



Thurlow Road
**DESIGN & ACCESS
STATEMENT**

Flat 4, 20 Thurlow Rd, London NW3 5PP

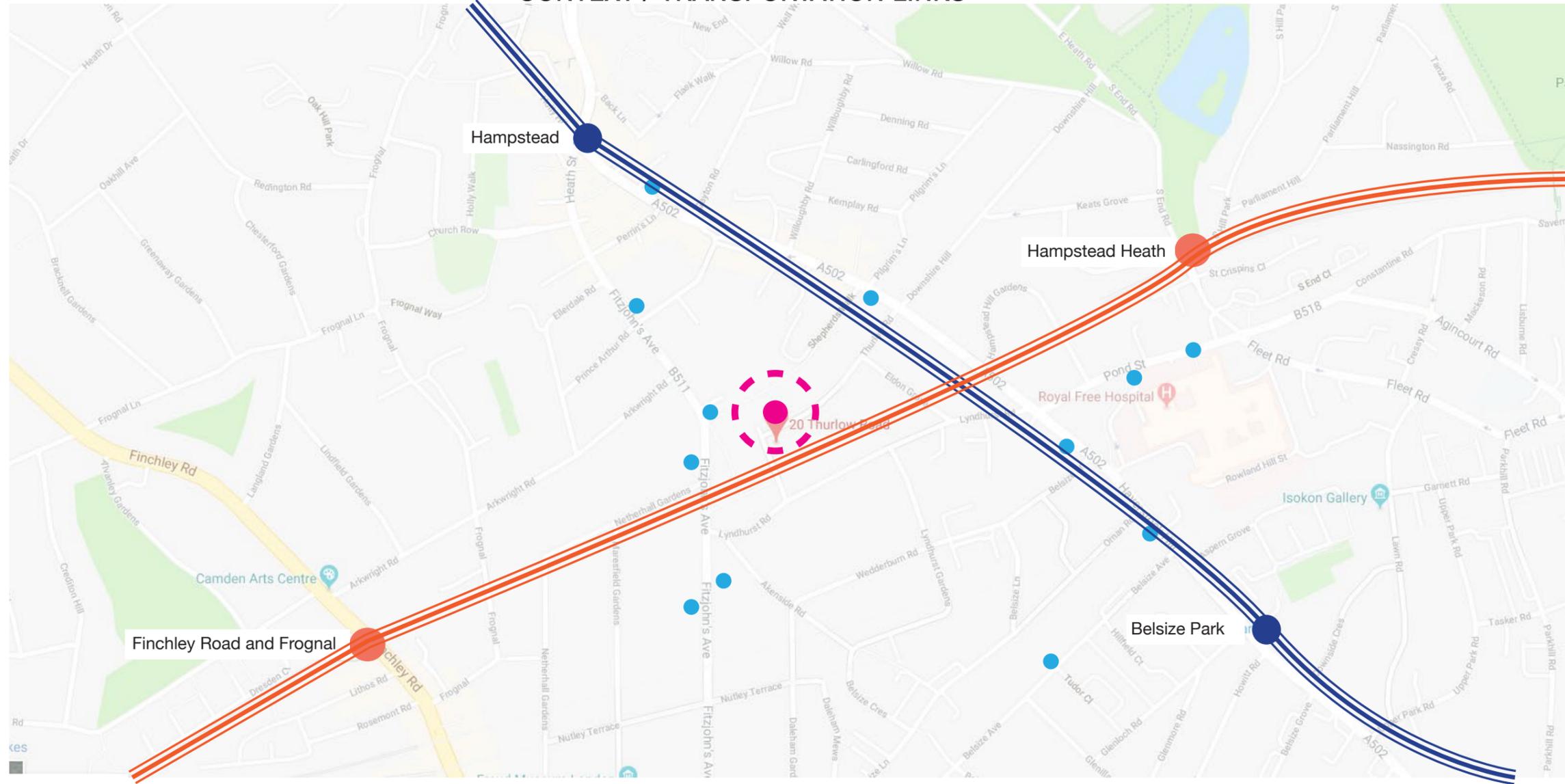


SITE LOCATION
CONTEXT



SITE LOCATION
