

Design and Access Statement 07May19 for Construction of Orangery and Extension to Study at 131 Goldhurst Terrace, London, NW6 3EU

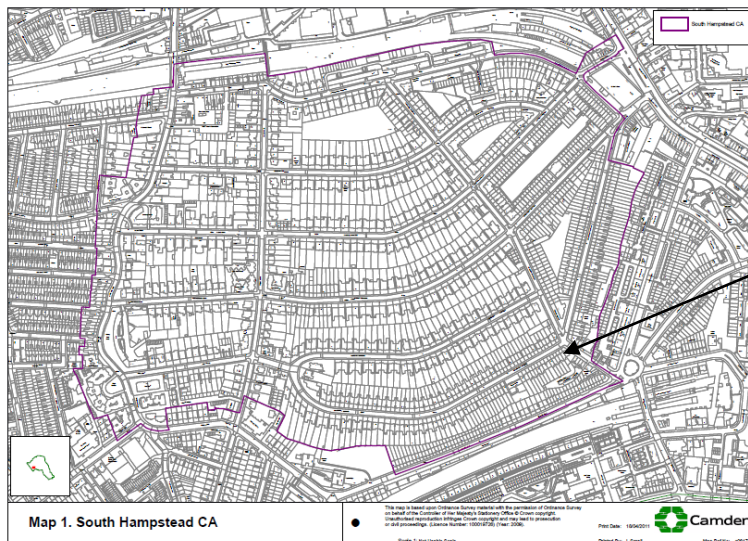
Introduction

This statement supports a Planning Application for the installation of an orangery and the extension of the study at the above address.

Location

The application site lies within the South Hampstead Conservation Area

Map image from Camden Council website



Location of
application property
131 Goldhurst Terrace

Existing property

The property is within the South Hampstead Conservation area, and whilst not Listed is mentioned in the Appendix of 'South Hampstead Conservation Area, Character Appraisal and Management Strategy' document as a property that contributes to the character of the immediate surroundings and the Conservation Area as a whole. It is at the intersection of Goldhurst Terrace and Fairhazel Gardens, with a private access gate from Fairhazel Gardens.

Existing conservatory



Design Considerations

The document 'South Hamptstead Conservation Area, Character Appraisal and Management Strategy' available on the Camden Council website has been consulted.

Assessment of Impact

The proposed orangery and study extensions will be entirely contained within the curtilage of the property.

The orangery will extend from the existing rearmost wall of the property by 3820mm, which is the extent of the existing paved patio area. The existing garden wall will be partly removed to the boundary with 133 Goldhurst Terrace and the orangery wall will then form the boundary, with the further extent of the garden wall retained.

The study extension will be constructed with the same floor level as the existing house, and as a consequence of the rising ground towards Fairhazel Gardens with largely be obscured from the road by the existing garden wall.

Consequently it is assed there will be little visual impact on the Conservation Area.

Size and Location

The orangery and study extension are designed to provide additional family living space but be in proportion to what is a substantial garden and existing property.

Walls

The external walls will be constructed using London Stock bricks to match the existing house as closely as possible.

Windows and Doors

The windows and doors will be casement style, manufactured from timber, painted white. The glazing to the side frames will be clear, low E, toughened glass sealed units.

Roof

The roof structure will be a flat roof style, finished externally with grey fibreglass, featuring inset low profile skylights and a central atrium.

The low profile skylights will be to the boundary side elevations, to reduce the visual impact. The external finish on both skylights and atrium will be aluminium, powder coated anthracite grey, with glazing low E, toughened glass sealed units, with a subtle blue tint.

Overall Assessment

The orangery and study extension will provide additional family living space and have been designed to complement the existing property and garden, with minimal impact to neighbours and negligible impact on the Conservation Area.