

# **DESIGN & ACCESS STATEMENT**



## **Application Site:**

*191 Goldhurst Terrace, London, NW6 3ER*

## **Proposal:**

*Replacement of windows to front elevation*

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### **1.0 The Site**

The subject property is a four storey terraced property comprising of three self-contained units. There is a significant rear garden and the front forecourt currently has 1 off street parking space.

### **2.0 The Location**

The application site (area edged red) is situated at 191 Goldhurst Terrace, London within the London Borough of Camden. The property is within the Swiss Cottage Conservation Area. Goldhurst Terrace is located within a larger residential community and within walking distance to South Hampstead Overground Station and Swiss Cottage Underground Station. There are also primary and secondary schools nearby, within walking distance.

### **3.0 The Proposal**

The proposal is to replace the existing bay windows to the front elevation. The existing windows are timber framed sash windows. The proposed windows are to match the existing windows.

### **4.0 Landscaping**

To remain as existing.

### **5.0 Refuse & Recycling**

To remain as existing.

### **6.0 Access**

To remain as existing.

### **7.0 Appearance**

The proposed replacement of windows will enhance the existing front elevation. The proposed development is complimentary to the existing house and the surroundings without having a detrimental impact to the existing surroundings.

### **8.0 Conclusion**

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.

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Photos of front elevation, showing windows.