

## DESIGN, ACCESS AND HERITAGE STATEMENT

Incorporating the works granted under planning permission 2022/5628/P dated 22/06/2023 (the amalgamation of the top two flats to create one flat across the upper floors and one flat on the ground floor; associated alterations including a new rear terraced area and the replacement of all windows with new windows to match the existing) along with the creation of a further terrace at first floor level with railings.

259 Goldhurst Terrace, NW6 3EP, London



## **DESIGN AND ACCESS STATEMENT**

This design and statement has been prepared in support to making a full planning application for the amalgamation of three flats to two family flats at 259 Goldhurst Terrace, NW6 3EP, London.

The vast majority of the works have already been granted approval under planning permission 2022/5628/P dated 22/06/2023 (the amalgamation of the top two flats to create one flat across the upper floors and one flat on the ground floor; associated alterations including a new rear terraced area and the replacement of all windows with new windows to match the existing).

This full planning application seeks to obtain approval for the creation of a further terrace at first floor level with railings.

The new terrace will match similar terraces at adjacent properties, due to the way Goldhurst Terrace arcs in plan these detached properties step away from each other to minimize and materially eclipse potential overlooking and privacy issues caused by such first floor terraces.

Please see the application form for further details on materials and external finishes.

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 family units 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 full planning application for the amalgamation of three flats to two family flats at 259 Goldhurst Terrace, NW6 3EP, London.

The proposed alterations are minor in scope and they aim to bring the application property in line with similar terraced areas that exist as part of the adjacent properties and across the Conservation Area.

The alterations are in-keeping with the character of the terrace, 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 front / side elevation**



**View of the side passage area**





**View of the front / side boundary**



**View of the rear elevation**





**View of the rear / side boundary**



**View of the rear / side boundary**