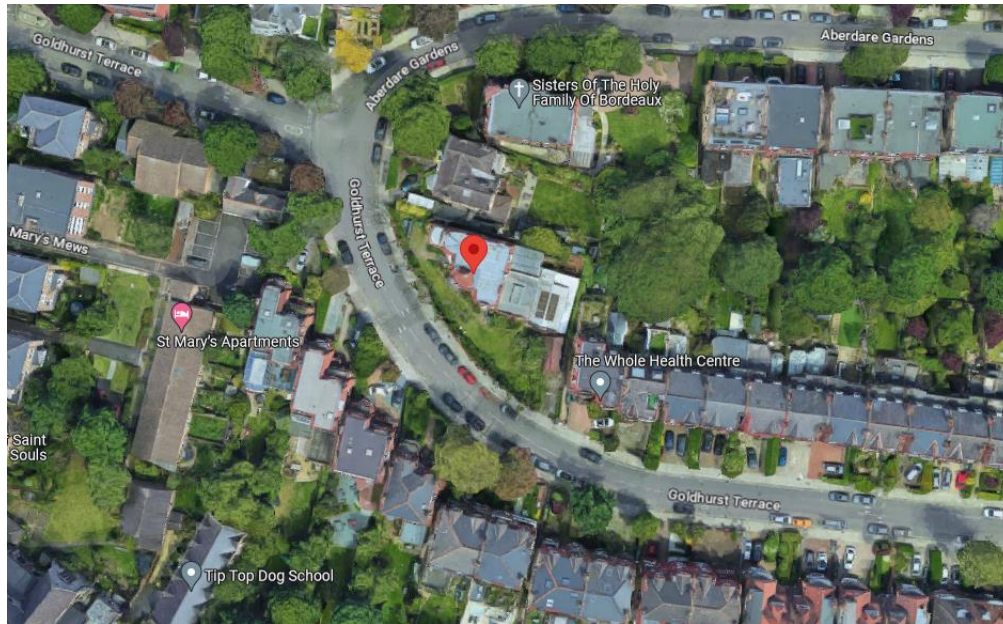


## **DESIGN AND ACCESS STATEMENT**

### **194 GOLDHURST TERRACE, LONDON NW6 3HN**



**Figure 1. Area map.**



**Figure 2. Location Plan.**

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## **2. Introduction**

This Design and Access statement is prepared in support of a full planning application for the *“Demolition of the single storey east extensions and replacement with a new three storey side extension, together with excavation of part basement to create 8no. flats. Dismantling of the detached garage and reconstruction in a new location to the west of the existing garage, and single storey extensions to the east and rear to create 1no. house (together with basement excavation).”*

In accordance with the requirements of the London Borough of Camden's Local Area Requirements for Planning Applications (July 2020), and having regard to the pre-application discussed held with the Council, the Statement also includes:

- Photographs, in Appendix 1.
- An Accessibility Statement in Section 7(e);
- Details on waste storage and collection in Section 7(i).
- Landscaping details in Section 7(h).

The proposal has been designed taking into consideration the relevant policies of the London Plan and Camden Local Plan, and the Design Camden Planning Guidance 2021 and other relevant Mayoral and Camden Planning Guidance.

## **3. Existing situation**

The site lies at 194 Goldhurst Terrace, in the London Borough of Camden (LB Camden). It is located in the South Hampstead Conservation Area. It is not listed. The location of the site is identified on figures 1 and 2.

The property consists of a 3-storey detached building, with a ground floor single storey annex and later single storey east extension and a detached garage.

It was last used as residential accommodation (use class C3) providing supported living accommodation for adults with learning disabilities. The property was declared not fit for purpose and surplus to operational requirements by the London Borough of Camden in September 2021. The property was vacated in July 2021 with the residents moved to a newly refurbished facility at Mayford, Oakley Square NW1. The building is currently occupied in residential use.

The site is in a prominent location in West Hampstead, with excellent transport links and local amenities. West Hampstead district town centre and train stations (Jubilee and Metropolitan Lines, Overground and Thameslink) and Kilburn High Road major town centre and station (Overground) are only 0.5miles from the site, Kilburn Park station (Bakerloo Line) is 0.6miles, and South Hampstead (Overground) are also only 0.4miles from the site.

#### **4. Heritage appraisal<sup>1</sup>**

The South Hampstead Conservation Area (formerly Swiss Cottage Conservation Area) was designated on 15<sup>th</sup> November 1988. In the *Character Appraisal and Management Strategy* dated February 2011 and prepared by Conservation & Urban Design Team LB Camden, the area is described as follows:

*“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*

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<sup>1</sup> The contents of this section are largely based on information found in the *Character Appraisal and Management Strategy* dated February 2011 and prepared by Conservation & Urban Design Team LB Camden.

