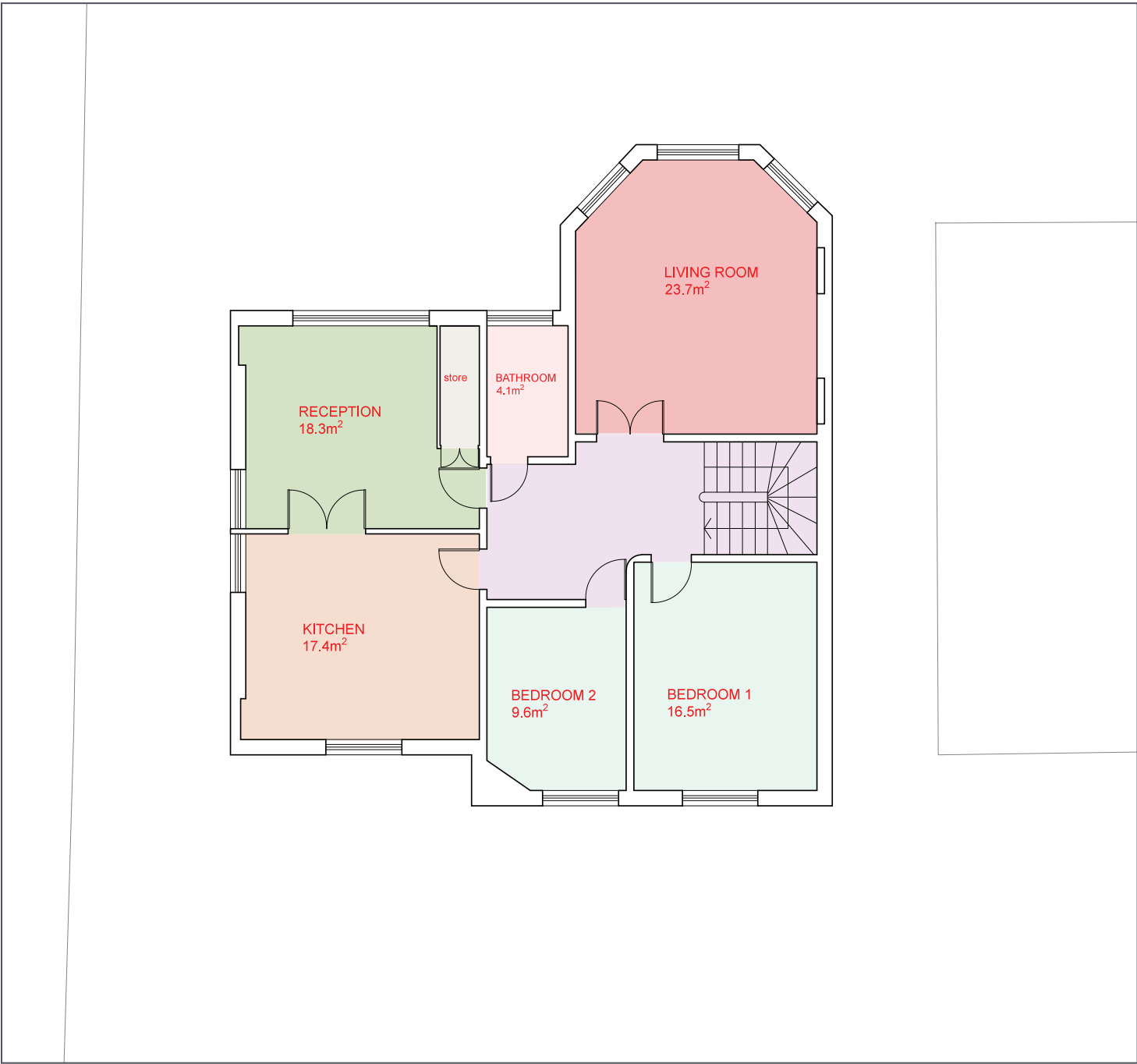
VIEW FROM LYNTHURST TERRACE
LOOKING EAST



