

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

**188 GOLDHURST TERRACE  
LONDON  
NW6 3HN**

**PROPOSAL: CONVERSION OF EXISTING LOFT INTO HABITABLE SPACE WITH FRONT ROOF SLOPE BEING MAINTAINED BUT EXTENDED TO REAR TO CREATE ENOUGH HEAD HEIGHT WITH FLAT ROOF AND REAR MANSARD WALL WITH WINDOWS. LOFT IS TO MATCH EXISTING LOFT HEIGHT AT 190 GOLDHURST TERRACE.**

This **Design and Access** statement is prepared for a household planning application for the construction of a loft conversion 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 front roof slope is proposed to be maintained at the same angle of slope, however, it is proposed to be extended so to achieve a higher headroom height so the internal head height would meet the minimum required in accordance with the **Building** Regulations. The height of the flat roof created will match that of 190 Goldhurst Terrace. The flat roof will be of felt or GRP 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.

No material alterations to the floor areas of the existing dwelling at ground, first and second floors are proposed or required, albeit a new stairs leading from the second floor to the new third floor (loft) is added. 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 loft 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*