*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."*

Goldhurst Terrace was originally developed from late 1870s until 1900. It is characterised by set-back building lines, low garden brick walls topped with hedges and a tree line of mature trees on the pavement.

The plot stretches along the west curve of Goldhurst Terrace, on the north side, close to the junction with Aberdare Gardens and falls within the boundaries of the Maryon Wilson Estate. As per the *Character Appraisal and Management Strategy*, *"the 45-degree curve of Goldhurst Terrace marks the Priory Estate's northern boundary, and the extent of land owned by the Maryon Wilson Estate until the mid-19th century when the conservation area was first developed"*.

The setting of the building is quite different to the rest of the area, with the main building being approximately 12m set-back than the neighbouring No192, and the detached garage is also set back by approximately 4m. As such, the property lacks rear garden space, but benefits from a large front garden. Due to its unusual plot shape it has two frontages, following the curve of Goldhurst Terrace.

The property is estimated to have been built in the 1890s. In *"The Streets of West Hampstead"* published by Camden History Society in 1992 the property is referenced as follows: *"At the north-west end in No. 194, once called the Priory, the sculptor Arthur Glover was resident from 1929-40: he was a regular exhibitor at the Royal Academy"*.

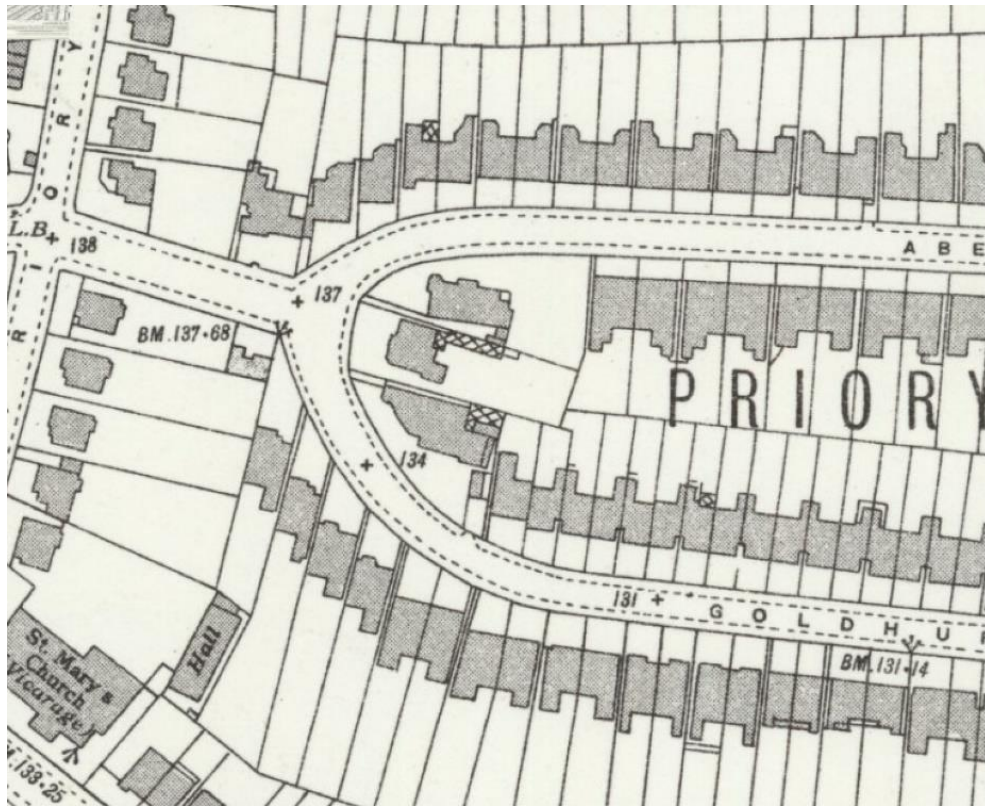
It currently consists of the following three parts:

1. The original main 3-storey building with a mansard roof, and the attached single storey ballroom.
2. A single storey extension to the east.
3. A detached garage.

In the *Character Appraisal and Management Strategy* it says: “The western section of the conservation area as developed by Colonel Cotton is predominantly comprised of large two and three storey detached buildings; this time with that very typical mid-19th century mix of style – while broadly Gothic in form they often enlist fashionable Classical revival details”.

