

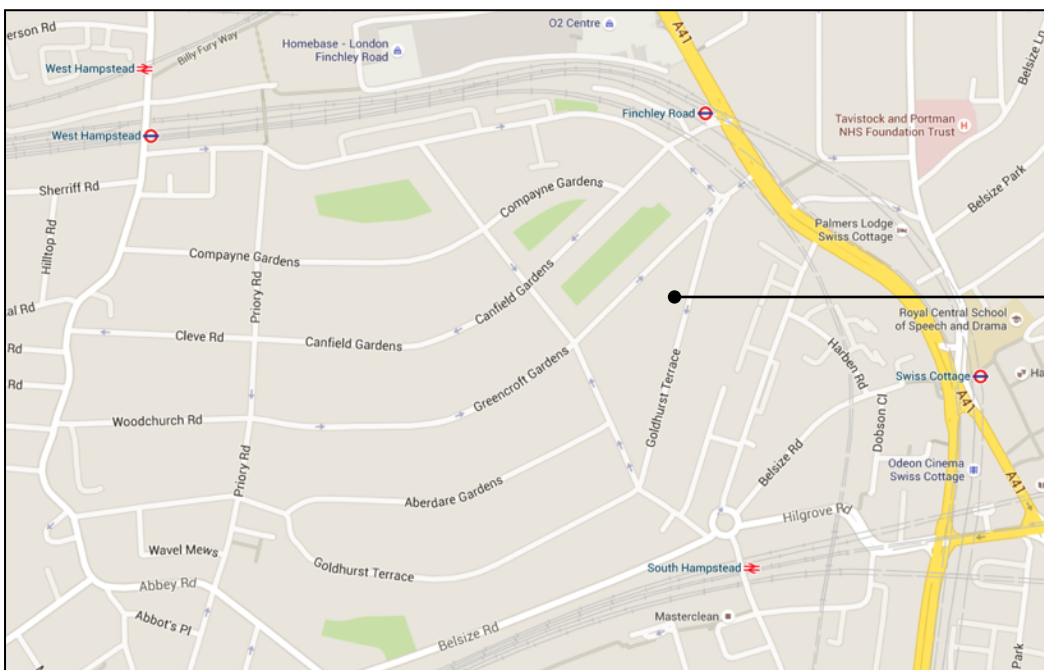
Design & Access Statement

28 Goldhurst Terrace, London, NW6 3HU

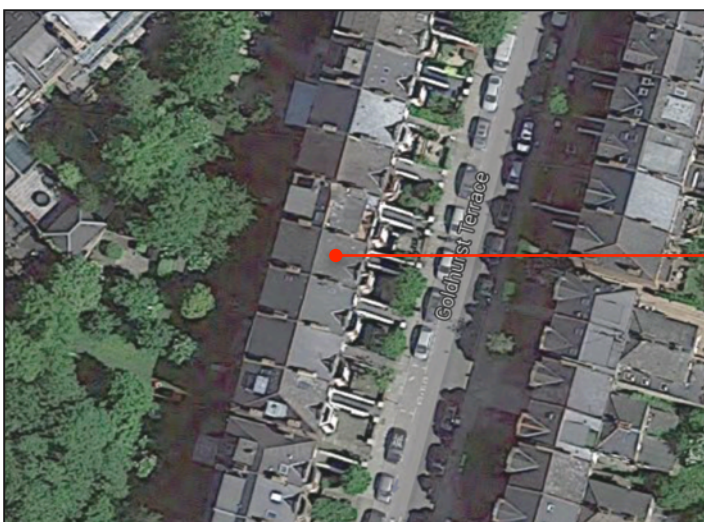
Planning Application for Lower Ground Floor Extension, November 2015

Location & Background

28 Goldhurst Terrace is a period mid-terrace dwelling 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, only the lower ground floor flat has access and use of the garden.

Site

28 Goldhurst Terrace NW6 3HU



Front Elevation



Rear Elevation

The Proposal

This planning application is solely for the changes to the lower ground and ground floors. The proposal seeks permission for a single storey rear extension to the lower ground floor.

The proposed rear extension is 3300mm in depth and 3000mm in height with a flat roof and brick upstand matching the existing brickwork. The roof of the proposed extension will create an accessible terrace to the ground floor flat with a structural glass balustrade. The proposed steps from this ground floor terrace to the garden will have the same continuous glass balustrade. At lower ground floor, there are two proposed sets of doors leading to the rear garden. The proposal also includes replacement of the existing rear ground floor window with a matching double door leading to the proposed terrace.

Materials & Details

The single-storey extension is proposed to be constructed in brick to match the existing. The proposed upstand detail will include a soldier course with creasing tiles.

Flat-arch brick lintels will be reinstated above the slightly resized/relocated openings, to match the existing lintels on the rear elevation.

The proposed terrace balustrade will be structural glass and the proposed steps down to the garden will be of metal construction painted black with structural glass balustrade.

Garden

The proposal includes reviving the slightly neglected garden by re-patching the grass where needed in order to create a continuous lawn and tidying up the existing low level bushes and greenery. The existing timber fence will be repaired and partially replaced where needed. The aim is to create a valuable amenity space for the residents.

Access

Both existing upper ground floor and lower ground floor entrances will remain unchanged.

Access to the rear garden will be provided through the proposed rear extension on lower ground floor, and from the accessible terrace on the ground floor leading to the garden. This way, the garden will be used by both lower ground and ground floor flats.

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

Conclusion

The proposal seeks to integrate the proposed with the existing contents of the building by sensitive design that will preserve and enhance the character of the existing dwelling and surrounding area.