

DESIGN, ACCESS AND HERITAGE STATEMENT

Creation of a new first floor terraced area over an existing flat roof; associated external alterations including the creation of a new door opening in an existing window opening, the addition of railings, the addition of a privacy screen and the creation of a green roof area.

Variation to planning approval 2022/5628/P, 22 June 2023

259 Goldhurst Terrace, NW6 3EP, London



DESIGN AND ACCESS STATEMENT

This design and statement has been prepared in support to making a planning application to vary the approval 2022/5628/P as issued on 22 June 2023 for 259 Goldhurst Terrace, NW6 3EP, London.

We propose the addition of a first floor roof terraced area similar to the first floor terraced areas that exist to properties along the Goldhurst Terrace and adjacently to No259.

As part of these proposals we would like to create a new door opening as part of an existing window opening and add metal railings and a privacy screen to the existing flat roof to accommodate this first floor roof terrace conversion.

We propose to use only part of the existing roof as a terraced area with the rest of the roof to be converted to a green roof.

The application property steps substantially back in plan in relationship to the adjacent properties and the new terrace will not create any overlooking issues due to the fact there will be no or no substantial overlooking over existing boundaries and to the adjacent gardens.

We believe that the proposed changes will compliment the character of the existing building, do not impact on the amenities of the adjacent properties and create an improved residential unit with alterations that respect the character of the host building.

We do not propose to alter the access around the front, side or the rear of the property; for anything further please see the attached drawings and forms that accompany this submission.

HERITAGE STATEMENT

This heritage statement has been prepared in support to making a planning application to vary the approval 2022/5628/P as issued on 22 June 2023 for 259 Goldhurst Terrace, NW6 3EP, London.

The proposed alterations are minor in scope and they aim to create a new terraced area over an existing flat roof that makes a positive contribution of the Conservation Area since it aims to replicate a key feature of the houses along Goldhurst Terrace.

The alterations are in-keeping with the character of the adjacent properties, of the property itself and of the wider Conservation area.

Area Appraisal

“The South Hampstead Conservation Area is bounded by West End Lane to the west, the Metropolitan Tube line to the north, Belsize Road to the south east, the rear boundaries of properties on Abbey Road to the south west, and the rear boundaries of properties of Fairfax Place/Marston Close/Naseby Close to the east. At its north eastern extremity it includes Canfield Gardens up to the corner of Finchley Road (including part of Finchley Road Underground Station).

The South Hampstead Conservation Areas was known as the Swiss Cottage Conservation Area until February 2011. The name of the conservation area was changed to reflect the historical development of the area and its spatial and historic relationship with Hampstead as opposed to Swiss Cottage, which is on the east side of Finchley Road.

The conservation area (CA), adjoins the Priory Road Conservation Area to the south west, with the West End Green and Fitzjohn's/Netherhall CAs to the north west and east respectively.

South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

One of the most prominent features of the area is vegetation – both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature specimen trees, are essential in giving the streetscape its attractive and serene quality.

The open green spaces of the private rear gardens and the communal gardens between terraces of houses remain undeveloped and are a very important amenity for local residents – both for those who look onto the spaces and those who have access to them. In some cases they are managed as natural wildlife spaces, in others as more formal parkland. These copses and gardens are a haven for wildlife with areas set aside as natural habitats, as well as picturesque herbaceous borders, flowering shrubs, fruit trees, communal vegetable plots and a number of mature trees. These private spaces, along with the green front gardens, are vital in providing wildlife corridors, enhancing biodiversity and reducing flood risk as well as in preserving the attractive, tranquil character of the conservation area”



View of the existing flat roof area and its relationship to the first floor terraced area next door



View of the rear elevation and of the existing flat roof



View of the rear / side boundary and of other first floor terraced areas along the terrace



View of the rear / side boundary