The original building is Arts and Crafts style, with features like gabled dormers and a turret on the turning point which articulates the two facades with the two equal bay windows either side of the entrance and the curved corner. Other features are the terracotta inset tiles, the stepped decorative parapet details, the timber windows with the stained glass leaded top lights. The property is identified as a positive contributor to the character of the Conservation Area in the *Character Appraisal and Management Strategy*.

The single storey extension is estimated to be built sometime between 1915-1930, possibly as an artist's studio, covering the needs of its occupant of that time. The building is not of any real architectural value. The design of its frontage is a simplified Art Deco style, however the brick used does not match the original (figure 12). Its setting is occupying what was most likely intended to be the “rear” garden space of the house, as there were original openings from the ballroom to that space, and its frontage is very close to the rear of the detached garage. Overall, it is considered that this later addition detracts from the original components of the property and takes up valuable secluded amenity space.



**Figure 3. Original map revised 1935-37 and published 1939 (source: [www.layersoflondon.org](http://www.layersoflondon.org))**

There are no records to identify if the garage was built along with the main building. The building itself has historic features of terracotta tiles in the front façade and curved roof tiles.

The pedestrian access to the building is from the west part of the plot, on the curve of Goldhurst Terrace, but the vehicular access is from the eastern part of the site, in front of the detached garage. That side of the property seems to be completely disconnected to the rest of the plot, with a low brick wall topped by metal railings forming a firm boundary between the forecourt in front of the garage and the front garden, which to the casual observance looks like a separate property (figure 18). It is considered that this separation was intentional from the construction of the garage, as in the original map dating back to 1915 there is a line in this location (figure 4).





**Figure 4. Original map revised 1912-13 and published 1915 (source: [www.layersoflondon.org](http://www.layersoflondon.org))**

The boundary treatment of the property is formed by a low brick wall, similar to the rest of the area, which is fenced off with timber up to a height of approximately 2m., with an overgrown hedge line internally in the plot, as well as mature trees. The above completely blocks the view from the street to the front garden and the building for most of the line of the frontage, until its pedestrian gate.

Overall, the building is considered to make a positive contribution to the conservation area.



## 5. Pre-application advice

Pre-application advice was sought by the applicant in relation to the emerging proposals for the site (2023/3247/PRE). This included two meetings with LB Camden Planning (Edward Hodgson) and Conservation (Alan Wito) Officers. The meetings were held on Friday 15<sup>th</sup> September 2023 and 13<sup>th</sup> October 2023.

*Various options were discussed during these meetings. Option 1 of the revised proposals was identified as the preferred option for the redevelopment, and the written response from the Council referred to this option.*

In principle Council officers agreed to the following matters:

- intensification of the residential use on the site;
- the creation of additional dwellings, to deliver a net uplift in units;
- the demolition of the existing side extensions (ball rooms and the later addition (former artist studio));
- the principle of conversion of the existing building into flats, and full height side extension development;
- dismantling, reconstruction and extension of the garage to create a separate dwellinghouse, and re-siting of this to the west of the existing garage; and
- basement and lightwell provision.

The replacement of the roof was also discussed with Officers and no concerns were raised in respect of the intention to replace the roof. The summary of the LB Camden pre-application written response advised that *“the proposals in principle are acceptable in heritage, land use, amenity and housing terms”*, and flagged the items that needed more details / justification, which included the detailed design, flood risk, sustainability and existing land use.

The design of the proposals has been developed further since receiving the Councils pre-application feedback to respond to the Councils pre-application advice given.

## **6. Proposal description**

*“Demolition of the single storey east extensions and replacement with a new three storey side extension, together with excavation of part basement to create 8no. flats. Dismantling of the detached garage and reconstruction in a new location to the west of the existing garage, and single storey extensions to the east and rear to create 1no. house (together with basement excavation).”*

## **7. Proposal appraisal**

### **a. Description of proposal**

#### **Main building**

The original building is being converted into eight spacious flats. This will be achieved through the relocation of the main staircase, the extension of the existing basement through the excavation of a half-basement below the existing building, the demolition of the side extensions and erection of a new full height side extension.

The main house was built with an axial symmetry on a 45-degree line from the turret and two equal frontages at either side, sitting on the west side of a long East-West plot. The building has been designed to sit harmoniously close to the curved part of the west side of this long plot. However, the flank east wall of the building, partly because of the change of the brick into red-yellow London Stock, which is normally used for secondary facades in this area, along with the bulky and projecting single storey side extension, does not compliment the long south elevation, leaving the observer with the impression that it has been unresolved. Overall, the existing synthesis of the different volumes as viewed from the important south elevation is not considered to be in harmony.

