

Design & Access Statement

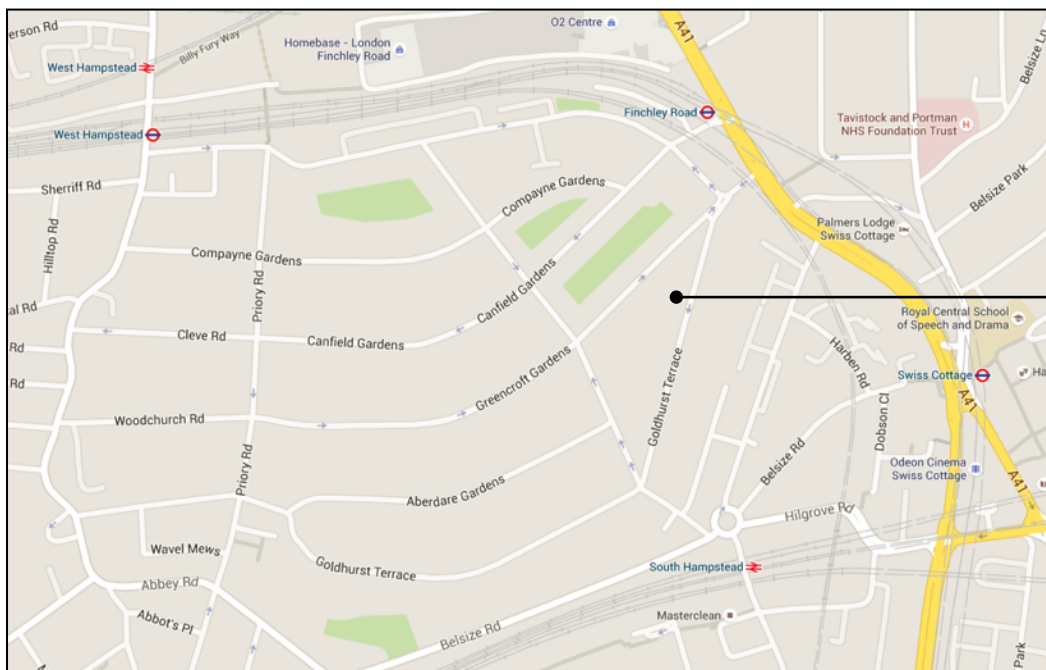
28 Goldhurst Terrace, London, NW6 3HU

Planning Application for Loft Conversion Into a Self-Contained Flat With Rear Dormer

January 2016

Location & Background

28 Goldhurst Terrace is a period mid-terrace building in the South Hampstead Conservation area in the London Borough of Camden, located within 5 minute walk from Finchley Road and Swiss Cottage underground stations. The O2 shopping centre as well as the local shops and cafes are also within easy reach.



28 Goldhurst Terrace
NW6 3HU

Map View



28 Goldhurst Terrace NW6 3HU

Satellite View

History

The use of this property has been residential and remains as such with this proposal. For some years, the property has been converted from a single residence into 4 self-contained flats divided over 4 stories and is currently being used as flats.

There is a smaller garden at the front and a large garden at the rear 17m in length. Currently, the loft is not used at this property.

Site

28 Goldhurst Terrace NW6 3HU



Existing Front Elevation



Existing Rear Elevation

The Proposal

This planning application is solely for the changes to the unused loft space and internal reorganisation of the second floor.

The proposal seeks permission to convert the existing unused loft into a self-contained one-bedroom flat with a dormer at the rear. The proposed self-contained flat at top level would add 44sqm (473sqf) to the existing GIA of 233sq that the property currently contains. This would bring the overall GIA of the property to 277sqm (2981sqf).

The internal height of the existing loft is 3330mm at it's highest point. The proposal makes use of the existing loft space and includes a rear dormer similar to the existing neighbouring dormers in size and appearance. The aim is to convert the loft space into a quality self-contained flat.

Materials & Details

The provision of materials and details to the proposed rear dormer will match the existing neighbouring dormers as much as practically possible in order to respect the neighbouring and local architectural styles and comply with the latest building regulations and energy efficiency requirements. The proposed dormer will have slate tiles on the vertical sides and elastomeric roofing felt top cover to match the neighbouring dormers.

The proposed insertion of conservation type rooflights will not have an adverse impact on the external roof appearance.



Access

Currently, the main entrance on the upper ground floor leads to shared internal stairs providing access to all flats above lower ground floor. This arrangement will remain unchanged.

The location of refuse and recycling bins will remain as existing.

Based on the above, the site will not have any accessibility issues.

Conclusion

The overall vision and objective is to improve the layout of the existing second floor flat and create a self-contained flat in the loft space. The proposal seeks to integrate the proposed contents within the existing fabric of the building by sensitive design that will preserve and enhance the character of the existing dwelling and surrounding area.