

DESIGN AND ACCESS STATEMENT FOR:

188 GOLDHURST TERRACE LONDON NW6 3HN

PROPOSAL: DEMOLITION OF EXISTING PART SINGLE STOREY REAR CONSERVATORY AND CONSTRUCTION OF FULL WIDTH 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 full width 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 existing conservatory is to be demolished and the proposed full width 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 rear extension shall match that of the existing property to include red facing brickwork to the rear and side elevations.

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

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 extension is 45 square meter while the existing area of the rear conservatory is 15 square metre meaning the additional net area is 30 square metre.

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

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 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.

END