

DESIGN AND ACCESS STATEMENT

215 Goldhurst Terrace, NW6 3ER



The property is located on Goldhurst Terrace



Photograph of Front Elevation

215 Goldhurst Terrace is a three storey terraced property located on the South side of the Road. It is located in the South Hampstead Conservation Area. The house is a family home and enjoys good transport links nearby with Swiss Cottage Tube Station and South Hampstead overground station as well as numerous bus links.

The owners would like to create a roof terrace/balcony area at second floor level by using the first floor flat roof. This would give additional amenity space and will be accessible directly off a study at second floor level via proposed French doors.



Photograph of Rear Elevation

The neighbouring properties on either side have both created terraces/balconies in a similar manner to the proposed.



Left: Looking from number 215 to number 213's terrace/balcony area.

Right: 213's terrace/balcony area



Below Left: Looking from number 215 to number 217's terrace/balcony area.

Below Right: Terrace/Balcony at 217



This Design and Access Statement is to accompany the application for a new roof terrace/balcony area at 215 Goldhurst Terrace.

The terrace will have a GRP covering and will have a glazed balcony with stainless steel handrail and supports.

A sandblasted glass privacy screen is proposed between 215 and 217.

Access to the terrace/balcony will be via a pair of new French doors in the second floor office room. The doors will be formed in the existing dormer by lowering the dormer cill.

The proposal is very similar to the adjacent properties and many similar examples can be seen in the locality.

PLACE ARCHITECTURE AND DESIGN LIMITED

JUNE 2020