During the pre-application meetings it was discussed that the demolition of the existing ballroom can be acceptable as, although subservient to the main building, it is considered that its projection and bulk beyond the main building's frontage does not compliment the host building. The Councils pre-application written feedback confirmed *"The proposed demolition of the two non-original extensions is considered acceptable in heritage terms as they are considered to make a neutral contribution to the main property."*

With the above, the ballroom is proposed to be demolished and replaced with a new-build full height side extension. The design of the new extension follows that of the main building, with a centralised bay window and a mansard roof with dormer windows over. The height of the extension was explored during design development, and it was considered that a set-back extension with the eaves aligning with the host building would complement it while still ensuring the extension remained subservient to the host building. In terms of the elevation design, the design approach for the front (south) elevation was explored (including options for a plainer design approach without bay windows); however, during the design evaluation it was evident that a flat frontage would not compliment the host building design. It was considered that a square bay window which is lower than that of the host building would result in a more harmonious addition. As such, the height of the new extension matches that of the original building continuing the mansard roof, but its setting is well set-back from the front main building line, in line with the wall of the curved middle part of the main building, so as to read as subservient to the original building. The lower ground and ground floor square bay window makes reference to the design and height of the bay window on the west elevation that forms the other end of the L-shaped building frontage. The reduced height of the bay window further highlights its subservience to the host building. The footprint of the side extension will be smaller than the existing such that the proposals will increase the quantum of open space on the plot. Overall, the design intention of the new mass is that this new extension

reads as part of the original building whilst, through its detailed design and setting, to ensure its subservience and provide an ending to the building as viewed by the South Elevation.

The excavation of a half-basement along with the raising of the existing ground floor level by approximately 550mm allows the creation of a new lower ground level, with half-sunken lightwells that will provide some valuable private amenity space.

