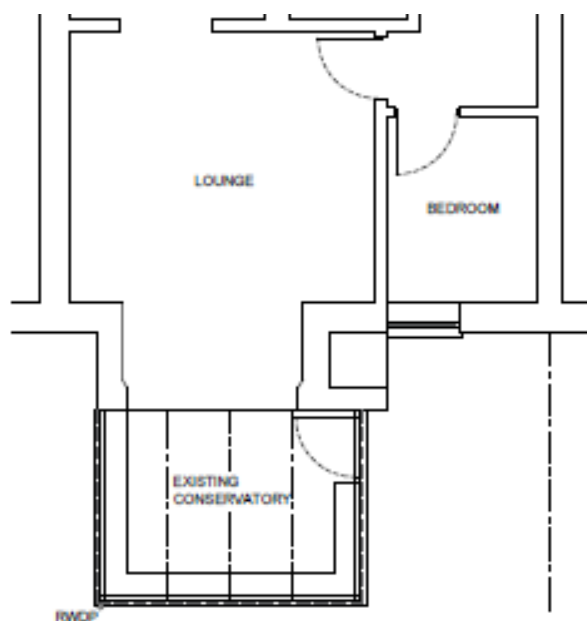


## SUPPORTING STATEMENT

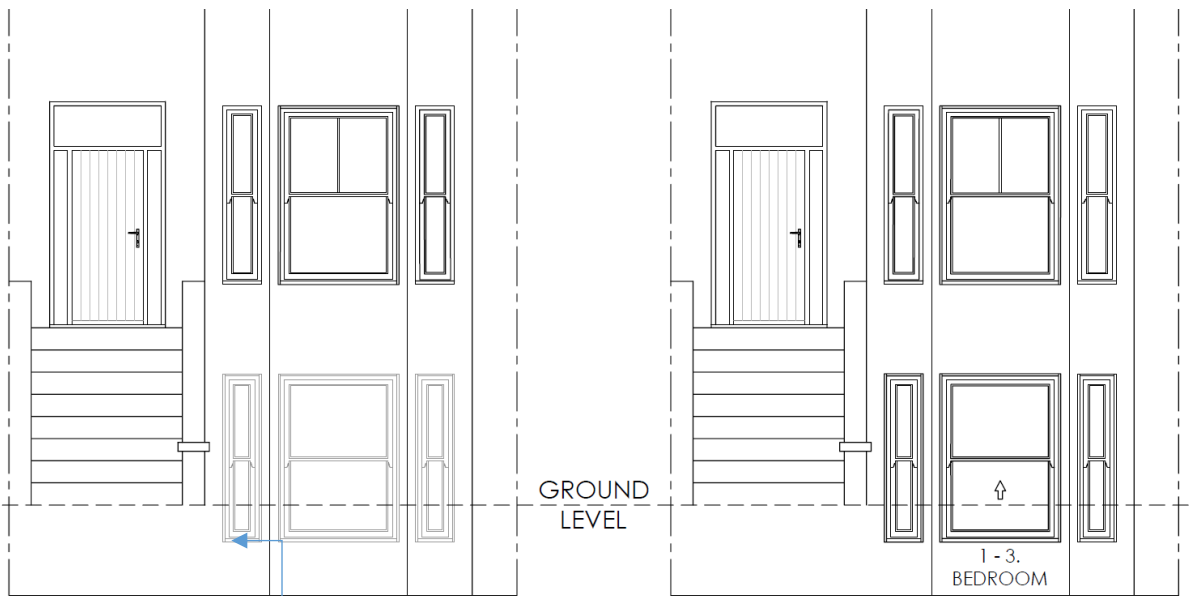
Site Address: 31a Goldhurst Terrace London NW6 3HB

Please Consider the following;

Further to submitting two planning applications 2018/6035/P and 2018/5108/P we have since been requested to change our proposed replacement conservatory and replacement entrance door from PVCu to timber. With this in mind we would like the following information to be taken in consideration in the justification of our proposals in their current form. The replacement conservatory would not only be in keeping with sensitive nature of the property but would also provide better insulation and protect against heat loss. The existing conservatory currently forms an integral part of the property as demonstrated in the image below. Due to its current condition, if left it will lead to the deterioration of the built fabric of the property, which is contrary to 12.8 (Article 4 Design Guide) 'keep your historic property in good repair' and 13.1 (investment and maintenance) of the conservation appraisal – our design is sympathetic to the existing building and will be constructed from high quality materials and installation techniques. The existing conservatory is not longer weather tight and cannot be shut off from the main living area of the property. The benefits to the homeowner to use PVCu is its low maintenance and increased longevity versus timber or aluminium. Our PVCu also benefits from having a BBA certification which covers air permeability, water-tightness, the effect of wind and snow loads and impact resistance and racking as well as the improved thermal efficiency.



Due to the property being a basement flat the conservatory is set lower than ground level and the garden is only used by the applicant. The entrance door is also set below the ground level and is to the side of the property. The advice given with the conservation area appraisal document focuses on the impact of alterations that are made to the front of the property or sides that face the road. In this proposal the use of PVCu would not affect any of the elevations detailed in the guidance.



The entrance door is here and cannot be seen

This photo shows that none of the basement flat entrances are visible from the front of the property.



This image shows that the conservatory is set below the standard ground level and that no element of the conservatory is easily visible. The side elevations of the conservatory cannot be viewed by any neighbours and the only element that maybe visible is the roof, which is currently made from upvc and ploycarbonate.

We are proposing to use solar tinted toughened safety glass in the roof which will give a much better over look as well as being easier to maintain.



The existing roof is dis-coloured and is no longer fit for purpose.





This image below what the rear of the garden and shows screening along both boundaries which are not over looked.



The image below shows that the property is not overlooked no easily visible from the public realm.





As you can see from the conservation area map the property is on the edge of the conservation area. The rear of the property is not in close proximity to any properties that are affected by the conservation area and is not visible from the public realm.

