
DESIGN AND ACCESS STATEMENT



CLIENT
Josh Exell

PROJECT
46 A Courthope Road
London
NW3 2LD

JOB NO.
1054

ISSUE DATE

10/03/21

Context

The planning application concerns 46 Courthope Road Flat A which is a three-storey Victorian terraced house. The property is split into flats. The property is located in the Belsize Park area. The property is located within the Mansfield Conservation Area but is not listed.

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.

Context – surrounding streets

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

Design Evolution

It is our intention to reconfigure and extend the property so as to create a forward-looking family flat 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 and rear 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 pitched roof to maximise the amount of light entering the home. We believe the simple extension will create an elegant and enriching addition to the flat, remaining subservient to the main building form while being aesthetically influenced by it.

The front of the flat will contain now two bedrooms of 10 m sq , a family bathroom and an en-suite to provide additional space for a young family.

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

Materials

The extension will be clad using brickwork to match the existing house brick and the glazing will be aluminium thin framed. (grey/black)

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



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