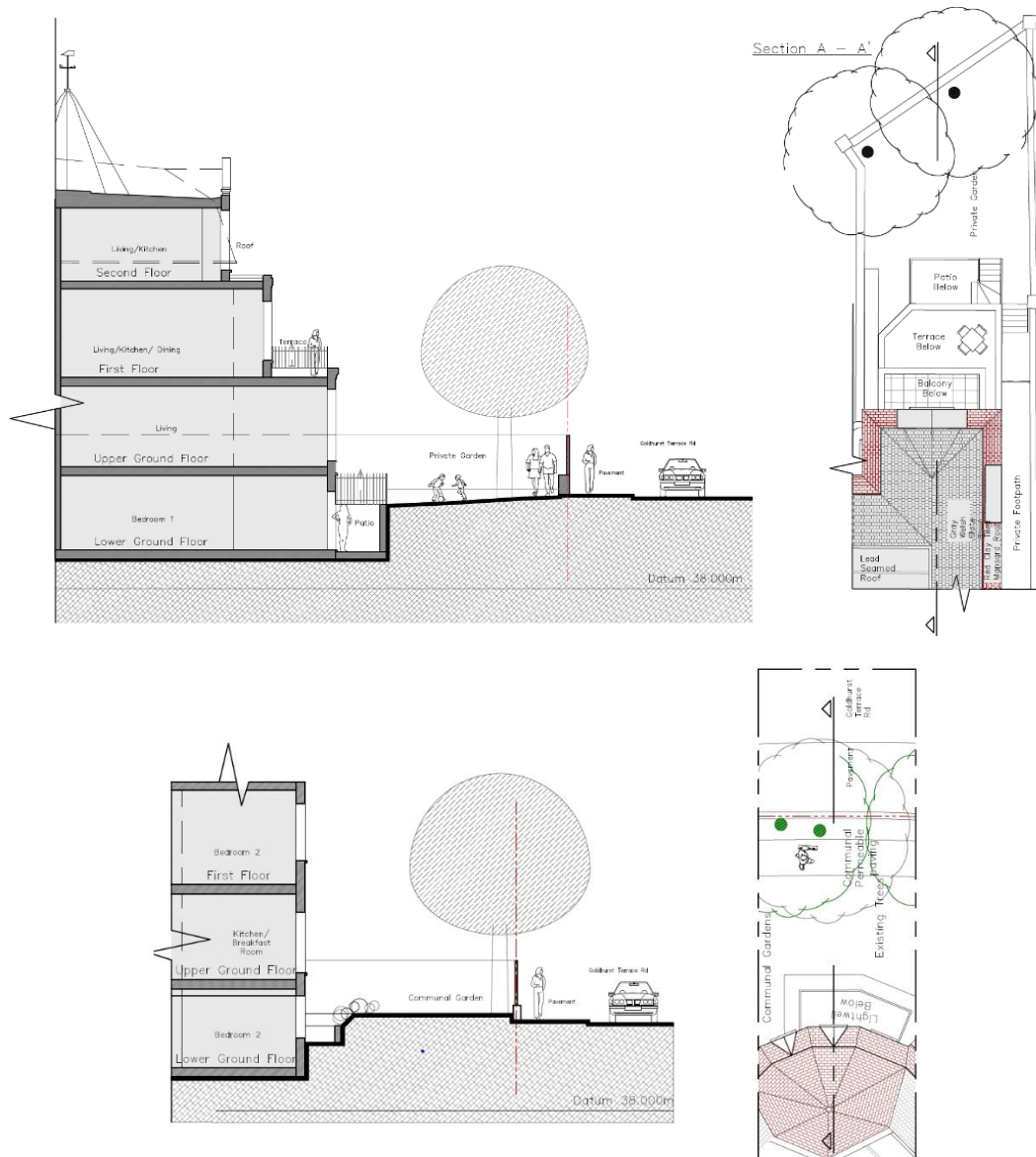


Figure 5. Typical sections through lightwells.

Internally, the main stair is proposed to be relocated to the centre of the building with a traditional lantern rooflight on top, which will bring natural light into the communal areas. The stair will be redesigned to provide better access for semi-ambulant users.

The altered layout of the main building will be organised around the relocated stair. The new extension will be connected to the main building on all levels to accommodate the 8 self-contained flats. On the ground floor there are three flats, two of them duplexes across ground and lower ground floors. The duplex units are half-sunken but benefit from good daylight and sunlight with the introduction of lightwells and their southern and southwest aspects. Small balconies are introduced over the lightwells in two of these flats, which provide direct access to the communal garden to the front of the property. On the lower ground floor there is one further flat, with a private patio to the front and the rear and stairs for direct access to the communal garden. At first floor level there is a 1No x 3-bedroom flat with a private terrace and 1No x 2-bedroom flat. The second floor follows the same layout, but due to heritage constraints, none of the flats can be provided with private amenity space, however as explained further below this is compensated by the large communal gardens.

#### New detached house

The garage is proposed to be relocated 3.4m towards the west of the plot, with the existing garage proposed to be dismantled and re-built in a new location.

The garage will be reconstructed to match the existing as closely as possible, with minimal changes required: the south elevation will be reinstated like for like, but with the panels either side of the double doors will be rebuilt using brick salvaged from the existing. The east elevation, albeit mostly internal in the new layout, will be rebuilt like for like: the existing opening will be used for the door to the side extension, the window will be blocked but the arch over it maintained

and left exposed as a feature inside the new room. The existing opening will be removed from the north elevation and one side will be enlarged to accommodate the new stairs/hoist. The west elevation will be rebuilt to match the existing, however with the existing window moved centrally and enlarged to serve the new layout while still maintaining the scale of the existing window by adding one extra pane of dimensions to match the existing, to not alter the character of the building.

The relocation of the garage enables the creation of a single storey side extension to the east of the garage, to provide greater width to accommodate habitable space, as well as the retention of a side passage. This will preserve the amenity of the neighbouring property from an outlook and sense of enclosure perspective. The side extension is designed as a lightweight timber panel which is well set-back from the front, with a hidden window behind timber posts. The height of its parapet matches the eaves of the garage. Two rooflights are proposed on this flat roof.

A rear extension to the relocated garage is also proposed. The rear extension is designed as a set-back box, connecting to the historic garage via a lower lightweight glass link building. The new rear extension is ground floor, with its roof set marginally over the eaves of the garage roof, which makes it barely visible from the public realm behind the garage and timber side extension, following the comments received in the pre-application response.

A basement is proposed below both the relocated garage and the side and rear extensions, which will have access to a lowered patio/garden at the rear of the property.

This building hosts a 4-bedroom single dwelling house, with a grand entrance through the garage, three bedrooms with ensuite bathrooms and a roof terrace with direct access to the rear garden on the ground floor, a rear living/dining/kitchen with large patio doors to the half-sunken patio, a further

bedroom with ensuite and a playroom / cinema room. These two rooms have natural light and ventilation through lightwells to the front and the side.

The demolition of the existing single storey east extension frees up the northeast corner of the plot, which is now proposed as private patio and garden for the single dwelling house.

