

Design and Access Statement

Site: 80 Goldhurst Terrace, London, NW6 3HS.

Agent: London Garden Rooms.

Planning Considerations

The proposed development falls under the planning Permitted Development Rights.

Outline:

- The total area of ground covered by buildings within the curtilage would NOT exceed 50% of the total area.
- No part of the building would be situated on land forward of a wall forming the principal elevation of the original dwelling house.
- The building would not have more than one storey.
- The height of the building would not exceed 2.5m.

Design and Access Statement

Use

Exterior building will be used as a social space for the house members and guests. The outbuilding will not to be used for sleeping or living accommodation.

Amount

The construction will occupy one corner of the garden leaving an existing patio space. Therefore there will be no erosion of the leafy open character of the South Hampstead Conservation Area. The green Sedum roof will also add to the green feel and look to the rear gardens on Goldhurst Terrace.

Layout

The construction is on private land and will in no way influence or impact any public space and there will minimal visual impact on the existing street scene. It will in no way affect the frontage of the property or the roof/chimney of the house.

Scale

The construction will be 5m wide x 3.2m deep x 2.5m in height.

Appearance

The building will have a natural appearance with the exterior clad in Western Red Cedar. The roofing will be clad in environmentally responsible EPDM rubber roofing. We will also be installing a green sedum roof that will add a natural grass like appearance. This will minimise the impact on the view from the flats above.

Vehicular Transport Links

The construction is on private land and will in no way influence or impact any public space.

Access

There are no proposals which will alter the existing access to the property.