



Flat 4, 269 Goldhurst Terrace, London, NW6 3EP Design & Access Statement

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Site Aerial View.

Flat 4, 269 Goldhurst Terrace

Introduction:

This document has been prepared by Proficiency Design & Build to support a planning application package of information relating to a Roof ridge rise followed by a loft conversion with dormer window and a terrace and 1 x rooflights to front roofslope at Flat 4, **269 Goldhurst Terrace, London, NW6 3EP**.

Location

The site sits on the South Hampstead Conservation which was designated as such in 1988.

Access

The access to the property is done through a communal courtyard at 1st floor level. There will be no alterations to the communal area.

Site description

The property front elevation is facing North and the Goldhurst Terrace street. The rear elevation faces a set of garages and a car park.

Proposal:

This document should be read in conjunction with the following applications:

Flat 4 269 Goldhurst Terrace

Application Number: 2022/5429/P

Application agreed: 18th Jan 2024

Proposal: Erection of roof extension involving raising ridge height, rear dormer with inset terrace and front roof lights.

Decision: Refusal

28 Goldhurst Terrace

Application Number: 2016/0392/P

Application agreed: 8th Feb 2016

Proposal: Erection of rear dormer and installation of 2 x rooflights to front roofslope to create 1 x 1 bed flat in loft space.

Decision: Granted

Flat C, 99 Goldhurst Terrace

Application Number: 2015/5172/P

Application agreed: 10th Nov 2015

Proposal: Loft conversion involving 2 no. front rooflights, 1 no. rear rooflight and 1 no. rear dormer window; creation of 3rd floor roof terrace with metal railings above existing rear extension.

Decision: Granted

The examples of recent planning consents outlined above provide a clear precedent for similar proposals within the immediate area.

ROOF RIDGE RISE WITH LOFT CONVERSION AND DORMER WINDOW AND SMALL TERRACE

In order to provide additional family accommodation at high level, the proposals incorporate roof ridge rise with a loft extension and new dormer window with a small terrace located to the rear to provide an outdoor amenity to the owners. The proposed dormer window will be subordinate to the host dwelling and be set down from the proposed ridge 250mm.

Roof ridge rise

The roof ridge raise will make the front elevation roof slope homogeneous/continuous and at the same time subordinate to the building host therefore have no adverse impact to the street scene.

Dormer window

The rear dormer has been designed to provide an elegant and traditional addition to the varied roofscape of this part of Goldhurst Terrace. It will be subservient to the host building, and is in keeping with design guidance as set out in Camden's Planning Guidance on the design of roofs, terraces and balconies. The proposed dormer window will be subordinate to the host dwelling and be set down from the proposed ridge 250mm with its flank wall set back from the existing party walls evenly. This proposed dormer extension will be of a scale that is appropriate to its context, and of a traditional design that compliments the historic host building, using materials that are both characteristic of the area and matching to the existing roof.

Terrace

The proposed terrace will be inset. There will be no overlooking issues as the dormer will face a set of garages and a car park.

Materials

All proposed materials to match existing or similar in appearance.

Summary:

The proposal represents a well considered and appropriate design strategy for the site that complies with the council planning policy and guidance.
The proposal offers the opportunity of providing much needed additional space within a dwelling in a sustainable manner in a sustainable location and will provide additional architectural features to the building that will preserve and enhance the Conservation Area.