

## **Proposed Alterations and Extensions to No 166 Goldhurst Terrace, London NW6 3HP.**

### **Design and Access Statement**

Number 166 Goldhurst Terrace is a traditionally built terraced dwelling house with elevations of facing brick with white finished windows and doors all under a grey coloured slate covered mansard roof.

The house has been previously subject to alterations to the rear of the property plus the addition of a conservatory.

### **Design**

The proposed works to the above numbered property comprises 3 elements;

1. Conversion of existing roof loft space to provide a useable room,
2. Enclosure of the existing balcony at second floor level,
3. A single storey rear extension.

1. The conversion of existing roof loft space involves the removal of part of the rear slated roof and the provision of a dormer window with a flat roof over. This has been carefully provided to ensure the new rear roof does not increase the overall height of the house or appear or detract from the original front elevation of the house. The dormer window has been set centrally in the roof to give a balanced elevation. The conversion also includes the provision of two roof windows to the front elevation slated roof. These have been set each side of the roof over second floor bedroom window to be as unobtrusive as possible.

2. The existing balcony at rear second floor level has never been used by the present owners as they find it dangerous and a considered security risk to the property it has also become semi derelict due to lack of use. To enclose this area involves the removal of the existing slate covered mansard roof and dormer windows and the construction of a new slate covered mansard roof with two new dormer windows with a flat roof over. The designed reconstruction has taken the opportunity to reconfigure and enlarge slightly the windows to balance these with those to the present first floor.

The resulting additional space provides valuable useful additional space to the second floor rear bedrooms without compromising the overall appearance of the property. The size of this enclosure is dictated by the existing balcony but creates an additional 12.78sq.m of floor space. The height is the same as the existing conservatory.

3. The new rear extension is to replace the existing conservatory with a slightly increased floor area. The rear wall is to align with the existing (part of the original house) rear building. New brickwork will match as close as possible to original house brickwork and the new doors will be white finished as all originals. The felt covered flat roof again similar to that of existing flat roofs. Overall the design is kept as simple as possible. The gross footprint area of the new rear extension is 32.76 sq.m against the conservatory area of 17.48 sq.m

Generally all materials used will be similar to existing to blend in with the existing house.

The use of the additions and alterations to the property will remain in the present use that of a single family dwelling house.

The present landscaping of the garden including the existing trees will not be materially changed or affected by the proposed extensions.

### **Access**

There is no change to existing access to the property from Goldhurst Terrace.

Access for all works will be from Goldhurst Terrace via the front garden area and through the existing house.

All major deliveries of materials will be timed to avoid peak traffic times, it is anticipated that a contractor will be used for the works who knows the area and is aware of all restrictions etc.

All debris demolition materials etc arising from the works will be accumulated on site and removed by skip or truck when a load is ready and again removed outside peak traffic times and the truck/skip will be kept outside the premises for the minimum amount of time to cause least amount of disruption.