



DESIGN AND ACCESS STATEMENT

1 THURLOW ROAD, NW3 5PJ

May 2022



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Introduction/ Summary

INTRODUCTION

HillMagee Ltd has been appointed to gain planning permission on behalf of the freehold owners of 1 Thurlow Road. The proposals have been carefully considered and developed so that they enhance the property and have no detrimental effect on the neighbour properties and historical features. The elements below are to be included as part of a wider internal refurbishment project throughout the property's 1st, 2nd and 3rd floors.

The application is for:

1. The addition of a side slope dormer window will be located on the properties existing roof. Lowering of the existing front dormer cill height.
2. Replacement and relocation of timber sash windows and doors.
3. Alterations and additions of iron railings to balconies and front entrance way.
4. Installation of timber double glazed windows to front, side and rear elevations.

Existing Building Details

THE SITE

The building is a five storey, semi-detached dwelling located on the North-Western side of Thurlow road. The semi-detached building is within the Fitzjohns/Netherhall Conservation Area but it is not statutory listed.

USE & ACCESS

It is and will remain a single-family dwelling. Both pedestrian and vehicular access to the property will remain unchanged.



No. 1

Proposals

SIDE SLOPE DORMER

The plan outline of the proposed side dormer is 2.82 meters wide by 2.8 meters deep and will remain well contained within the slope of the existing roof. Lead coverings and sash windows will match in detail to the existing dormer located on the front roof slope of the house.

DESCRIPTION & APPEARANCE

The proposed roof extension dormer windows are designed to replicate adjoining properties which benefit from front, side and rear dormer windows.

The proposed dormer window from the side elevation will be comprised of a sash window flanked by two smaller units on either side, which will be in white painted timber to match the previously installed dormer at the front elevation and replicate adjoining properties. The dormer will be flat roof construction and connected to the central flat roof of the property as per the existing dormers on No.1 and No.2. Double glazed units will be incorporated into the proposed dormer window. The dormer is to be as lead finished to replicate neighbouring premises dormers and also in compliance with Conservation Design Guidance. Traditional build materials would result in the window appearing as a sympathetic addition when viewed in the street scene. No increase or reduction is proposed to the footprint of the building as regards the gross internal floor area.



PRECEDENTS & EXAMPLES

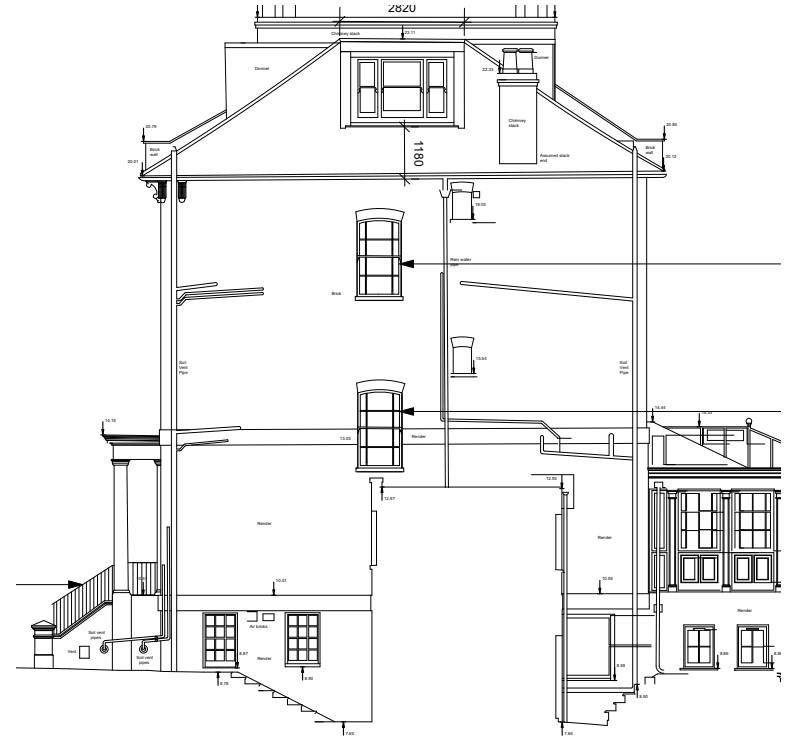
No.9 Thurlow road received permission to introduce a side dormer window in 2019. Most of the houses between Nos 1-9 Thurlow Road have dormers visible in the street scene, counting seven front and six side dormers on these nine properties. This already creates a notable difference in the roof slopes throughout the street. The majority of these dormers do not eradicate from the properties' positive contribution to the Conservation Area. Very few of the surrounding roofscapes are unimpaired, the proposal would not be contrary to this. Instead the proposed dormer would respect the consistency of the similarly designed semi-detached dwellings nearby.