### Original roof

This side of the conservation area was developed as a single entity by Colonel Cotton from mid to late 1890's until about the turn of the century. All the buildings of this group on the western end of Goldhurst Terrace have red clay tiled mansards with sloping grey slate uppers and ridges, however some buildings close to the curve seem to have had their original roofs removed, as per figure 8 below. Moreover, there are unsupported stone gables that project up from the flat roofs (figures 6, 7), which would never have been the original detail.

No194 is a “one-off” design but in the same style as the rest of the buildings. We consider that the original roof would either have a central ridge, or – most likely - a flat lead roof section. The new proposals include the reinstatement of the original roof.



**Figures 6, 7. Unsupported original gables.**





**Figure 8. Aerial view of roofscape from North East. The red arrows indicate the building that form part of the same group as No194, and the red dots the buildings whose roofs are considered to have been rebuilt.**

### Heritage assessment

A detailed Heritage Impact Assessment has been carried out and submitted with the application. This concludes that the proposals provide the opportunity to remove insensitive additions to the building whilst optimising its development potential through the addition of both high quality traditionally designed extensions and contemporary additions. The proposals will ensure the significance of the non-designated heritage asset and the wider conservation area will be preserved.

#### b. Housing growth and mixture of units

Policy H1 of the Local Plan seeks to maximise the supply of housing the borough, by regarding self-contained housing as the priority land-use. The

proposal introduces 9 residential units in the area (one existing and 8 new units), making efficient use of the land.

The proposal introduces *4x3bed* and *4x2bed flats*, and a *4bed house*, which is in line with the dwelling size priorities outlined in policy H7 (figure 9).

**Table 1: Dwelling Size Priorities**

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

**Figure 9. Table 1 of Camden Local Plan (2017) showing the mixture of units.**

c. Standard of accommodation

The sizes of the homes will meet and exceed current Housing Standards (London Plan policy D6), in terms of area, room sizes and storage. Moreover, all flats are dual or triple aspect. All flats meet the minimum 2.5m internal height across 75% of the area of the unit. The schedule of areas is as follows:

<b>FLAT No.</b>	<b>HOUSING TYPE</b>	<b>LEVEL</b>	<b>G.I.A.</b>
01	2 Bed 4 People	Lower Ground Floor	78.05 sq.m
02	3 Bed 4 People	Ground / Lower Ground Floor	89.00 sq.m
03	3 Bed 5 People	Ground / Lower Ground Floor	95.14 sq.m
04	2 Bed 4 People	Ground Floor	79.52 sq.m
05	3 Bed 6 People	First Floor	99.46 sq.m
06	2 Bed 4 People	First Floor	75.13 sq.m
07	3 Bed 5 People	Second Floor	89.48 sq.m
08	2 Bed 4 People	Second Floor	71.54 sq.m
House	4 Bed 8 People	Lower Ground / Ground Floor	210.18 sq.m

**Table 1. Mixture of units and Schedule of areas.**

#### d. Design and materials

The proposal is designed to be sympathetic to the original building and the conservation area. The front elevation of the side extension is designed to maintain the original character of the building; and a respectful contemporary design approach has been adopted in relation to the extensions to the detached garage.

The appearance of the 3-storey main building remains largely unaltered over the ground floor level, with the only addition being the metal railings on the West Elevation to allow the creation of a private terrace for flat 5. The lightwells on the ground floor will be bound by hedges, with the retained boundary treatment that currently screens of the property from the street making them invisible from public views and the conservation area.

The design of the original house is enhanced through the reinstatement of the original roof form. The reinstated roof extends over the mansard of the side extension as well. The side extension is proposed to match the main building in terms of materiality, with red brick, red clay tiles and timber framed windows proposed to match the existing.

All existing windows will be replaced with new timber framed windows with slimline double glazing to meet new thermal standards. New double-glazed windows that match the existing in material, size and style are proposed in lightwells for the new lower ground floor.

The side and rear extensions to the garage are designed either as ancillary or set further to the rear so as not to be visible from the public realm. The design of the side and rear extensions of the garage is proposed to be modern, with thin aluminium framed windows, small openings to the front and side and big openings to the rear. The rear extension is proposed with a brown/grey modern brick. The extensions will clearly read as a later addition to the original building.

The introduction of a new unit to the east of the plot effectively activates the frontage from that side. The setting is making use of the separation that already

exists in that location between the garage and the main building but moved to the west.