NEARBY PUBLIC TRANSPORTATION

CONTEXT / TRANSPORTATION LINKS



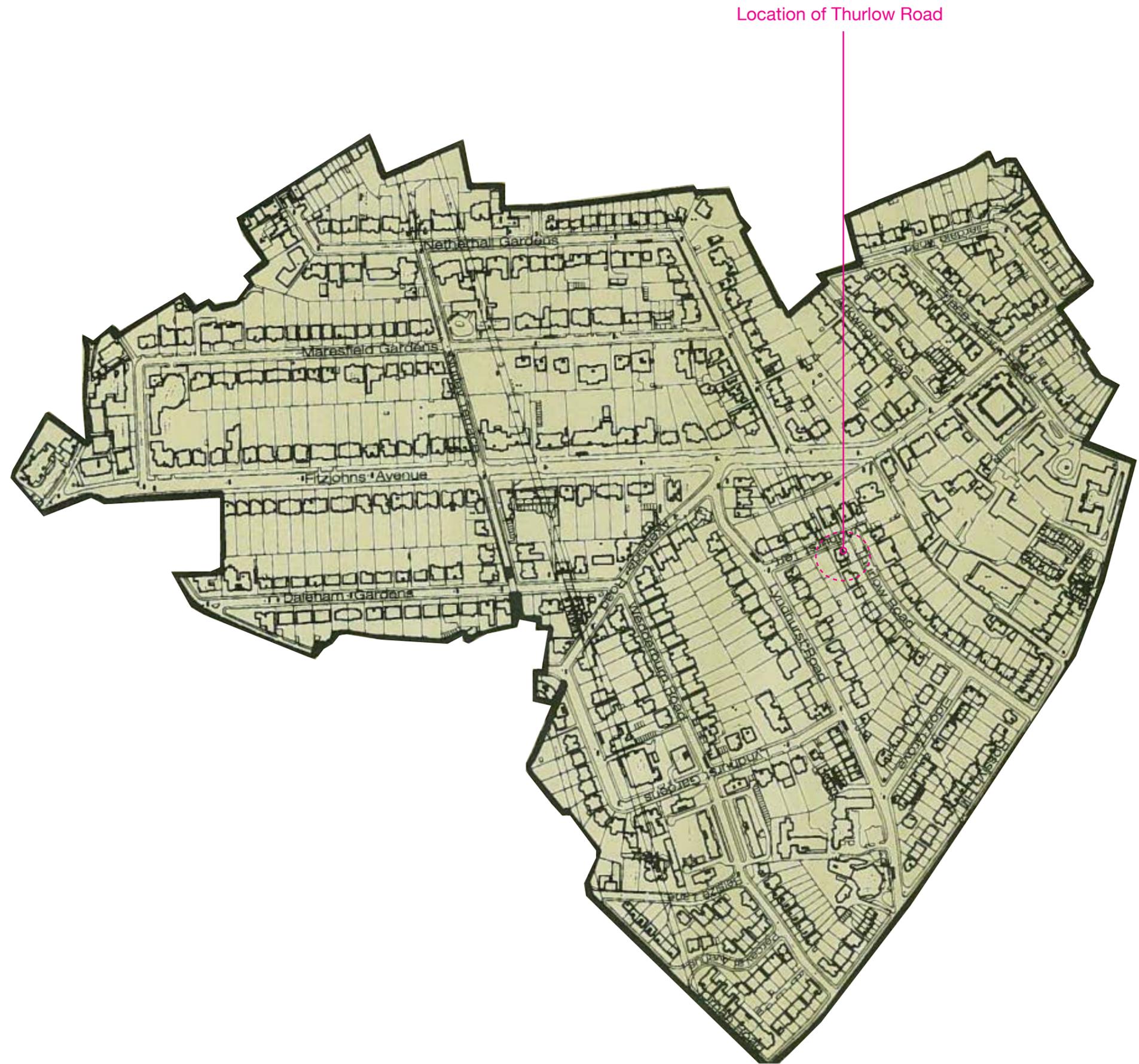
LEGEND

-  Overground Train Station
-  Underground Station (Northern line)
-  Bus Station

