

**PHILIP MICHAEL ROYS CHARTERED ARCHITECT RIBA
2B FALKLAND ROAD, KENTISH TOWN, LONDON NW5 2PT.**

HERITAGE STATEMENT DOCUMENT - PMRCA/87GT/HS-02 REVISION 02

**PROPOSED RESIDENTIAL REAR GROUND FLOOR SINGLE STOREY SIDE YARD EXTENSION.
LOCATION: 87 GOLDHURST TERRACE, CAMDEN, LONDON NW6 3HA.**

DETAILS OF EXISTING PROPERTY

Ownership of building/land - The building erected on this property is owned by the Client, Susan O'Connor.

Existing building and land - The building erected on this property is a residential dwelling house. This property lies within South Hampstead Conservation Area.

HERITAGE STATEMENT

This proposed development does not detrimentally affect any heritage assets.

DESCRIPTION OF THE HERITAGE ASSET AND ITS SETTING

The property is within South Hampstead Conservation Area.

The property was built late 19th century.

The property is part of an original terrace group of similar style, age, and forms a unit within a larger entity.

The main characteristics of this property is the red brick street frontage with prominent two storey rectangular bays, timber sash windows, red brick relief columns, red brick cornice banding with a pitched tiled roof which is a consistent distinctive architectural feature of the original properties.

A open porch encloses the large single entrance door with lead glass fanlight over.

The surrounding street is of similar red brick dwellings with an assortment of different architectural treatment to the front bays. The property in the main, is a part of the original residential street development, however the adjoining property no. 85 is a recent development of flats.

The street scene is residential with vehicles parked both sides of the street, the building line set back from the pavement and some properties have cross-overs with front hard standing vehicle parking to the former front gardens.

THE IMPACT OF THE PROPOSED DEVELOPMENT

The development is for a new ground floor rear side yard extension; extending the kitchen accommodation.

This development does not impact on any public viewpoint and does not involve loss or change to any original features; it is purely an enhancement to the family home.

DATED: 25th February 2015.

SIGNED: Philip M Roys