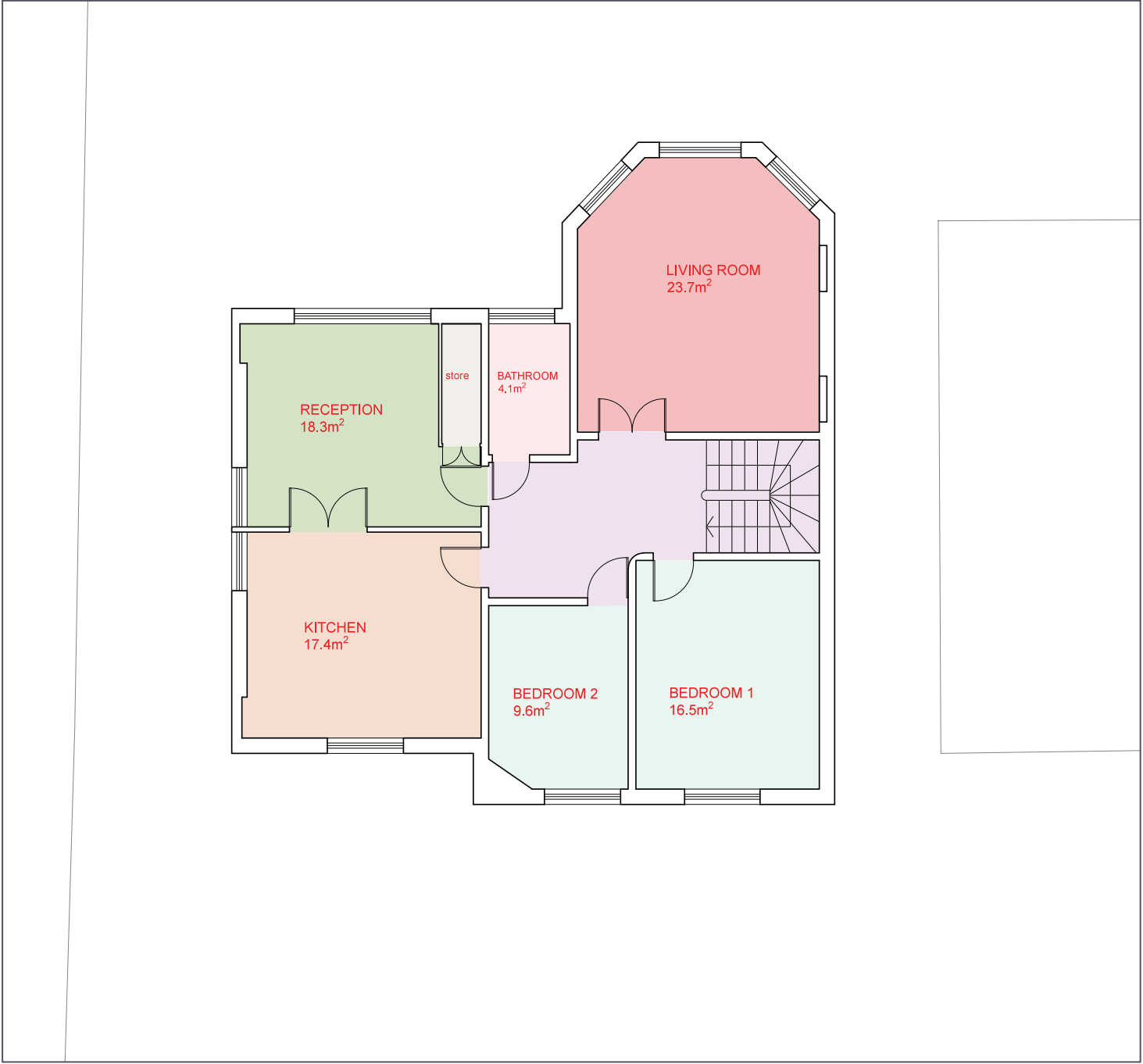
VIEW FROM LYNTHURST TERRACE
LOOKING NORTH