No.9



No.9



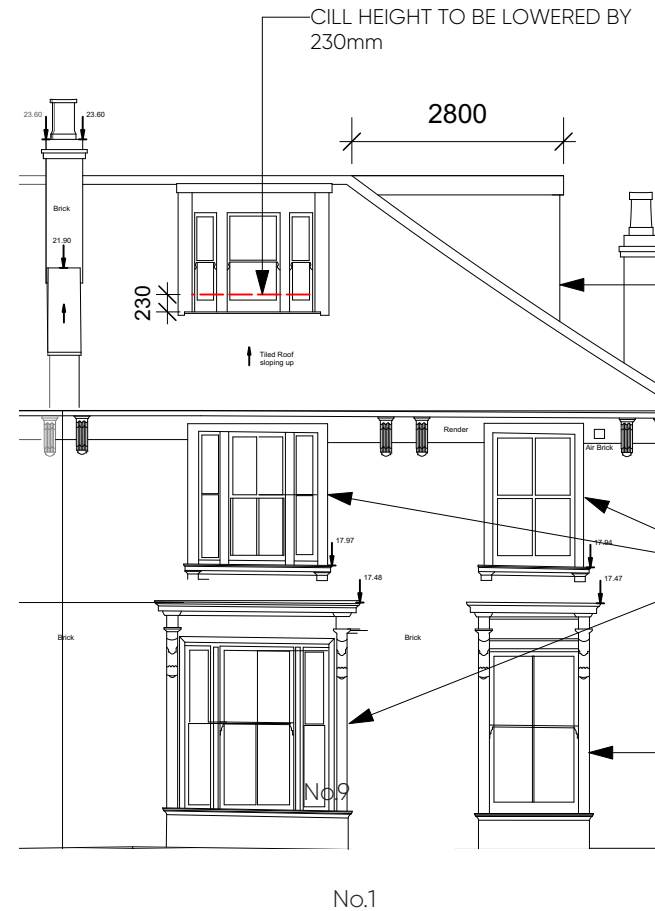
No.1

LOWERING OF FRONT DORMER CILL HEIGHT

The plan outline is to drop down the front dormer cill height by 230mm, creating uniformity with the proposed side dormer window, as both will have the same external cill height. The registered application for No.2 (2022/1186/P) Thurlow proposes a matching front-facing cill height to our proposal, creating a level of symmetry between the pair and not diminishing from the conservation area. This proposal will give the occupants of No.1 far greater lines of sight southeast towards Regents Park.

CONCLUSION

We believe that the dormer will be a discreet addition to the existing roof and will not intrude on the street view of the building. Furthermore, its size, detailing, and construction will match the traditional materials of the windows belonging to 1 Thurlow road and other established dormer windows located elsewhere along this road. From the front elevation, it will also sit in symmetry, balancing off the existing dormer to No.2 Thurlow road. We have taken guidance from previous accepted and rejected planning applications inside the Conservation Area to help guide us towards a sympathetic proposal that will enhance the historic environment and heritage asset.

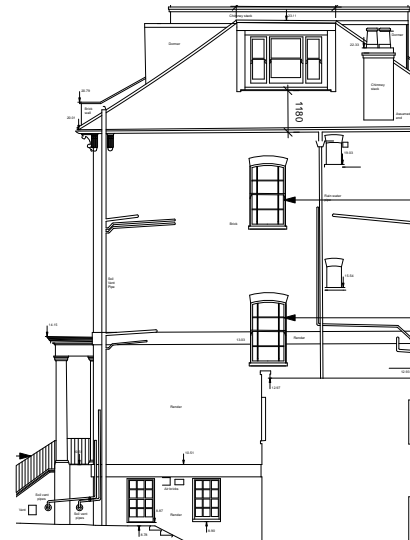
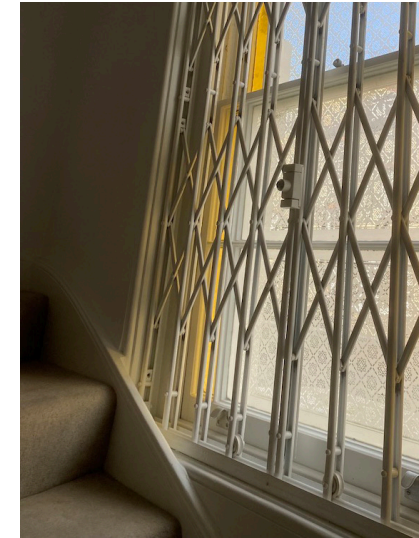