In summary, the proposal improves the setting and relationship between the buildings on this historic site, with the main building being finally balanced inside the plot, and the detached extended garage maintaining its subservience to the main building.

e. Accessibility Statement

The pedestrian access to the original building remains unaltered. The entrance remains as existing, however as the ground floor is raised internally, some steps are added in the communal hallway.

The single dwelling house is designed as wheelchair adaptable to meet Building Regulations Part M4(2) through a hoist in the middle of the stairs. The access to the house will be in the location of the existing vehicular access. The crossover will be retained for the two retained off-street parking spaces to the front of the house. A new pedestrian entrance to the new house is proposed to the west, centered to the double garage doors that form the main entrance to the new unit. The pedestrian entrance will require the removal of one existing tree as noted on the site plan.

f. Amenity

The proposal introduces private amenity space on six of the nine homes. Due to the constraints of the conservation area and the existing building, one of the first floor flats and the two second floor flats cannot have private amenity space. The large communal garden to the front of the property will provide sufficient and good quality open amenity space for the residents of the flats.

The house will benefit from its own private terrace and garden to its rear.

In regards to neighbouring amenity, the house is carefully designed to not affect the outlook and daylight and sunlight of No192, through the retention of the side passage and the low height of the extensions close to the boundary. The side extension is designed with its height matching the eaves of the garage, therefore ensuring that the existing relationship between the two properties will be replicated. The roof of the rear extension is designed to match the height of the trellis around the neighbouring rear roof terrace, with a part with increased height set-back from the perimeter walls to help create good quality space internally without affecting the neighbouring amenity.

A detailed Daylight and Sunlight Assessment has been carried out to examine the impact of the proposal on the neighbouring amenity. The report has identified one bedroom window on No192 that shows transgression to the daylight received but, given the BRE Guidelines recognises that bedrooms have a lower expectation/requirement for daylight than other habitable rooms such as living rooms, the impact is considered to be acceptable. The assessment of the sunlight has shown that the development will not result in any unacceptable reduction in the number of probable sunlight hours enjoyed by the neighbouring properties, and to little to no change to the sunlight levels that the neighbouring amenity areas currently enjoy. Overall, the report concludes that *“the development will not result in a notable reduction in the amount of either daylight or sunlight enjoyed by the neighbouring buildings”*.

In terms of privacy, the ground floor roof terrace is set away from the boundary wall (in line with the side wall of the building) to avoid any direct overlooking or loss of privacy. All new flat roofs will be green roofs which will enhance outlook from neighbouring properties, which will be further improved by the removal of the unsightly corrugated asbestos roof and the opening up of the northeast part of the plot to a private garden.

g. Sustainability

The new-build house will meet all current regulations for new buildings. All new units will be fitted to the highest standard, meeting all contemporary needs. The original building will be turned into a more efficient unit in terms of energy consumption with addition of insulation to exceed today's building regulations standards by 50% (both for improving the thermal efficiency and for enhanced sound proofing). New efficient low water use appliances will be used in all units, energy efficient water cylinder, while LED low-consumption lamps will be fitted in all lights. A domestic sprinkler system will also be fitted to ensure the safety of all residents.

Environmentally friendly measures will be introduced to the site, with the heating being achieved through Ground Source Heat Pumps, Mechanical Ventilation with Heat Recovery and Waste Water Heat Recovery System being fitted on all units.

A full Energy and Sustainability Report is submitted in support of the application.

The report states that the proposals are *"in line with the sustainability policy requirements by utilising good design practice whereby each relevant criterion has been appropriately addressed"* and that *"It is therefore considered that the proposal achieves the required levels of sustainability"*.

In regards to Carbon Emissions, the report concludes that *"all 9 dwellings are being built to comply with Part L 2021, they demonstrate an improvement of at least 31% compared to Part L 2013, thereby easily surpassing the 19% over Part L 2013 requirement."* And that *"A reduction in carbon emissions of approximately 75% is achieved through the use of GSHP and WWHR on site. Therefore, the development easily meets the 20% target required by the policy."*

With the above, the development meets all targets for reduction of Carbon Emissions and Sustainability.

#### h. Landscaping and Ecology

The site offers potential to provide a high quality large communal front garden for the flats. The garden at the moment is characterised by large areas of grass, small footpaths and overgrown vegetation. This has diminished the feeling of openness in the garden and has also impacted some of the structures.

The proposal is designed to not alter the original character of the building: a large lawn garden hidden behind a strong line of trees along the boundary wall will remain. All footpaths and hardstanding will be upgraded with permeable paving. The vegetation will be contained, with many shrubs of low ecological value being removed, and some new smaller trees planted to compensate for the loss. The retention of the front tree line (apart from the one tree that is proposed to be removed) will preserve the contribution that the site makes to the character and appearance of the conservation area. The removed tree will be replaced by a birch tree to the northeast corner of the plot.

