

## **DESIGN AND ACCESS STATEMENT FOR:**

**188 GOLDHURST TERRACE  
LONDON  
NW6 3HN**

**PROPOSAL: CONSTRUCTION OF A BASEMENT BELOW EXISTING SINGLE DWELLING HOUSE AND A PART SINGLE STOREY GROUND FLOOR REAR EXTENSION OF MAXIMUM HEIGHT OF 4 m.**

This **Design and Access** statement is prepared for a household planning application for the construction of a new basement and part single storey rear extension at **188 Goldhurst Terrace, London NW6 3HN**.

The application site is located at 188 Goldhurst Terrace which falls within South Hempstead Conservation Area. The site is located at the western end of Goldhurst Terrace. The property is a three-story building with a loft space under the tiled roof.

The property was built in the 19th century and is setback from the public road / footpath and the property front boundary line. The property therefore benefits from a front paved drive. The property has a usual appearance in its character. The property is characterized by the facing brickwork and detailing, and the roof is a pitched roof with tiles and has a rear ground floor garden with part single storey rear extension in the form of a conservatory.

The layout of the proposed basement is kept simple by extending the ground floor walls to basement level to create two double bedrooms, a study room, a store room, a bathroom and a pantry or kitchenette.

The existing ground floor bay window at the front façade is extended downwards to the basement level and the lightwell proposed to the front is enclosed by a traditional metal railing. Access to the basement level is via a new internal stairs from the ground floor leading to the basement.

The existing conservatory is to be demolished and the proposed part rear single storey rear extension design is kept simple also. The depth of the proposed extension is kept in line with that of No 190 GT and its height is limited to a maximum of 4 m. The roof is proposed to be flat with either felt or fibre glass finish.

The materials to be used for both the basement and rear extension shall match that of the existing property to include red facing brickwork to the front, rear and side elevations.

Windows, doors and architectural joinery shall be painted timber and purposely made to match existing.

All external metal works are to include painted metal to the front and rear façades. All materials proposed are to be sympathetic with the local character and in line with the planning guidance.

The gross internal floor area of the proposed basement floor is less than 100 square meter, which sits wholly within the above ground floor level footprint of the existing building while the proposed area of the rear extension is meant to replace the existing conservatory, albeit slightly deeper into the garden.

No material alterations to the floor areas of the existing dwelling at ground, first and second floors are proposed or required. Changes are not proposed to the existing rear amenity / garden area.

Walk on roof light is proposed over a small area of the patio section of the amenity space to provide daylight to the rear bedroom and study room at basement level.

Proposed basement ceiling of enough height and large glazed openings are provided to maximize light penetration into the habitable rooms at basement level and the ground floor rear extension.

The site is located within the borough of Camden and served by a good local public transport. The site is close to South Hampstead and Kilburn High Road overground stations and within walking distance to Swiss Cottage underground station on the Jubilee Line.

The two off street existing car parking spaces are retained in the front driveway.

The basement area and the rear extension will be constructed from high-performance materials with high quality insulation to achieve air tightness and thermal performance.

Waste and recycling bins are located within the recess to the side of the property well out of the view from the public highway. This will be retained.

Access to the basement level is strictly via a new internal stairs from the ground floor leading to the proposed basement to be located under the existing ground floor stairs that leads to the first floor level.

The ground floor benefits from a rear garden with the trees along its boundary line, and the existing garden will be retained as is.

*END*