

Design and Access Statement

195 Goldhurst Terrace, London, NW6 3ER

Planning Application Ground Floor Rear Extension

195 Goldhurst Terrace is a Victorian terrace house dating from between 1879 to 1900 and lies within the South Hampstead Conservation Area and the building is not listed. The rear façade of the house is made of yellow stock brick, with red brick arched lintels. A recessed second floor is set back from the façade.

This statement has been prepared in support of a planning application for alterations to the lower ground floor flat.

1. Design

1.1 Use

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 30m in length. Only the lower ground floor flat has access and use of the garden.

1.2 Amount

This planning application is solely for the changes to the lower ground floor. The proposal seeks permission for a single storey rear extension to the lower ground floor.

1.3 Layout

The layout of the site will not change apart from the addition of the above extension.

1.4 Scale

The proposed rear extension occupies a 1/7th of the garden and is in line with Camden Planning Guidance: Design CPG 1 which states that rear extensions should be secondary to the main house and not be higher than a single storey.

The extension will be 4m deep on the side of no 197. The center of their nearest window is 3.5m away and 1.5m higher than the proposed extension. On the side of 193, the extension will be 4.3m deep and will preserve their outlook and light by lining up with their rear wall. The height of the extension will be 3m which is the minimum required to accommodate a flush ceiling while protecting the view from the flat above.

1.5 Landscaping

The landscaping will remain unchanged.

1.6 Appearance

The location of the proposed extension to the rear of the host property would not be visible from the street-scene and it would sit comfortably with the host building and surrounding properties. It would have no adverse impact on the character of the building and surrounding properties and would have a limited impact on the South Hampstead Conservation Area.

The purpose of the extension is to provide a flexible living space for the occupants and open up views and connection to the garden

The set back of the extension rear wall on the side of no 193 follows the set back of the

original rear wall. The walls will be matching brick to tie in with the original building. The proposed glass and metal patio doors will define this structure as a later addition and is in keeping with several neighbouring examples.

A flat felt roof with shingle gravel finish is proposed for the rear extension. Three roof lights will be included on the roof and will be designed to be flush with the rear extensions parapets and therefore will not be seen from ground floor level. In addition a further roof light will be added to the third bedroom to allow more natural light to this room.

The neighbouring properties have similar appearance of the main building, but with a wide variety of rear extensions, both in terms of dimension and material palette.

2. Access

The front door to the apartment on lower ground level will be converted to a window and the existing side door will be used as the main entrance. As the door to be converted is not the principal front door on raised ground level, the original design of the building will not be overly compromised.

Access to the rear garden will be provided through the proposed rear extension on lower ground floor as well as from the alley which runs down the side of the property. Based on the above, the site will not have any accessibility issues.



Photos showing rear of the property