

FELIXDB

08/03/2021

FLAT 1, 146 GOLDHURST TERRACE, LONDON NW6 3HP

ALTERATIONS TO REAR EXTENSION
SUPPORTING, DESIGN & ACCESS STATEMENT

Introduction

The property is a ground floor and lower ground floor flat in a three-storey, terraced Victorian house constructed circa 1880. It is located on the north side of Goldhurst Terrace with a north facing garden. The property is within the South Hampstead conservation area, it is not a listed building.

The rear walls are constructed from London stock bricks. The property has an existing rear conservatory extension.

The current use of the building is residential, and this will not be changed as part of the proposal.

In July 2019, planning approval was granted for the construction of a new single storey garden studio at the property. Application number: 2019/2259/P.

Nearby Approved Applications

No. 148 Goldhurst Terrace. Application Number: 2013/2826/P. Approved July 2013. Items of note: Single storey rear extension, garden studio and rear roof balcony.

No. 142 Goldhurst Terrace. Application Number: 2010/6600/P. Approved January 2011. Items of note: Single storey rear extension.

Description

The proposal is to remove the existing conservatory and to construct a new single storey rear extension to a depth of approximately 4.8m from the rear façade of the house (the depth of the existing conservatory). There is an original single storey brick extension projecting to the rear on the East side of the garden (bordering No. 144 Goldhurst Terrace) which will be retained. The proposed rear extension is approximately 5.7m wide and 4m in height. The proposed roof line is designed to match the roof height of the approved rear extension at neighbouring no. 148. The rear extent of the proposed extension is set back from neighbouring no. 48 by a depth of approximately 1.3m. There is no reduction in the size of the garden.

Design

The proposed extension replaces an existing conservatory, while remaining within the external line of the existing outer building. The new rear elevation of the extension is designed to give a more permanent, high quality and attractive façade more in keeping with the character of the existing building. The exterior walls of the extension are intended to be constructed of reclaimed London stock bricks to match the original house. The large sliding garden doors are designed to improve the connection between the inner and outer spaces and will create a very light kitchen/ family space.

The extension has been designed to be clearly contemporary but also sympathetic to the original architecture and conservation area.

As per the Conservation Area design guidelines the extension is not visible from any street view. The extension will use traditional materials and the scale of the extension will correspond to the vernacular of the conservation area.

The extension will be subservient to the host building being single storey and of a modest scale.

The proposal is very similar in design to other buildings in the vicinity, many of which have had ground floor extensions added in the past: houses 140, 142, 144, 150 and 152 all have rear extensions. The proposed rear extension is designed to be inconspicuous; it would not harm the character and appearance of the host building or wider conservation area nor would it harm the amenity of adjoining neighbours. There is no proposed change to the front elevation.

Access

There are no proposed changes to the access.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

Felix Padfield
felix@felixdb.co.uk
07966264656

felix@felixdb.co.uk
07966264656
12 chichester road
london nw6 5qn
company number 08913985
www.felixdb.co.uk