

# DESIGN & ACCESS STATEMENT

**GARDEN FLAT  
8 THURLOW ROAD  
LONDON, NW3 5PJ**

02 April 2019  
Ref: MJA/8866//D&A

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## INTRODUCTION

This Design and Access statement has been prepared to accompany a planning application submitted on the above property for a single storey rear extension.

8 Thurlow Road is a Victorian five storey property historically sub divided into four residential units. The garden flat occupies the lower ground floor with sole of use of the rear garden.

The garden flat is unmodernised and in need of complete refurbishment.

## PROPOSAL

The proposal submitted for planning approval is for a single storey full width rear extension. The depth of the extension is to line through with the extension constructed within the garden of No 7 Thurlow Road.

The proposed extension is full width across the rear of the property but built inside the existing boundary walls either side at No's 7 and 9.

The proposed works are to be part of the extensive refurbishment / remodelling of the existing property to create a modern 2 bedroom residential unit providing attractive well designed living accommodation in line with today's requirements.

Externally the extension has been designed to complement the existing building with rendered and painted enclosing walls and a 3 section sliding door giving access into the garden. The rendered walls will match the finish of the raised ground floor and the simplicity of the sliding doors will complement the two large vertical sash windows.

A single ply membrane flat roof with 3no roof lights set between parapet walls with a classic brick on edge detail completes the external finishes to the proposal.

## CONCLUSION

The proposal will neither complete nor detract from the existing building and have limited to no impact on the adjoining properties.

The proposal has been designed to sit comfortably within the confines of the site being neither over bearing nor insensitive to the host building or adjoining properties but a modern extension respecting both.