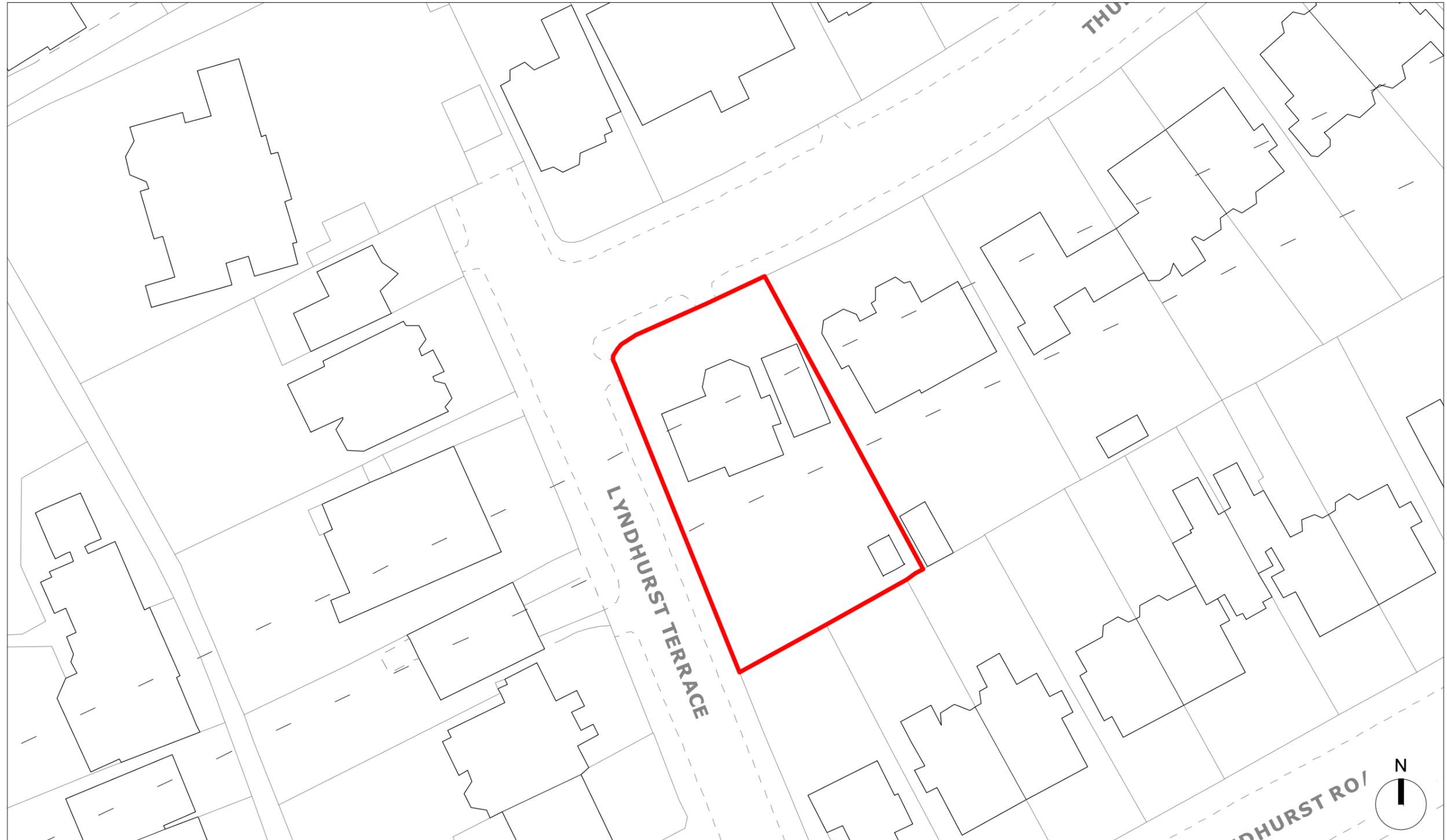
CONSERVATION AREA
LONDON BOROUGH OF CAMDEN

20 Thurlow Road lies within the Fitzjohns Netherhall Conservation Area as shown on the adjacent map.

The Conservation Area map is taken from Camden Council's Website.



