

Design and Access Statement for proposed rear roof terraces to Flat 3, 123 Goldhurst Terrace, NW6 3EX

Design

Background

123 Goldhurst Terrace is a 3 storey terraced Victorian property with a plot size of approximately 200m² and a frontage of 6m situated on the South side of Goldhurst Terrace in South Hampstead, close to the junction with Fairhazel Gardens. Constructed as a house it has been converted at some point in the past into three self-contained flats with a full width dormer window to the rear roof slope although there is no record on the Camden website for an application for this conversion. Flat 1 occupies the Ground Floor, Flat 2 the 1st floor and Flat 3 occupies the 2nd and 3rd floor levels. An application was approved in 1996 for a small extension at Ground Floor level to the rear of Flat 1 and this work has subsequently been carried out. Most of the adjacent properties have also been converted into flats and the upper levels of the rear elevations are a mix of balconies and dormers of different shapes, sizes and styles. The adjacent properties at 121, 125 & 127 Goldhurst Terrace and 10 & 12 Fairhazel Gardens all have roof terraces at either 1st, 2nd and/or 3rd floor levels although it is not certain whether planning permission has been obtained for all of these.

Nos 121-127 Goldhurst Terrace form a short terrace and would therefore have been built with similar details. However No 123 is the only one to currently have a pitched roof on the rear addition - the roofs on the other properties are all flat. The heights of the party walls and chimney stacks suggest that the properties were built with pitched roofs but these have been replaced at some point with flat roofs and the roof to the rear addition of No. 127 is now used as a roof terrace.

Proposals

The current proposals are to create two new roof terraces to provide some outdoor amenity space for Flat 3. It is proposed to remove the pitched roof to the rear addition and replace it with a structural flat roof which would then be used as a roof terrace accessed from the internal stairwell within Flat 3 at 2nd floor level. The Party Wall between this property and No. 125 would be retained to give privacy to No 125 whilst a privacy screen would be erected on the other side of the terrace to prevent overlooking Flat 2 below. This proposed terrace would be similar but smaller than the existing roof terrace at this level at No 127. A proposed shallow roof terrace at 3rd floor level behind the existing dormer window would be similar to the adjacent existing roof terrace at No 121 and would be accessed via new doors from the bedroom at this level.

Access

Current Situation

Access into the flat is poor, it is accessed via the original staircase from the ground which is suitable for ambulant disabled people only. Access within the flat is also poor as the flat has three separate levels

Proposals

The proposed roof terraces would be easily accessible from within the flat although there would be two steps leading down to the proposed lower roof terrace.

Photographs



Existing roof terraces at 127 Goldhurst Terrace and 10 & 12 Fairhazel Gardens, viewed from the dormer window at No. 123 Goldhurst.



Existing dormer windows and roof terraces at 3rd floor level, Nos 121-127 Goldhurst Terrace, viewed from the garden at No. 123.