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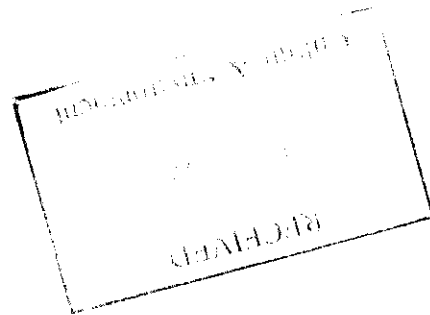
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HW251 121 Goldhurst Terrace, London NW6 3EX

Design and Access Statement

05 May 2010



revision history

05 May 2010

1.0 The Site

- 1.1 The house at 121 Goldhurst Terrace is a semi detached Victorian house, divided into three flats. The proposed site is the first floor flat leading onto the rear roof terrace. The street consists of houses of very similar design and construction
- 1.2 The site is within the Swiss Cottage conservation area.
- 1.3 Properties in the Camden area are not in a flood risk area.

2.0 The Proposal

- 2.1 This application is for some small internal layout changes to the kitchen and bathroom areas, with the addition of a small glazed extension to the rear of the property improving the access to the external terrace.

3.0 Planning History and Precedent

- 3.1 Recent planning history of similar subject for 121 Goldhurst Terrace:

2007/0041/P Installation of dormer window with inset terrace in rear roof slope in connection with existing second/third floor level flat.
Granted 01-03-2007

- 3.2 Similar planning application history along Goldhurst Terrace:

125 Goldhurst Terrace:
8700996 - Formation of a roof terrace on existing flat roof of the ground floor rear extension and the installation of a French window and railing.

105 Goldhurst Terrace:
8703086 - Change of use and works of conversion to form two self-contained flats and a self-contained maisonette including the erection of a single-storey rear extension at ground floor level the formation of two roof terraces at rear first floor and rear roof floor levels and the insertion of a dormer window at rear roof level

From these examples it can be concluded that there is precedent along Goldhurst Terrace for extensions just like the one proposed.

4.0 Access

- 4.1 Access arrangements remain unchanged from the existing condition.

5.0 Amenity provision

- 5.1 The new rear glazed extension will enlarge the internal area of the flat by only 4m² so retaining the external terrace amenity.

6.0 Means of Escape

- 6.1 The glazed extension will have a doorway to ensure easy emergency escape just as with existing.