DESMOND BANKS

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

Second floor flat, 48 Goldhurst Terrace, London NW6 3HT

9 March 2015

This document is in accordance with the requirements set down by the DCLG

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

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

Included within this application:

Existing drawings	Second floor plan	04E
	Roof plan, roof space plan and section	05E
	Front elevation	06E
	Rear elevation	07E
Proposed drawings	Second floor plan	04
	Roof plan and section	05
	Front elevation	06
	Rear elevation	07
	Roof plan	08

Site location map at 1:1250

There is no drawing of the lower ground, upper ground or first floors of the building as these will remain unchanged.

Design

The design of the new dormer roof extension to the rear of this property is proposed so as to cause no loss of amenity and nor to appear 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. It follows the principle established with the approval of similar dormer windows in 2008 to 38 and 40 Goldhurst Terrace and in 2014 to 46 Goldhurst Terrace.

The change in the rear elevation at second 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 the existing.

Use

The new roof extension will provide a high quality modern interior to this flat and is part of a scheme to realise the three-bedroom potential of this flat of 88 square metres. This level of accommodation exceeds that required in the London Plan for a three-bedroom five-person flat. The extra floor level will allow for a separated living room and will establish this flat as potential family accommodation. There is a common rear garden, known as the Green Triangle Wildlife Garden, that will be available for the use of this property through the Green Triangle Wildlife Garden of 20 Fairhazel Gardens, London NW6 3SJ, who manage it.

Layout

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

Scale

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

Landscaping

The proposal does not include any landscaping provision.

Appearance

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 building'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 pitch of the roof.

