Design and Access Statement

PROPOSAL: Loft Conversion, Renewal of Existing Timber Sash Windows and Replacement of existing roof tiles.

SITE: 111D Goldhurst Terrace, NW6 3HA

Front elevation

Use: The property is a three bedroom flat occupying the split level second floor as shown in the application drawings. The property is in the Swiss Cottage Conservation Area.

Amount/layout: The proposal is for the conversion of the current roof space with the addition of a dormer and inverted balcony to the rear roof slope and conservation roof lights to the front slope. The proposal will create two modest sized bedrooms and a shared bathroom as shown in the drawings.
It is also proposed to renew the existing front and rear single glazed sash windows and with new double glazed timber sash units to match the existing.
As part of the works the existing concrete roof tiles which are of a colour and style not in keeping with the majority of the other roofs in the locality are proposed to be changed back to the original style of slate roof covering.

Scale/Appearance: The rear dormer is set well up the roof slope (1.4m approx.) to minimise the impact on the rear elevation and is also set in from the party walls at both sides by 1.0m. The height of the dormer is also set to a minimum practical level to create an internal ceiling height of 2.1m which is created by removal of the current ceiling and inserting a new floor at a lower level just over the second floor windows. Consequently the roof cannot be lowered further.

Similarly proportioned dormers have been recently constructed and/or approved at No.95, 97, 99 and 48.

To the rear of the left hand bedroom a reduced depth dormer is proposed to give room for a very small balcony area to be cut into the roof. This will be concealed by the continuation of the rear roof slope behind. To protect privacy of neighbours a 1.8m high obscured glass screen will be erected to the left side of the balcony, and to meet safety requirements a clear glass balustrade will be added to the rear to a height of 1.1m from the balcony floor. With such a setback from the roof edge and the rear addition flat roof below, views down to gardens below will be very restricted – far more so than the existing rear addition terraces. We note the approved scheme for the loft conversion of No. 48 also incorporates a similar balcony section.

To the front black metal conservation roof lights will be used to minimise impact. These are relatively common throughout the locality and due to the height of the buildings are barely visible from street level.

As a high quality development all materials used will be best quality and sympathetic to the building, sourced to match the original materials, with traditional timber sash and case slim line double glazed replacement windows and lead junction details, etc. Windows and doors to the proposed dormer are to be aluminium with a powder grey finish.

Access: There is no change to the access to the flat up a common staircase with the loft accessed by a new flight of stairs. All proposals will meet Building Regulations with the need to improve fire safety measures to create a safe route of escape.

Rear elevation