

Planning & Access Considerations Statement

for

Flats A

45 Goldhurst Terrace, South Hampstead, NW6 3HB

1. Preamble

This statement accompanies a planning application for the erection of a Garden Room/ Office to the rear of the garden that belongs to Flat A.

2. Criteria for Development

The proposal is for a single storey rear garden room

The criteria identified for development are:

1. The new development should seek to preserve and enhance the character of the conservation area.
2. It should carefully integrate with the existing context.
3. The development should cause minimal impact to the neighbouring properties.

3. Site Location

The street lies close to West End Lane in the South Hampstead Conservation area with easy access to the underground and main line links to central London, shops and amenities.

There is a predominance of bed sit flats and dwellings for single and young professional couples, there is a mix of restaurants, boutiques and fitness centres close by.

4. Site Description

The property consists of 4no flats as follows:

- Flat A- Lower Ground Floor

- Flat B- Ground Floor
- Flat C- First Floor
- Flat D- Second Floor

Each flat sits on top of the other and is situated at the end of a terrace building of substantial design and character.

5. Description of proposal

5.1 Single Storey rear Garden Room

- 2.3m high at lowest point raising to 2.5m high, set back from boundary by 500mm to allow access for maintenance. Construction to have a foot print of 24m²
- Sustainable timber clad with bitumen roof
- Aluminium powder coated doors and window.
- Sips construction to achieve U value of 0.7 W/m²K.
- Rainwater drainage into water butt for re use on garden.

6.0 Access

Disabled facilities are not relevant to this proposal.

Access by the emergency services will be by the front or rear doors