SIDE ELEVATION WINDOW REPLACEMENT AND RELOCATION

The proposed side elevation plan includes raising the existing sash window at the 1st-floor level 350mm from the external cill height. The current setup creates an unsightly exterior view created by the side return extension of the property overlapping this window. This detail is mirrored internally, overlapping the inner string of the staircase. The proposal for moving the window will represent a significant enhancement of the streetscape on this end of Thurlow Road.

DESCRIPTION & APPEARANCE

The newly installed double glazed window will match the existing window in character and design, including repurposing the traditional stain glass and frosting on a like for like bases, matching all the window bar details to the panes. The curved semicircular arch is to be built above the window using reclaimed bricks in keeping with the existing.



No.1 Proposed side elevation



REPLACE FRONT ELEVATION DOOR FOR WINDOW

The proposal is to remove the front-facing 1st-floor French doors that were installed as a replacement for the original windows and replace these with a new double glazed traditional sash window. This will create a uniform fenestration detail across the streetscape as the proposal will be in keeping with the majority of the properties along Thurlow Road. For instance, this detail can be seen on No.6 and No.7. The new window is to match the character and design of existing windows in the rest of the property.

DESCRIPTION & APPEARANCE

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows and external doors (including jambs, head and cill), ventilation grills, and external doors.

REPLACEMENT OF WINDOWS AND DOORS

Installation of solid timber double glazed windows and doors to front, side, and rear elevations as labelled on proposed drawings are to match the character and design of all existing windows in the rest of the property. Windows to be finished with white paint and all glazing bars to be continuous rather than surface applied. The current windows in these floor levels are made up of single glazed sliding sashes. The upgrade to double glazing will sensitively improve the environmental performance of the property.

DESCRIPTION & APPEARANCE

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No.1



No.6

ALTERATIONS AND ADDITIONS OF IRON RAILINGS

DESCRIPTION & APPEARANCE

It is proposed to remove the modern railing to the rear dormer balcony at roof level. Replacing the existing for a more traditional design iron railing with a handrail height of 1.2m.

The proposed installation of a new traditional iron handrail leading down from the front porch to ground level. This handrail detail can be seen on various properties along Thurlow Road.

Removal of balcony railings at the 1st-floor level on the front elevation, as part of works, to replace French doors for new sash windows.



Planning Context

RELEVANT PLANNING HISTORY IN THE LOCALITY -

Application Number Ref 2019/3108/P - 9 THURLOW ROAD

Planning application for the installation of front, side and rear dormer windows.

Appeal Ref: APP/X5210/W/19/3240809 - 9 THURLOW ROAD

The appeal is allowed and planning permission is granted for loft conversion with new dormer windows as part of 2nd floor flat plus internal renovations and refurbishments to 2nd floor flat at 9 Thurlow Road, London NW3 5PJ, in accordance with the terms of the application Ref: 2019/3108/P, dated 27 August 2019.

Application Number Ref 2022/1186/P - 2 THURLOW ROAD

Demolition of existing rear extension, construction of a part single, part two-storey rear extension over lower and upper ground floor level with terrace above and staircase to rear garden; replacement of existing side and rear dormers; landscape works and new bike and bin store to front garden, lowering of existing lower ground floor level, installation of air source heat pump.

Application Number Ref 2010/3480/P - 1 THURLOW ROAD

Erection of replacement rear conservatory at upper ground floor level of single family dwelling house (Class C3).

Conclusion

CONCLUSION

The proposals have been carefully considered to enhance the immediate context and host dwelling, with significant improvements to the conservation area with the works relating to the external elements.

The proposal responds positively to the site and context by referencing the local planning policy guidelines and previous planning applications.

Regarding position, height and massing, the side dormer proposal is sympathetic to its local context and neighbours and is subordinate to the existing building, therefore appearing as a sympathetic addition.

The considered alterations incorporate high-quality materials and design details to complement the site and not harm the character and appearance of the host dwelling, street scene and conservation area.