BLOCK PLAN



SUN PATH STUDY



BIRD'S EYE VIEW LOOKING NORTH



BIRD'S EYE VIEW LOOKING WEST



BIRD'S EYE VIEW LOOKING SOUTH



BIRD'S EYE VIEW LOOKING EAST



CONTEXT VIEW
VIEW FROM THURLLOW ROAD



DESCRIPTION OF PROPERTY

No.20 Thurlow Road is a large detached house in Hampstead, London Borough of Camden. It comprises four flats and has a generous rear garden. The client occupies Flat No.4, which is located on the second and third floor of the property. The second floor of Flat No.4 has a kitchen/dining area, reception room, living room, bathroom and two bedrooms. The third floor is in the attic of the property and has a large bedroom with en suite, study and gym. The shape of the roof creates an inconvenient layout on the third floor, with much of the space not being fully useable due to inadequate head height. The third floor also has a staircase that leads to the rooftop terrace.

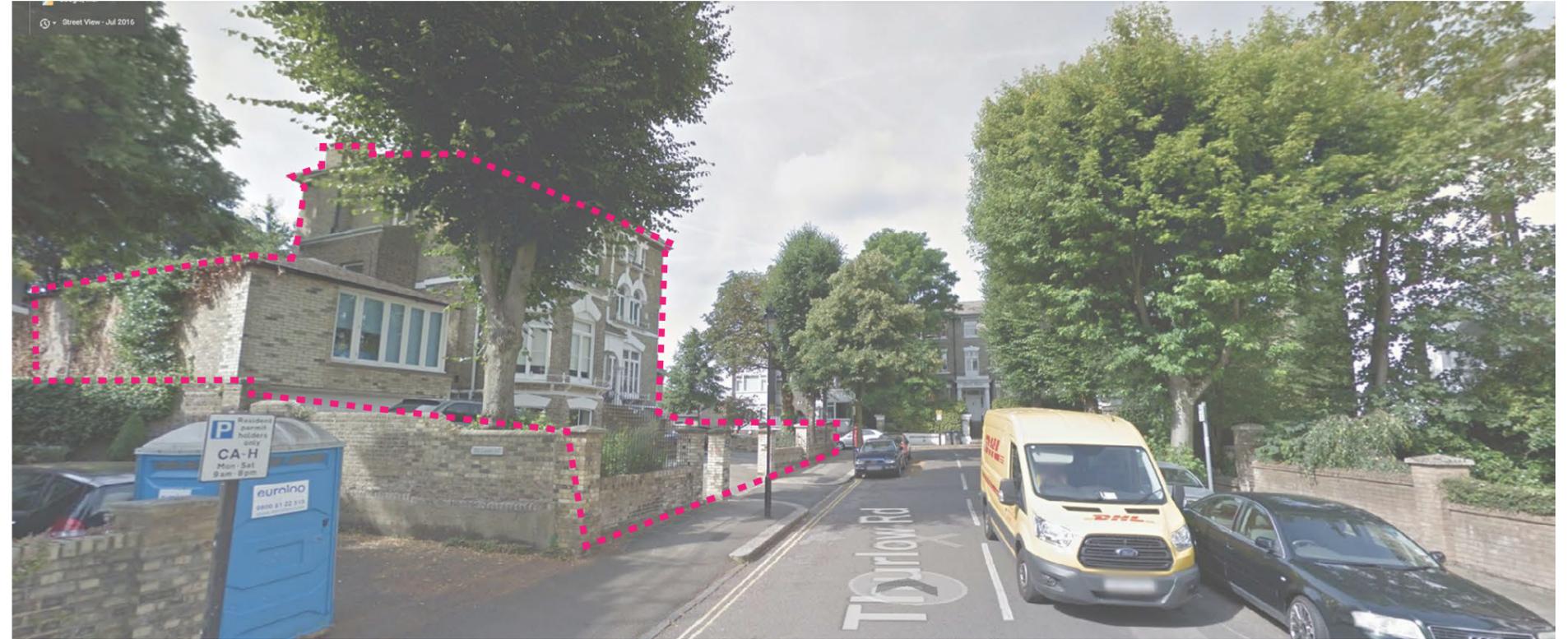
This proposal looks to improve the spatial quality of the rooms in the attic (third floor) by raising the floor-to-ceiling height to 2.4m, extending the existing dormers and adding two new dormers.

On the eastern side of the roof, two small new dormers are proposed which relate to the scale and bulk of similar dormers found on Thurlow Rd. On the south side of the roof, the existing dormer will be increased in width to create a generous useable space in the bedroom and create a new entertainment room. The existing dormer on the western side of the roof will only be slightly increased in size.

INTENDED USE

This application does not seek to change the use of the property from a 'Class C3 Residential Dwelling'.

