

AMERK

20 GOLDHURST TERRACE | DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 20 Goldhurst Terrace

Purpose of the Document

This design and access statement is a supporting document to the planning application for 20 Goldhurst Terrace and should be read in conjunction with the accompanying drawings.

2.0 THE EXISTING SITE

2.1 Site Location

Goldhurst Terrace is located in North London, the road links both Fairhazel Gardens and Finchley Road and forms part of a quiet residential suburban context.

2.2 Context and Character

20 Goldhurst Terrace is a property located within the South Hampstead Conservation Area; an example of a leafy Victorian suburb that is residential in nature and largely homogenous in scale and character, according to the South Hampstead Conservation Area Character Appraisal and Management strategy (2011).

The area is characterised by large, semi-detached and terraced late-Victorian properties with distinctive roofscapes. Various decorative treatments including terracotta panels, brickwork ornamentation, tiled footpaths, delicate iron-work, and elaborate timber doors and windows play a major role in creating a consistent pattern that adds to the character of Goldhurst Terrace.

2.3 The Building

The existing five storey house has its own grounds of approx 90sqm.



Site Location at Goldhurst Terrace



Front view of the house in context

3.0 THE PROPOSAL

3.1 Design Statement

The proposal is to replace the majority of existing windows and doors on the front and rear elevations of this single family dwelling. This will improve the quality of natural daylight, energy efficiency, and thermal comfort within the building. The design of the proposed windows is very similar to the existing and is in keeping with the visual aesthetic of the current property. The new windows will be double glazed timber painted windows.

3.2 Accessibility

The main entrance to the building is via the front of the property either by pedestrian footpath or by the main road (Goldhurst Terrace). This will remain.

3.3 Parking

Parking is currently available by residential permits as off road parking. This is to remain.

3.4 Sustainability & Environmental Performance

The proposals will comply with the minimum thermal requirements for upgrading of existing fabric in the UK building regulations guidance document part L.

Appendix A - Existing Photos



Internal view of the front door



View of an existing sash window



External view of the front door



Side view from the road



Window sill



Internal window detail



Window detail



External window detail

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key plan

notes

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EXISTING PHOTOGRAPHS

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