

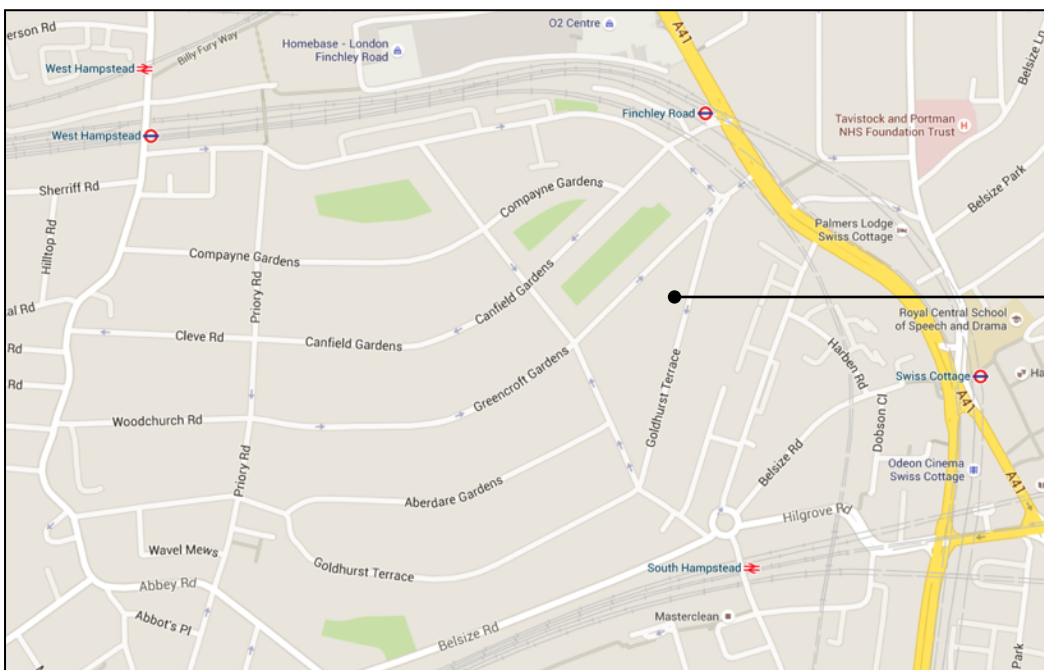
## Design & Access Statement

28 Goldhurst Terrace, London, NW6 3HU

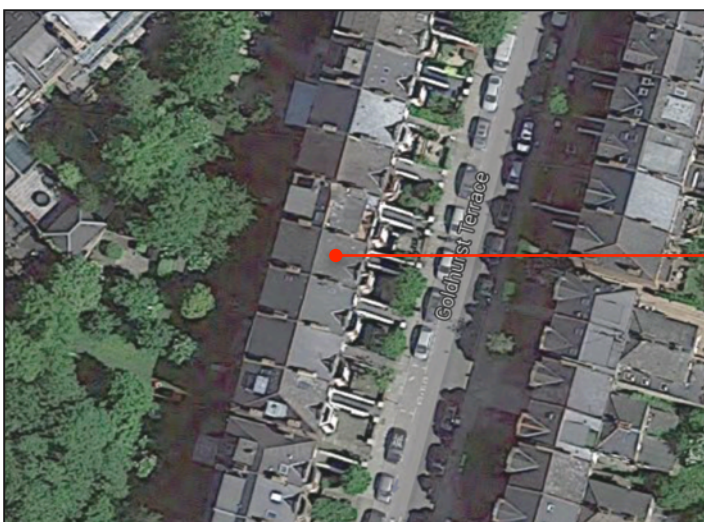
Planning Application for Loft Conversion With Rear Dormer, November 2015

## Location & Background

28 Goldhurst Terrace is a period mid-terrace building in the South Hampstead Conservation area in the London Borough of Camden, located within 5 minute walk from Finchley Road and Swiss Cottage underground stations. The O2 shopping centre as well as the local shops and cafes are also within easy reach.



Map View



Satellite View

## History

The use of this property has been residential and remains as such with this proposal. For some years, the property has been converted from a single residence into 4 self-contained flats divided over 4 stories and is currently being used as flats.

There is a smaller garden at the front and a large garden at the rear 17m in length. Currently, the loft is not used at this property.

## Site

28 Goldhurst Terrace NW6 3HU



Existing Front Elevation



Existing Rear Elevation

## The Proposal

This planning application is solely for the changes to the unused loft space and internal reorganisation of the first and second floors.

The proposal seeks permission to convert the existing unused loft into habitable space with a dormer at the rear.

The internal height of the existing loft is 3330mm at its highest point. The proposal makes use of the existing loft space and includes a rear dormer similar to the existing neighbouring dormers in size and appearance. The aim is to merge the second floor flat with the converted loft space in order to create a high quality maisonette.

Two of the rear first and second floor windows will be slightly resized and realigned with the other windows on the rear elevation.

## Materials & Details

The provision of materials and details to the proposed rear dormer will match the existing neighbouring dormers as much as practically possible in order to respect the neighbouring and local architectural styles and comply with the latest building regulations and energy efficiency requirements. The proposed dormer will have slate tiles on vertical sides and asphalt top cover to match the neighbouring dormers.



The proposed insertion of conservation type rooflights

will not have an adverse impact on the external roof appearance.

Flat-arch brick lintels will be reinstated above the slightly resized/relocated openings, to match the existing lintels on the rear elevation. All new or replacement windows will be timber framed to match the existing.

## Access

Currently, the main entrance on the upper ground floor leads to shared internal stairs providing access to all flats above lower ground floor. This arrangement will remain unchanged.

The first and second floor flats do not have access to the garden and this will remain unchanged.

The location of refuse and recycling bins will remain as existing.

Based on the above, the site will not have any accessibility issues.

## Conclusion

The overall vision and objective is to improve the layout of the existing first floor flat and create a quality maisonette over the second floor and loft space. The proposal seeks to integrate the proposed contents within the existing fabric of the building by sensitive design that will preserve and enhance the character of the existing dwelling and surrounding area.