FRONT VIEW SHOWING THE INTEGRATION OF HOUSE IN THE CONTEXT



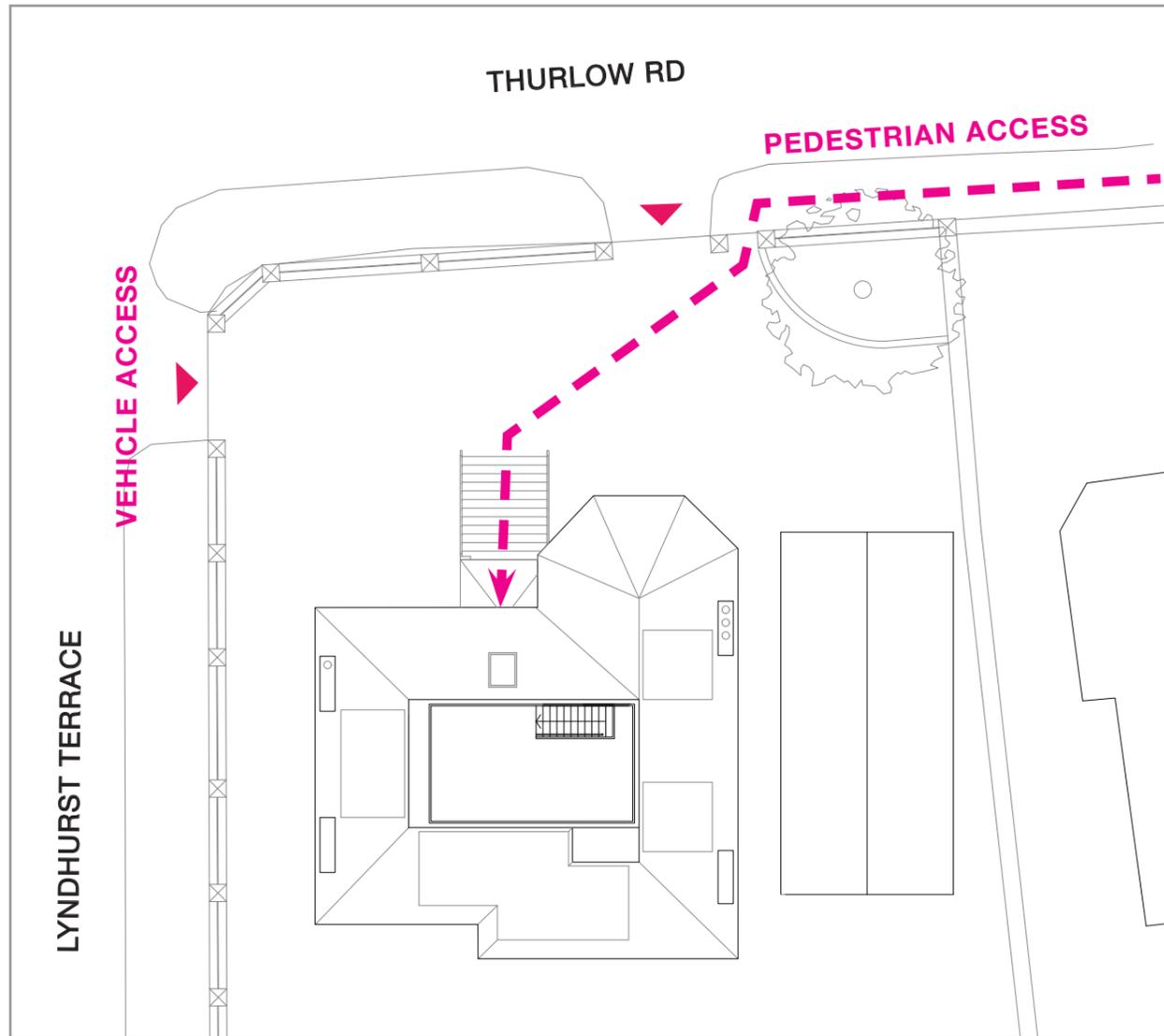
FRONT VIEW SHOWING THE INTEGRATION OF HOUSE IN THE CONTEXT



LAYOUT ACCESS

The current dwelling is a flat in a large detached house with a rear garden. The flat is accessed on the first floor, with a staircase leading to the second and third floor, and a small staircase leading to the roof terrace.