SECOND FLOOR PLAN

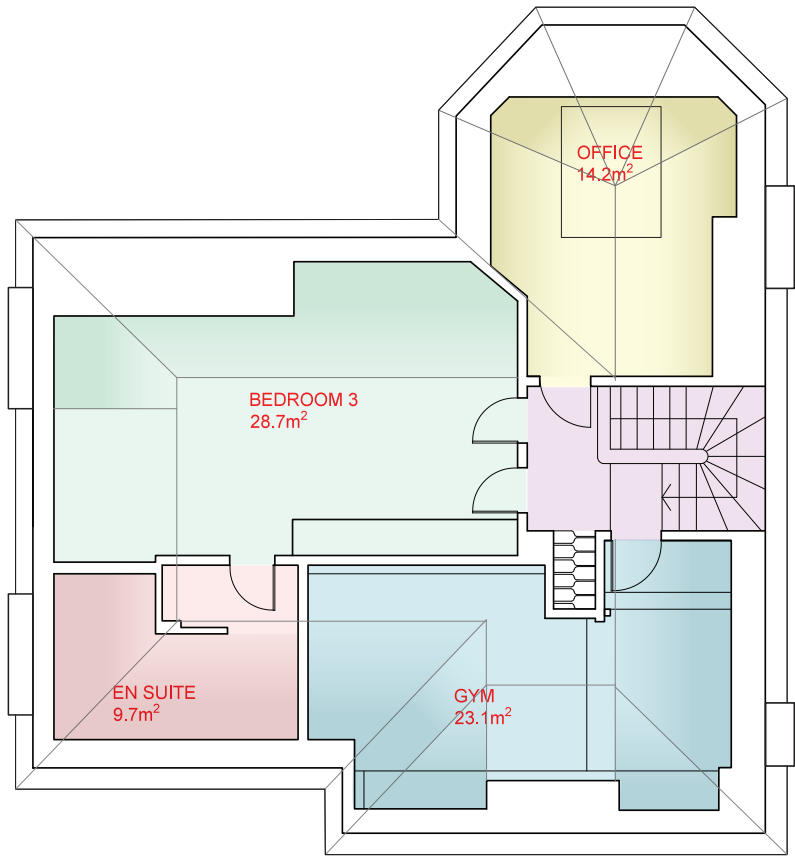


EXISTING LAYOUT

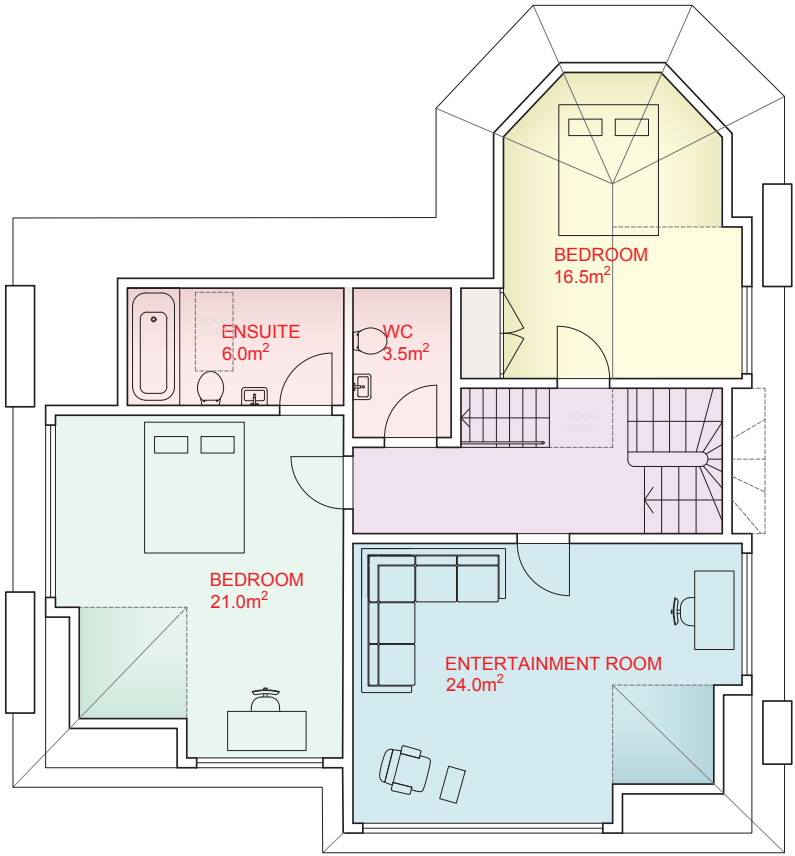


PROPOSED LAYOUT (REMAINS UNCHANGED)

THIRD FLOOR PLAN



EXISTING LAYOUT



PROPOSED LAYOUT

ROOF PLAN

COMMENT FROM NORA-ANDREEA

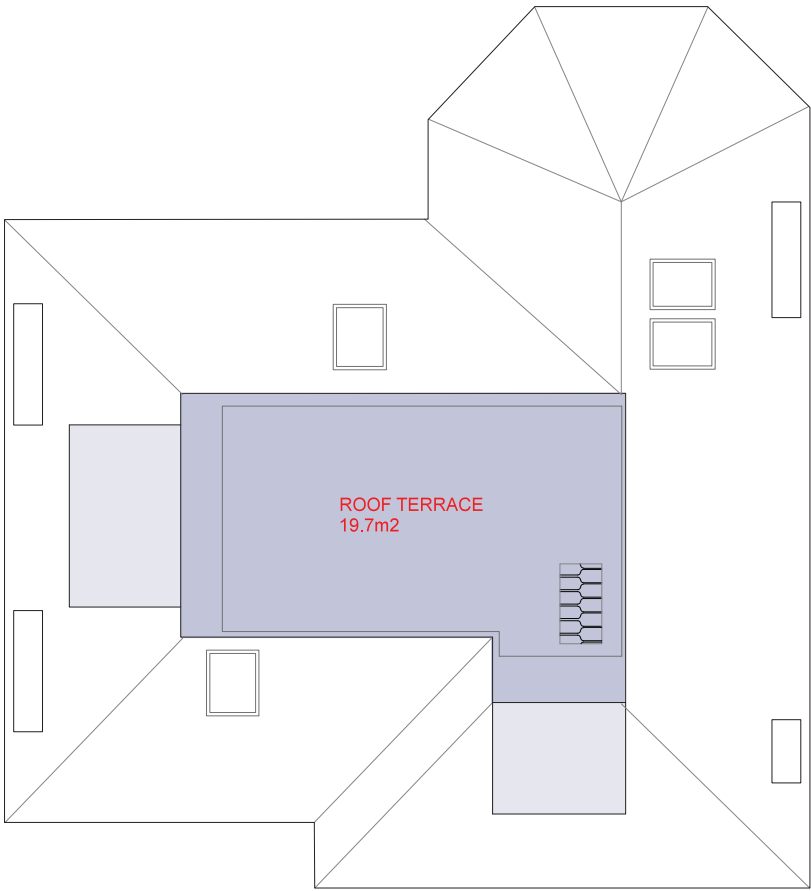
- The extension of the existing terrace would add additional clutter to the existing roof and host building overall, by adding a significant amount of glass balustrade. You are therefore advised that an increase in size of the terrace would not be supported by officers. The screening of the existing terrace should be replaced with fine railings.

