

**FLAT 3, 140 GOLDHURST TERRACE, HAMPSTEAD, LONDON,
NW6 3HP**

PROPOSED EXTENSION AND ALTERATIONS

DESIGN AND ACCESS STATEMENT

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1.00 Introduction

This Design and Access Statement accompanies a planning application to extend the existing second floor flat (Flat 3) into the roof space above to create an additional floor. In addition, the layout of the existing second floor is to be re-configured.

2.00 Design

History

140 Goldhurst Terrace is a 3-storey end-of terrace mansard-roofed Victorian property, with a plot size of approximately 396m² and a frontage of approximately 9m, situated on the north side of Goldhurst Terrace and within the South Hampstead Conservation Area. The property is similar in design to other buildings in Goldhurst Terrace and, like many others, has been subject to development in the past with rear extensions (to ground and first floor), roof terraces (to first and second floor) and a large glazed conservatory (to ground floor). Originally constructed as a house, it was converted many years ago to three self-contained flats, each occupying one floor, with three separate freeholders. The ground floor (Flat 1) freehold includes the rear garden, the first floor (Flat 2) and second floor (Flat 3) flats have rear terraces accessed via French casement doors. The hardstanding at the front of the property is jointly owned by the ground and first floor freeholders.

Proposal

The proposal is to enlarge Flat 3 by converting the roof space above the second floor to create an additional floor to provide a master bedroom with ensuite bathroom, complete with a new rear facing box dormer incorporating two windows and double French casement doors leading on to a small balcony. Internal alterations are to be carried out to the existing second floor to provide an improved, re-configured layout and access to the new floor. In order to gain sufficient headroom in the new floor, it is proposed to lower the existing second floor ceiling and raise the existing ridge level by approximately 240mm by continuation of the front-facing roof slope. In order to mask the ends of the new dormer, it is also proposed to extend the existing parapet walls on both sides.

New roof finishes will match the existing (dark grey plain tiles to mansards and dark grey slates to the main roof) with white/off white coloured Eternit Cedral weatherboard cladding to the front and cheeks of the new dormer.

This proposal would not significantly increase overlooking in this area as the rear gardens to No 140 and those on either side are already overlooked by existing terraces at each level and by existing dormers to third floor roof space conversions carried out in recent years at Nos 138, 136 & 134 Goldhurst Terrace.

The number of balconies, terraces and third floor dormers (some with balconies) existing in the vicinity demonstrates that an additional balcony would not harm the character and appearance of the host building or wider conservation area, nor would it harm the amenity of adjoining neighbours.

The rear elevation is not widely visible and cannot be seen by the general public and not at all from the front in Goldhurst Terrace. The only change that may be discernible from the front is the 240mm approximate rise in the ridge height. However, due to the ridge also moving approximately 400mm towards the rear, combined with the mansard design and overall height of the building, the new ridge line will be virtually invisible from street level, as indeed it is currently, and will have no effect on the street scene.

3.00 Access

External access to the property and internal access to the flat, via the existing two flights of stairs from the ground floor entrance lobby, will remain unaltered. The new staircase to the third floor will have a similar design with regard to pitch, width and tread & riser dimensions.

4.00 Photographs



View of existing No 140 Goldhurst Terrace 2nd floor (Flat 3) terrace at rear looking north-eastwards towards Nos 138, 136 & 134



Existing front elevation of 140 Goldhurst Terrace