The access to the flat shall be kept as existing. A new staircase to the roof terrace is proposed on the third floor.

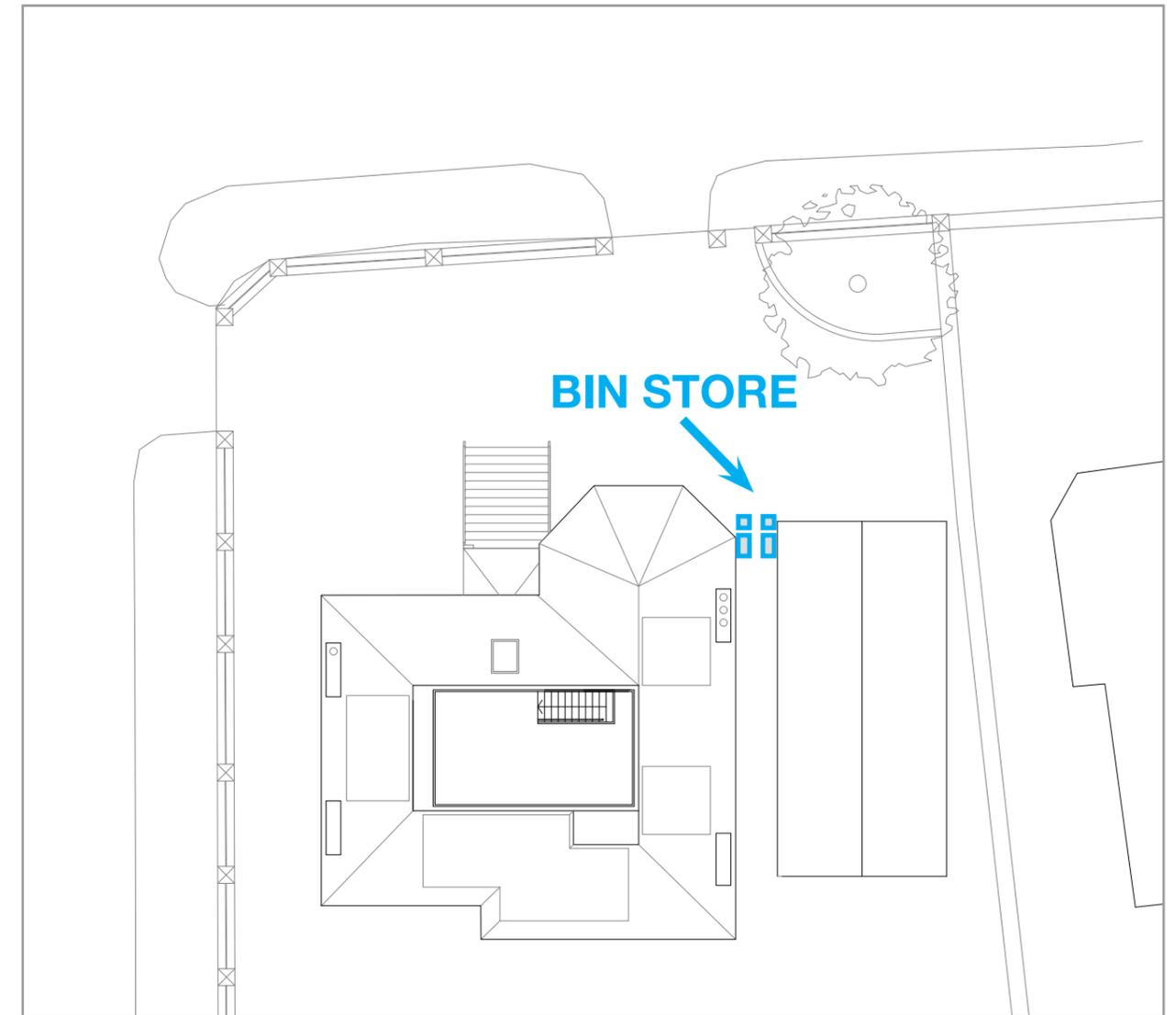


PLAN SHOWING ACCESS ROUTE

LAYOUT BIN STORAGE

REFUSE AND RECYCLING

2x 240l and 2x 660l Eurobins for refuse will be stored externally at the front of the building, in the front garden where the existing bins are stored. A 60l 'trio-recycling' storage unit will be incorporated into the kitchen units.