Amenity – policy A1

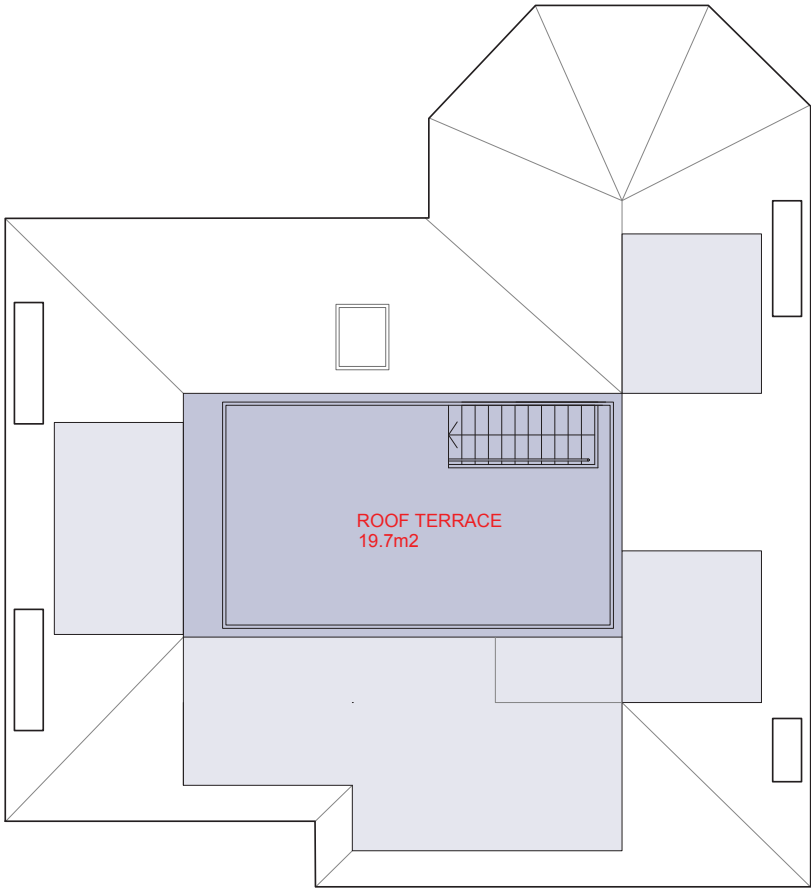
- The proposed increase in terrace size, would intensify the use of the roof area, which raises concerns in relation to the impact on the amenity of the neighbouring occupiers in terms of overlooking and noise disturbance.

RESPONSE

The size of the roof terrace will remain as it is. The screening will be replaced by a fine steel railing.



EXISTING ROOF TERRACE



PROPOSED ROOF TERRACE

TERRACE SCREENING

COMMENT FROM NORA-ANDREEA

The building benefits from a roof terrace accessed internally from the flat below, surrounded by high bamboo screening. There are no terraces at this level in vicinity to the application site. The screening, due to its projection, location and material appears to be out of character with the host building; however, the terrace and its screening appears to exist for more than 4 years, becoming lawful on balance by the passage of time. Any alterations to the existing roof form should improve the existing appearance of the building and streetscene.

RESPONSE

The bamboo screening will be replaced with fine steel railing to improve the appearance of the building.



EXISTING STREET VIEW



PROPOSED STREET VIEW

CHIMNEY BREASTS

COMMENT FROM NORA-ANDREEA

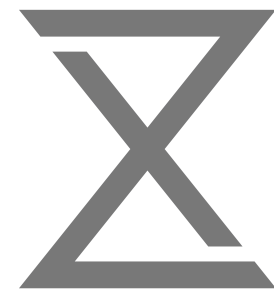
The existing chimney breasts are considered an important feature to the character of the building, particularly the ones on side elevations. Any roof alterations should be kept away from the existing side chimney breasts. The rear chimney breast should be retained as well, if possible, given the internal layout and head height.

RESPONSE

All side chimney breasts will remain as they are.



PROPOSED DESIGN



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