

DESIGN AND ACCESS STATEMENT

Flat 3 138 Goldhurst Terrace
London NW6 3HR

Second Floor Flat 3 New Velux windows
138 Goldhurst Terrace
London NW6 3HR

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1 INTRODUCTION

This statement has been prepared in support of the above proposed Velux windows Planning Application for Flat 3 138 Goldhurst Terrace, London NW6 3HR on behalf of Hortense Suleyman

The property is located in the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area) and is subject to similar planning restrictions as the adjacent Hampstead Conservation Area.

South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature. The area is characterised by large, semi-detached and terraced late-Victorian three and floor storey properties which predominantly have front drives coupled with a walk way to the existing period stained glass front entrance door.

2 RELEVANT BACKGROUND

The property is midway between Fairhazel Gardens and the end of the residential return to Aberdare Gardens where the style is later in appearance. The area has a variety of rear roof terraces.

3 THE PROPOSAL

The roof has two dormers to the south and the west these created dead space internally and it is proposed to benefit from two new Velux windows for additional daylight so the internal space can be maximized.

The Velux window cannot be seen from public realm and are private can be seen from the photos attached.

4 PLANNING POLICY

138 Goldhurst Terrace, London NW6 3HU, is located in the South Hampstead Conservation Area and falls within Article 4 Directions.

The railing style is in similar style and similar to the numerous rear terrace in the area.

The proposal also takes into account *DP24 Securing high quality design* and section *CS14 Promoting high quality places and conserving our heritage* of *Camden Core Strategy 2010 – 20125*. The scheme deals creatively to extend the use of the existing building with a small scale alteration within the site and its context as indicated in *DP24.5*. The architectural detailing, durability and visual attractiveness of the materials has also been carefully considered as required by *DP24.15* to create an attractive and interesting building.

5 PLANNING ISSUES

The proposed is essentially for allowing natural light to the flat.

In light of the above, it is clear that the proposals will not adversely affect the adjoining properties, cannot be seen from the front of Goldhurst Terrace and there will be no overlooking

or loss of outlook as this is only safety changes nor will they affect the functionality and therefore the scheme will comply with the Local Authority Guidelines.

6 USE

No change of use is proposed.

7 AMOUNT

No change of amount is proposed.

There will be no change to the property or no changes or impact on the view from the front or rear.

8 LAYOUT

Please refer to the set of drawings for detail information

9 SCALE

No change of scale to Flat 3 is proposed.

10 LANDSCAPING

No change of green is proposed.

11 APPEARANCE

The proposed change will follow and be similar to the existing adjacent properties of Velux windows in the middle of the property.

12 CONCLUSION

The proposed change will have no detrimental impact on the surrounding residential amenities, or character and appearance of the conservation streetscape. The proposal is modest and for well being reason and in line with the Camden Planning Guidance and Government objectives Therefore we respectfully request that Planning Consent is granted for this proposal.

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