PLAN SHOWING LOCATION OF BIN STORE



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, bulk and character 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.

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 WEST



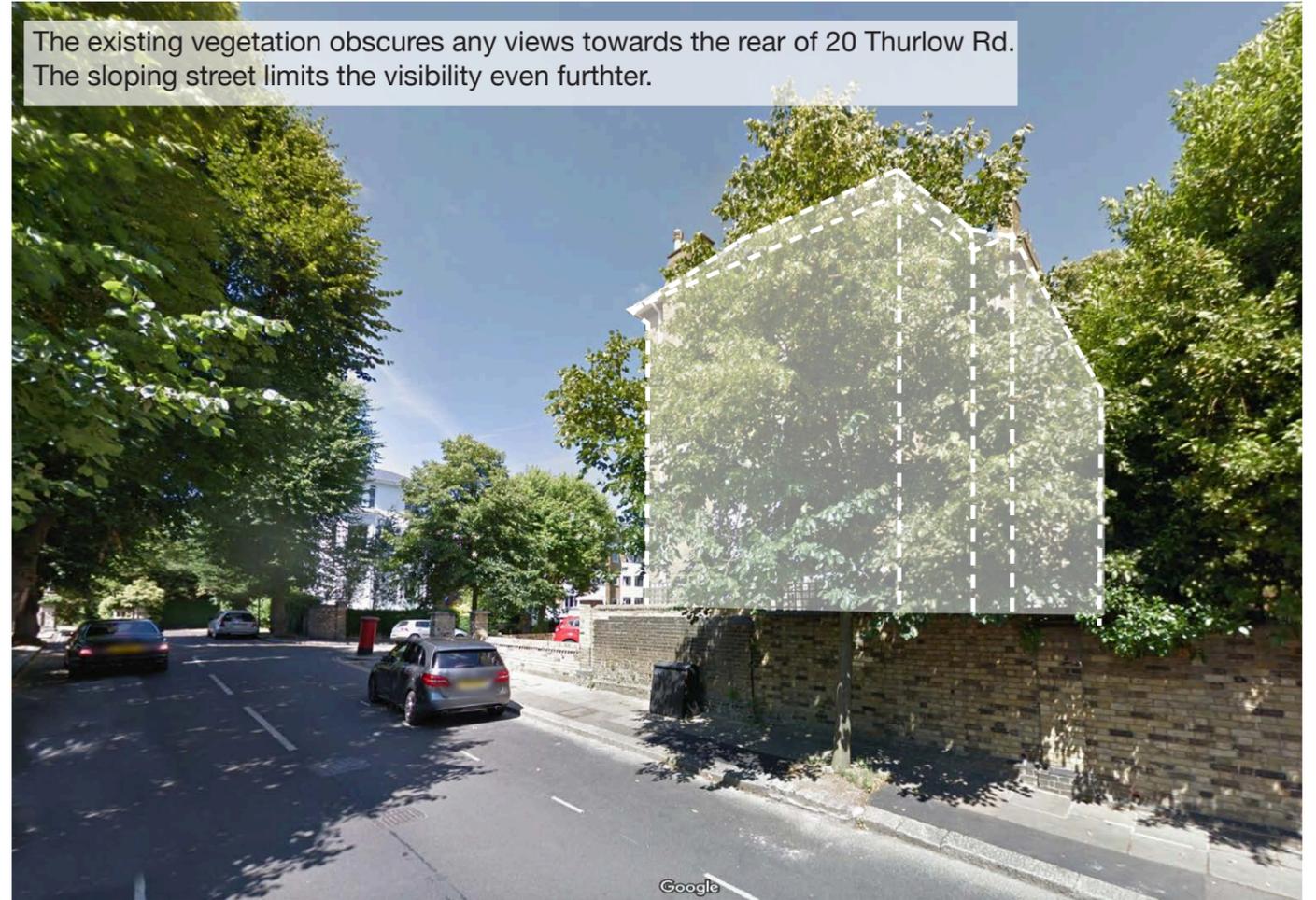
VIEW FROM THURLOW ROAD
LOOKING SOUTH



STREET VIEW STUDY



VIEW FROM LYNDBURST TERRACE
LOOKING EAST



VIEW FROM LYNDBURST TERRACE
LOOKING NORTH

