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27 May 2016

DESIGN ACCESS STATEMENT 168 GOLDHURST TERRACE, LONDON NW6 3HN

Proposal: Enlargement of existing single storey rear extension and replacement of existing rear conservatory

1.0 Site History and Character of the Area

The property stands on the north side of Goldhurst Terrace, is not listed and is located within the South Hampstead Conservation Area (Formerly the Swiss Cottage Conservation Area).

Until the middle ninetieth century the area consisted of fields crossed by local tracks and paths, some of which formed the course of later road and was largely owned by the Maryon Wilson Estate. The development growth in the area started in 1874, when Priory Road was opened, providing a gateway to the Western side of the Estate. Priory Road marked the boundary between the Maryon Wilson Estate and the estate of Colonel Cotton to the west.

The area is almost exclusively residential in nature and is largely homogenous in scale and appearance being characterised by large, semi-detached and terraced late Victorian properties, in red or gault brick, with slate or clay tiled roofs often featuring turrets and gables in a distinctive roofscape.

The property at number 168 Goldhurst Terrace is a traditionally built four story terraced dwelling house situated was erected around the late 1870's.

The front elevation of the building appears to be relatively unmodified and remains attractive and ornately decorated. The building is finished in red brick and features a two-storey canted bay window directly adjacent to a two-storey square bay. The building is completed with a clay-tile, mansard-style roof. The front elevation features a prominent, red-brick, dual-pitched front dormer inserted within the steeply pitched front roof slope. The larger dormer is off-set by a smaller white painted dual-pitched front dormer positioned above the square bay. The front garden is enclosed by a traditional, low-brick wall.

The rear elevation has brown/yellow bricks, white timber sash windows and over the years has been modified by the existing single-storey and glass conservatory extensions.



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2.0 Proposed alterations

The proposal aims to alter the existing rear extension and conservatory by respecting the Council's Planning Policies.

The proposed extension would project up to the existing garden storage, matching the depth of an extension at the adjoining neighbour. By enlarging the existing extension the family would have a bigger and brighter kitchen facing the rear garden and would enjoy better the view over it. The extension would be made by bricks to match the existing ones of the main house and would be completed with a flat roof, enclosed by parapet walls, and a new skylight would be inserted above the enlarged kitchen. The new timber sash window facing the rear garden would be aligned with the above original window at the first floor level and similar in style.

The existing conservatory would be demolished and replaced with a new one with a contemporary look and energy efficient glass panels to reduce the heat loss. It would be completed with a mono-pitched glazed roof and slim frame aluminium bi-folding doors.

The proposed alterations aim to achieve the highest standard of design respecting the character, setting and context of the area; they would preserve and enhance the main building because the new scale and proportions are more harmonious and by being modest in scale they wouldn't cause any loss of amenity to adjacent properties with regard to sunlight, daylight, outlook and overshadowing.

3.0 Access

The main entrance to the building will not be altered in any way and it will be through the front garden at street level.