Access

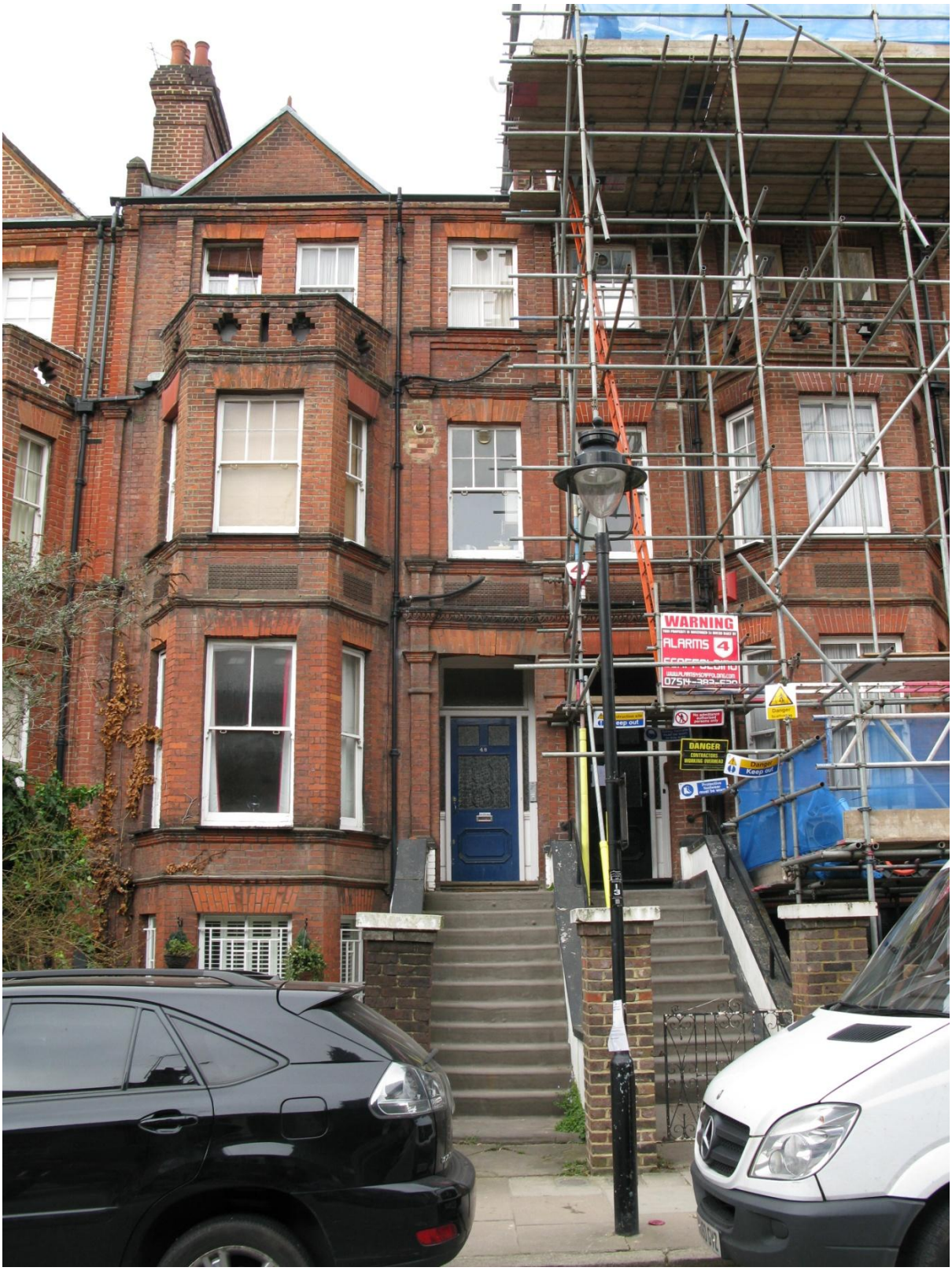
No change

Inclusive access

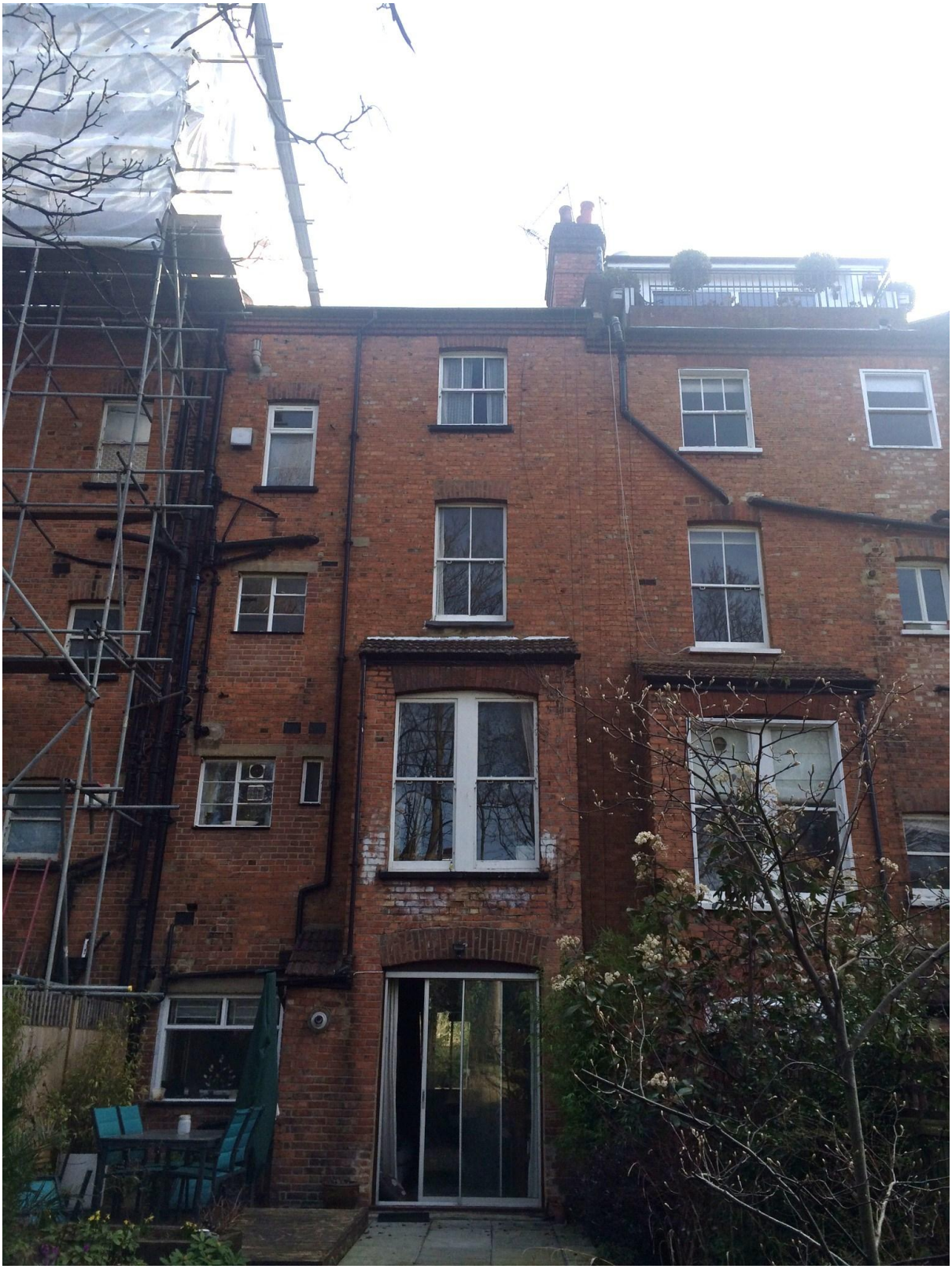
No change

Also included in this application are photographs of the property

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

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 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 as those existing

7. **Circulation space**
   There is no potential for wheelchair access to the second or roof 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 first 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 a stair hoist, the future need for support rails and bars would appear to be limited.

12 **Stairs and potential for through-floor hoists in dwelling**
   There is space for a through floor hoist from the second floor to the roof floor, but 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 height

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

16 Location of service controls

The service controls will be within a zone above 0.450 and below 1.200, and farther away from any corner than 0.300.