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Design & Access Statement

116 Goldhurst Terrace, London, NW6 3HR

A 4 bedroom semi-detached house with front and rear garden located within the Swiss Cottage conservation area. The house is a medium sized c.1890's part terraced dwelling arranged over 3 floors in the Queen Anne style. The front entrance contains parking on gravel, the rear is planted and has a number of mature trees as screening to rear of Aberdare Gardens.

Overview:

The proposal is to provide an infill extension of approx. 22sq. M to the rear of the property. This will involve demolishing the existing rear extension. The new extension will contain a breakfast room, enlarged and modernized kitchen and ground floor WC.

Scale:

It is intended to keep the extension as low as is practical. The proposed height of the extension is less than the existing and lower by approx. 300mm than that of no. 118 Goldhurst Terrace. The proposed addition extends 5540mm into the garden, the same as the existing extension and the same as most along Goldhurst Terrace. However the glazed doors and part external wall are to be set back approx. 500mm. This is to provide the extension with some solar shading and break up the cubic nature and bulk of the volume. Due to the use of frameless double glazed units chased into the walls at window and roof light level it is the intention that the extension appears to lightly touch that of the existing house.

Appearance & Materials:

Materials have been chosen to provide a clear distinction between those of the existing house and neighbouring extensions. External walls of the proposed extension are to be faced in horizontal 65mm wide narrow iroko timber slats which will weather to a light grey facing. A 25 x 25mm stainless steel edge trim is provided to each arris. Sliding doors are to be slimline aluminium in dark grey paint finish. All other glazing is to be double-glazed structural frameless. The flat roof will have a pea shingle fill as ballast rather than an exposed roofing membrane.

Landscaping:

The proposal includes for a 4 M wide terrace to the rear with a 2 M high wall between 118 and 116

Goldhurst Terrace. This boundary wall is designed to provide screening and privacy between the adjoining properties at garden level. All mature trees are to be retained as they would contribute effective screening to the proposed extension.

Effect on Adjacent Properties

No significant impact to the loss of daylight is expected to either 114 or 118 Goldhurst Terrace. This is based upon the 45 degree rule outlined in the BRE 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' 1998: section 2.2 pages 4-6. The glazed portion of the extension will be fitted with blinds to combat overlooking issues from Aberdare Gardens in addition to the trees as previously outlined.

Access

Current vehicular access to the site is via Goldhurst Terrace. There is on site parking for two vehicles. There is no proposal to alter this existing vehicular access arrangement. Pedestrian access is via 2 no. risers to a entrance hall. Existing access to the rear is via the side and there is no proposal to alter this arrangement. There are two steps into the existing kitchen from the rear. This will be reduced to one riser with the current proposal. There is a proposal to provide a WC to the ground floor; currently there is no provision for WC at ground floor.

Conclusion

The proposal would provide the modernization at ground floor of a 4 bedroom family unit with new kitchen and WC.

The proposed additional floorspace is 22sq.M

The extension is less than or equal to the bulk and mass of neighbouring additions.

There is minimal effect on adjoining properties.

The design seeks to enhance the rear of the property with an extension of high specification, detailing and form using high quality materials.

End