The boundary walls that are damaged / leaning will be repaired or rebuilt with bricks selected to match the existing. The front boundary treatment will keep the existing design of a low brick wall and timber fence panels over. The firm boundary between the garage and the communal gardens will be maintained and relocated to the west of the relocated garage. The boundary treatment of the lightwells on the communal gardens will comprise of hedges, to maintain the feeling of openness and uniformity.

A Preliminary Ecological Appraisal has been prepared in support of the application, and its recommendations in terms of opportunities for biodiversity enhancement (Section 5.2) will be taken into account in developing the landscaping design. The recommendations include:

- Native British species to be incorporated within the planting scheme, selected from recommendations made in the Camden Biodiversity Action Plan.



- A minimum of three swift boxes and two generalist bird boxes should be installed at the Site.
- Provisions should be made for roosting bats at the Site post-development.

i. Transport

The site is located in a PTAL 4 area. There are three existing car parking spaces on-site (one within the garage and two driveway spaces). The proposal will retain the two existing off-street parking spaces and existing cross-over, which will be dedicated to the house. The flats will be car-free, in line with the London Plan.

The proposal includes the creation of 18No secure cycle spaces for the new homes plus 2No short stay spaces, in line with Table 10.2 of the London Plan.

j. Refuse storage

The refuse and recycling bins for the flats will be located west of the main pedestrian entrance (as per the existing refuse storage area), whereas the bins for the house will be located to the east of the pedestrian access to the house.

## **8. Conclusion**

This Design and Access Statement has been prepared in support of a full planning application for the following works:

*“Demolition of the single storey east extensions and replacement with a new three storey side extension, together with excavation of part basement to create 8no. flats. Dismantling of the detached garage and reconstruction in a new location to the west of the existing garage, and single storey extensions to the east and rear to create 1no. house (together with basement excavation).”*

It has been demonstrated that the proposals will provide planning benefits for the Borough, with the provision of 9No new residential units (net uplift of 8No. homes), a respectful design approach and the introduction of environmentally friendly measures in terms of energy and carbon reduction.

The proposals have been designed having regard to the Camden Local Plan, the London Plan, the NPPF, and other material considerations, including Camden Planning Guidance and the South Hampstead Conservation Area Character Appraisal and Management Strategy.

It is therefore respectfully requested that planning permission is granted for the proposals.

## 9. Appendix 1 - Photographs



Figures 10, 11, 12. Front elevation and entrance to the building. South view of the building, including two side extensions



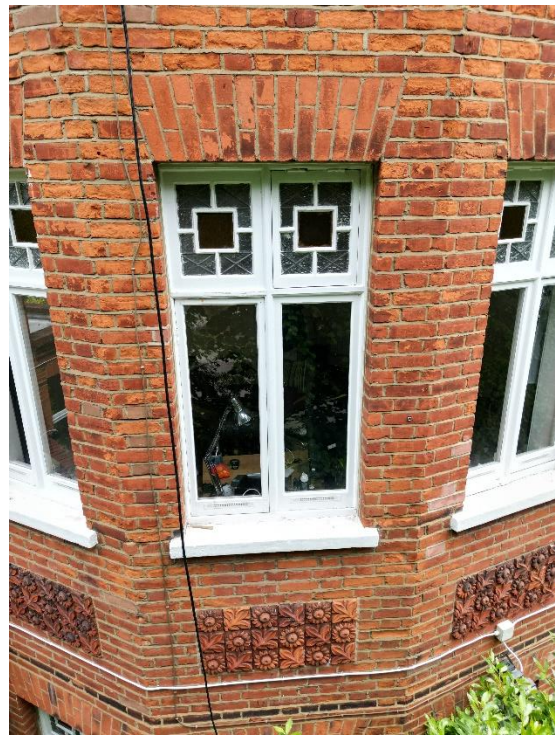


**Figure 13. West bay window.**



**Figures 14, 15. Bird's eye view of the turret and the west elevation.**





**Figures 16, 17. Original features of the building.**



**Figures 18, 19. Forecourt in front of the detached garage and brick wall separating it from the main front garden.**





**Figure 20. Part of the ballroom and later single storey addition to the rear of the garage.**



**Figure 21. West Elevation of the garage.**





**Figure 22. Front garden and boundary.**



## 10. Appendix 2 – 3D images