

GROUND FLOOR FLAT, 219 GOLDHURST TERRACE, LONDON NW6 3EP

DESIGN & ACCESS STATEMENT

The proposal

The proposal is to extend the ground floor flat with a single storey rear extension which effectively infill the existing raised patio area.

The existing building

The existing building consists of three self contained flats all accessed from a common hall and staircase. The rear gardens are generally large with a number of the adjacent neighbours having previously extended in a similar fashion.

The design concept

The existing rear single storey building, which contains the third bedroom will be demolished to make way for the extension. The side boundary wall will however be retained with no change perceived from the neighbour on this side, as the new roof height approximately matches the existing roof height. Demolition of this section of the building will tidy the rear elevation as well as increase the overall energy efficiency of the unit due to the requirement to construct the new external elements to meet the current building regulation insulation standards. The new rear walls will be constructed as insulated cavity walls with the external brick skin made up of London Stocks with a red brick soldier course over the new openings, all to match the existing rear wall. The windows will be timber framed sealed double glazed units of a similar profile and proportion to the existing first floor windows. Light and ventilation will be maintained to the existing rear rooms via concertina doors which open out to make the best use of the patio area, with additional light provided to the furthest point of the open plan room by the lean to rooflight. The existing direct side view into the neighbours garden from the rear bedroom will be removed, improving the privacy for both parties. The means of escape from the rear bedroom have also been greatly improved by the new window, which meets the guidelines in the building regulation for an escape window while the existing bedroom window does not. The change in layout has allowed the proportions of the rear bedroom to be improved as well as a welcomed increase in floor to ceiling height due to its floor level now being dropped down to the rear living room area level.

Access

No change to the access arrangements are planned to the flat as part of this proposal. The new switches and sockets throughout the extension will however be positioned to meet the requirements for inclusive use.