

Design & Access Statement

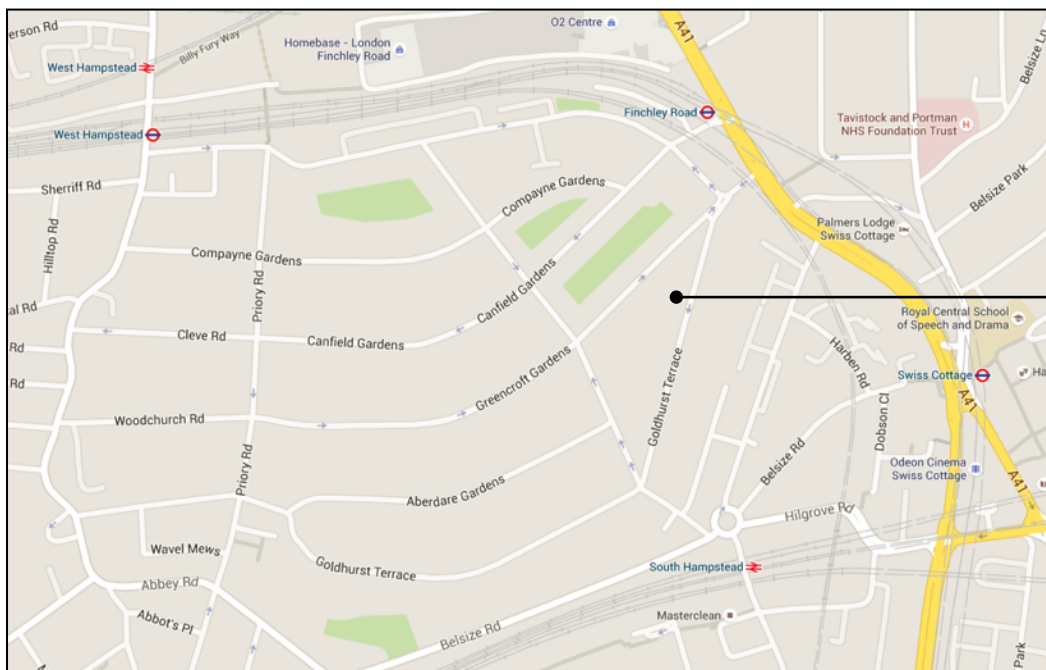
28 Goldhurst Terrace, London, NW6 3HU

Planning Application for Lower Ground Floor Extension and Merging of Lower Ground and Ground Floor Flats Into a 3 - Bedroom Maisonette

February 2016

Location & Background

28 Goldhurst Terrace is a period mid-terrace building in the South Hampstead Conservation area in the London Borough of Camden, located within 5 minute walk from Finchley Road and Swiss Cottage underground stations. The O2 shopping centre as well as the local shops and cafes are also within easy reach.



Map View



Satellite View

History

The use of this property has been residential and remains as such with this proposal. For some years, the property has been converted from a single residence into 4 self-contained flats divided over 4 stories and is currently being used as flats.

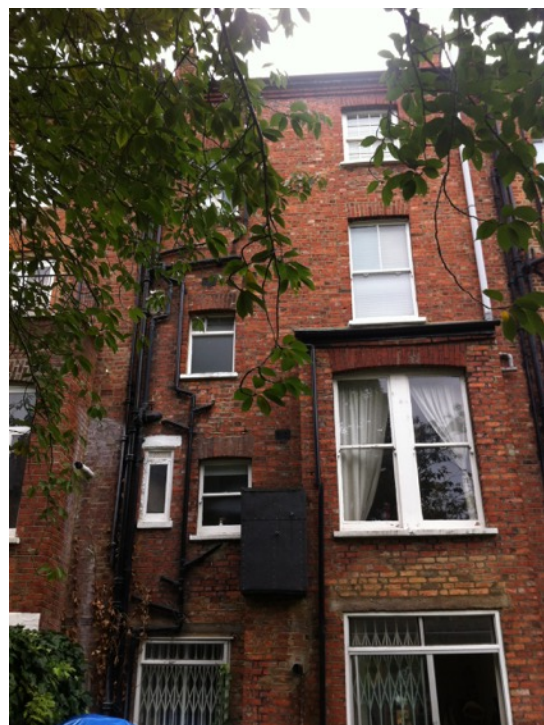
There is a smaller garden at the front and a large garden at the rear 17m in length. Currently, the loft is not used at this property.

Site

28 Goldhurst Terrace NW6 3HU



Existing Front Elevation



Existing Rear Elevation

The Proposal

This planning application is solely for the changes to the lower ground and ground floors. The proposal seeks permission for a single storey rear extension to the lower ground floor and merging the existing two self-contained flats into a 3-bedroom maisonette.

The proposed rear extension is 3300mm in depth and 3000mm in height with a flat roof and brick upstand matching the existing brickwork. The roof of the proposed extension will create an accessible terrace on the ground floor with a structural glass balustrade. The proposed steps from this ground floor terrace to the garden will have the same continuous glass balustrade. At lower ground floor, the proposed doors are leading directly to the rear garden. The proposal also includes replacement of the existing rear ground floor window with a matching double door leading to the proposed terrace.

Materials & Details

The single-storey extension is proposed to be constructed in brick to match the existing. The proposed upstand detail will include a soldier course with creasing tiles.

The proposed terrace balustrade will be structural glass and the proposed steps down to the garden will be of metal construction painted black with structural glass balustrade.

All new and replacement windows will be timber framed to match existing.

Garden

The proposal includes reviving the slightly neglected garden by re-patching the grass where needed in order to create a continuous lawn and tidying up the existing low level bushes and greenery. The existing timber fence will be repaired and partially replaced where needed. The aim is to create a valuable amenity space for the proposed maisonette.

Access

Currently, the main entrance on the upper ground floor leads to shared internal stairs providing access to all flats above lower ground floor. This arrangement will remain unchanged.

Access to the rear garden will be provided through the proposed rear extension on lower ground floor, and from the accessible terrace on the ground floor leading to the garden. This way, the garden will be accessed from both floors.

The location of refuse and recycling bins will remain as existing.

Based on the above, the site will not have any accessibility issues.

Conclusion

The overall vision and objective is to create a quality 3-bedroom maisonette on the lower ground and ground floors by merging the two existing self contained flats. The proposal seeks to integrate the proposed contents within the existing fabric of the building by sensitive design that will preserve and enhance the character of the existing dwelling and surrounding area.