

STEVEN ADAMS ARCHITECTS

Design and access statement in support of application for the construction of a new loft floor extension to this 2nd floor flat.

2nd Floor Flat , 46, Goldhurst Terrace, London NW6 3HT
26th May 2014

This document is in accordance with the requirement set down by the DCLG.

The proposal is for the construction of a new loft conversion extension to this 2nd floor flat.

This application is for works to a property that lies within the Swiss Cottage Conservation Area.

Included within this application, Project number 576

Existing drawings:	Lower Ground floor plan	SV.01
	Upper Ground floor plan	SV.02
	First floor plan	SV.03
	Second floor plan	SV.04
	Roof space plan & section	SV.05
	Front elevation	SV.06
	Rear elevation	SV.07
	Roof plan	SV.08
Proposed drawings:	Second floor plan	GA.04A
	Roof floor plan & section	GA.05
	Front elevation	GA.06
	Rear elevation	GA.07A
	Roof plan	GA.08

There is no proposed drawing of the lower ground, upper ground or first floors of the property as these will remain unaltered.

Site location map @ 1:1250

Design

The design of the new dormer roof extension to the rear of this property is proposed to cause neither loss of amenity nor appearing out of character. The side sections, top and lower apron of the slated roof pitch will be maintained and will follow the pattern of the neighbouring properties.

The painted timber and lead clad dormer will be provided with a recessed terrace with half height black metal railings. The size and set back of this new construction should meet all the requirements of the Conservation Area Appraisal and Supplementary Design Guidance and follows the acceptable principle established by the approval of similar dormer windows in 2008 to both numbers 38 & 40 Goldhurst Terrace.

The change in the rear elevation at 2nd floor level is limited to the new positioning of the bathroom window to suit this room being raised up to the general floor level. The new window will match those existing.

Use

The new roof extension will provide a better high quality modern interior to this flat and is part of a scheme to realise the three bedroom potential of this large (88 M²) flat. This level of accommodation exceeds that required in the London Plan for a 3 bedroom, five person flat. The extra floor level will allow for a separated living rooms and will establish this flat as potential family accommodation. There is a common rear garden, known as the Green Triangle, that will be available for the use of this property through the Wildlife Trust that manages it. Membership for a household is only £100 per annum.

Layout

The layout of the property will be positively enhanced by this proposal and the extra accommodation will improve the flat in this sought-after area of mainly flats within larger properties. The raising of the bathroom will resolve a current difficult layout issue of mezzanine floor.

Scale

The proposed new rear dormer extension will not affect the current scale of either the application building or that neighbouring it. The dormer will follow the established pattern of those on the nearby properties and will be far less bulky than that on the directly adjoining property, number 44. This will be sufficiently remote from the ridge line and eaves of the roof pitch for proper detailing and satisfactory appearance.

Landscaping

The proposal does not include any landscaping provision.

Appearance

As stated above, the new roof extension will provide a considerable improvement to the accommodation of the flat while not negatively affecting the roof form of the building. The materials will all sit well with the property's original style and period and are reflective of other nearby buildings within this Conservation Area. The dormer extension will face the rear garden and will not affect the public appreciation of this building and its setting. The two conservation area Velux skylights to the front pitch will be all but invisible to the road due to the relative shallowness of the roof.

Access

No change.

Inclusive access

No change.

Also included in this application are photographs of the property.

saa

Appendix 1: Photographs



The front elevation of the application property. This will be only marginally affected by the proposed two new Velux skylights with conservation area flashings.



The existing rear elevation of the application property.



The rear of the properties to the west of the application property showing the many loft conversions in this terrace.



The rear of the properties to the east of the application property showing the many loft conversions in this terrace.

Appendix 2

Lifetime Homes Checklist

1. Parking (width or widening capability)

Not applicable. There is no on-site parking at this address.

2. Approach to dwelling from parking (distance, gradients and width)

Not Applicable. The common parts of the building are approached up a flight of steps.

3. Approach to all entrances

Existing entrance cannot be adapted for level entrance. Since the top flats in the internal building arrangement are only accessible by staircase, suitability for lifetime homes is restricted.

4. Entrances

As above

5. Communal stairs and lifts

Communal stairs are as existing and there is no room for the installation of a lift. It would be possible for a stair lift to be installed in future if necessary.

6. Internal doorways and hallways

The new doorways will be the same width as those existing.

7. Circulation space

There is no potential for wheelchair access to the second flat and none for the other floors.

8. Entrance level living space

The entrance level of the second floor flat does not include any living accommodation since it is at the 1st floor and this is therefore non-compliant.

9. Potential for entrance level bed space

The second floor flat does not meet this requirement. See above.

10. Entrance level WC and shower drainage

As above

11. WC and bathroom walls

All walls are capable of adaptations. With no wheelchair access and no space for stair hoist, the future need for support rails and bars would seem limited

12. Stairs and potential for through-floor hoists in dwelling

There is space for a through floor hoist from the 2nd floor to the roof floor although this would seem inappropriate given other aspects of accessibility to this flat.

13. Potential for fitting of hoists and bedroom bathroom

Possible but would seem redundant.

14. Bathrooms

As above

15. Glazing and window handle heights

The new windows will have opening handles at a level below 1.200 above the floor.

16. Location of service controls

The service controls shall be within a zone above .450 and below 1.200 and farther away from any corner than .300.

saa