

## Design and Access Statement for proposed Garden Room at end of rear garden to Ground Floor Flat, 142 Goldhurst Terrace, NW6 3HP

### Design

#### Background

142 Goldhurst Terrace is a 3 storey terraced Victorian property with a plot size of approximately 320m<sup>2</sup> and a frontage of 8m situated on the North side of Goldhurst Terrace in the Swiss Cottage Conservation Area in South Hampstead. Constructed as a house it has been converted into three self-contained flats. The Ground Floor Flat occupies the whole of the ground floor of the property, with the exception of the front hallway which is a common area that also provides access to the staircase to the two upper floor flats. Planning permission was obtained in January this year (Ref: 2010/6600/P) to construct a rear extension to the ground floor flat and this extension is currently being constructed. When the extension has been constructed the garden will still be approximately 25m deep and 7.5m wide. It had become completely overgrown and it appears that the end of the garden had been used to dispose of garden rubbish over the years so the ground level had raised by about 500mm. The garden is primarily bounded by timber fences although there is a 3m high brick wall across part of the rear boundary, the Land Registry plan suggests this is enclosing an electricity sub station in the back garden of the property in Aberdare Gardens behind.

#### Proposals

It is proposed to construct a timber Garden Room at the end of the garden. It will face South and therefore benefit from the sun for most of the day. The bottom of the garden will be cleared and the level of the rubbish mound which has built up over the years will be reduced in conjunction with a complete landscaping scheme for the garden. Although there are a number of mature trees in the adjacent gardens there are none in the garden of No. 142 which will be affected by the proposals. A bay tree midway down the garden needs to be shaped and this will be the subject of a separate TPO application. The proposed structure will help to conceal the brick wall to the sub-station which does appear a little incongruous in this situation.

### Access

### Current Situation

Access into and around the flat is good, there is only 1 step between internal floor level and external ground level at front and back, with no internal steps.

### Proposals

The proposed Garden Room will be fully accessible to disabled people as the garden is essentially flat.

### Photograph



View looking down towards end of garden.