

DESIGN AND ACCESS STATEMENT

15 September 2022

Site: Lower Ground Floor, 29 Thurlow Road, NW3 5PH

Proposal: Full planning permission for alterations to the fenestration on the lower ground floor elevations. Single storey infill extension below existing raised ground floor extension. Upgrade of existing single glazed timber sash windows to conservation double glazed timber sash windows and the replacement of two number single timber sash windows to conservation double glazed timber French doors.

Location

29 Thurlow Road is in the London Borough of Camden, it is not a listed building and falls within the Fitzjohn's / Netherhall ward of the conservation area. It is a semi-detached property located at the corner with Eldon Grove. The building is a 3-storey semi-detached house with roof and a lower ground floor. The house is divided into four dwellings.

The property is well served by most amenities including the Underground, bus routes, parks and neighbourhood shopping. All these amenities are within convenient walking distance.

Description

The building consists of 3 storeys with a minimal square bay at ground floor, hipped roof with overhanging eaves, sash windows and portico with columns. The ground floor is slightly raised. The house is divided into four dwellings, the upper floors containing three apartments are accessed through the main entrance door from Thurlow Road. The lower ground floor apartment is accessed via a side entrance gate from Eldon grove.

The apartments share a communal garden amenity located to the front of the house, with the lower ground floor apartment benefiting from a private garden amenity at the corner of the property. The entrance into the lower ground floor unit is at the side of the house, the front door reached via a metal staircase leading from street level/garden level directly beneath the raised ground floor side extension forming a porch over.



Proposal

The proposal seeks permission to infill the area beneath the existing raised ground floor extension.

It is also proposed to replace the existing single glazed timber sash windows at lower ground floor, by conservation double glazed timber sash windows. Introduce two new timber double glazed sash windows and replace two single glazed timber sash windows with double glazed timber French doors.

The proposal to introduce additional and larger sash windows and French doors to the apartment is to allow for an increased amount of natural light to flood into the lower ground floor and thereby creating a more enjoyable internal environment.

Layout

The total gross internal area of the existing lower ground floor dwelling is 103.8 sqm; the additional area of the side extension is 5 sqm.

Appearance

The proposed lower ground floor infill extension is not visible from street level and does not detract from any views of the house and sit comfortably within the existing boundaries.

The proposals are for new hardwood painted French doors and sash windows to the rear, front and side elevations.

The proposals represent very little impact on the building's setting. There is no impact on the adjoining buildings. The proposal does not affect the character of the wider area.

Access

The property is accessed from Eldon Grove through a side gate. No alterations are proposed to the existing access arrangements.

Site photos

Eldon Grove elevation – showing fence and access gate to property



Rear elevation – lower ground floor is not visible



Front elevation – lower ground floor is not visible



Side elevation close up to entrance door



Front elevation – from communal garden



Side elevation – looking onto raised ground floor side extension and entrance door to lower ground floor unit.



Front garden – demised to Lower ground floor unit.

