

## ***March 2015 Design & Access Statement***

This statement accompanies a planning application requesting the creation of a 3 bedrooms residential maisonette from 2 residential unit.

The purpose of this statement is to demonstrate that the proposed works are well considered, of an appropriate scale of development.

### ***LOCATION AND SITE***

The application site comprises a three storey mid-terrace Victorian property that is located on the north side of Goldhurst Terrace. The property is divided into three flats. The application site is located within Swiss Cottage Conservation Area, and is covered by an Article 4 Direction.

### ***PLANNING HISTORY***

In 1957 permission was granted for a conversion of a single dwelling house into three self-contained flats (ref.: H%/13/26/13128)

In 2014 permission was granted for the use of the rear flat roof as terrace and the installation of 1 front rooflight and 2 rear rooflights and replacement windows to front elevations (ref.: 2014/2219/P)

And permission was granted for the erection of single storey ground floor rear extension with green roof following demolition of the existing extension and alterations to ground floor front elevation fenestration including new entrance door to ground floor flat (ref.: 2014/5288/P).

### ***DESIGN APPROACH***

The current owners have been carefully restoring the house for the last 12 houses. However, they came to the conclusion that the property would serve them better with 2 large families units rather than the existing 3 units.

### ***AMENITY***

The proposal will have no impact on the adjoining properties in terms of amenity.

### ***CHARACTER***

The works should be considered to preserve the character of the host building and do not effect the building's appearance.