

DESIGN & ACCESS STATEMENT

Client: Hai Lin and Shuqi Zhang

Site Address: FLAT 1, 190 GOLDHURST TERRACE
LONDON
NW6 3HN

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I. PROJECT DETAILS

I.1 Applicants details:

Name: Hai Lin and Shuqi Zhang
Address: Flat 1, 190 Goldhurst Terrace
London
NW6 3HN

I.2 Agents Details:

Name: EMGA Limited
Flat 27, Egret Heights
Waterside Way
London
N17 9GJ

Contact: Mr. Eamon McGurnaghan
Telephone No: 07974 393 481
e-mail: eamon@emgalimited.com

I.3 Site Address:

The application is made for the address below:
Address: Flat 1, 190 Goldhurst Terrace
London
NW6 3HN

2. INTRODUCTION

This design and access statement has been prepared on behalf of Hai Lin and Shuqi Zhang in support of a full planning application at Flat 1, 190 Goldhurst Terrace for the following works:

- Replacement conservatory to ground floor flat.

This document should be read with the planning drawings and reports attached to this document.

- 2.1 This statement provides background information on the site and a detailed assessment of the proposals for Flat 1, 190 Goldhurst Terrace in relation to the planning history, policy and other relevant material considerations.

3. SITE AND CONTEXT

- 3.1 The property is a Victorian terraced building which has been converted into 3 number flats. The application site is situated in South Hampstead, within the London Borough of Camden. The site is located at the western end of Goldhurst Terrace.

There is currently a single-story conservatory/extension to the rear with a pitched roof and roof lights. This appears to have been built in the 1980's and is in a poor condition with no wall or floor insulation. The structure has performed poorly thermally with resulting mould internally. The frames are rotten and timber warped.

This application is to replace this structure with a new simple story structure with a flat roof and flat roof light. The proposals will NOT exceed the built line into the garden.

- 3.2 The property is not listed but it is sited within the South Hampstead Conservation Area, nor is it in close proximity to a listed building or other heritage assets

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4.0 DESIGN

The statement below is in relation to the fenestration changes, attention has been drawn to the following policies:

Conservation Area, Policy D1 and D2
With reference to the London Plan
And any other relevant policies and considerations

4.1 Evaluation of rear proposals

The current extension is no longer fit for purpose. Poorly constructed to begin with the extension has little to no thermal performance, with continuous damp.

The current extension is not with in keeping of the property age or heritage status. The current extension is of little architectural merit and is a poor response to the existing building or its relationship with the garden.

The proposed replacement extension will no encroach further than its current built line. The structure will have better thermal performance and respond to its surroundings with openings to the garden for the family to enjoy the inside outside child friendly environment. Like the existing structure it will be rendered and painted. To further tie it to the existing outrigger the walls will be rendered and painted with the existing kitchen window slightly enlarged to match the openings of the proposed extension. This in turn will tie it closer to the consented basement works.

4.3 Use

The current use of the property is residential, it is not intended to change this.

4.4 Massing

The external visible street dimensions of the property are unchanged as the proposals are to the rear. Noting the pitch of the current structure, the proposed extension will be a little lower than the current ridge line. The proposed extension will replace the current conservatory and NOT exceed the current built line into the garden.

It should be noted that to the rear of Goldhurst Terrace, the adjoining neighbours have a great variety of extensions and enclosures to the rear of their properties.

4.5 Appearance

Design is subjective, but as the agent we need to look at proposals in mass, aesthetic and impact with regard to conservation status and policy. The alterations to the rear are modest, and not visible from the street. The proposed extension will be painted render as existing with a simple look, and parapet roof to conceal the flat roof light.

4.6 Transport

The property is well connected to public transport, several bus and underground stations are near by.

5.0 PLANNING HISTORY & POLICY

- 5.1 The property is within South Hampstead Conservation Area and not listed as a listed property. There are a number of recent planning applications for the property, most notable the basement extension.
- 5.2 My client is not related to, and has not been in contact with any local Councillors regarding this application.
- 5.3 No pre application advice has been requested prior to this submission.

6.0 EXECUTIVE SUMMARY

- 6.1 Listed below is a summary of our application and reasons for approval by the council
 - The proposals are modest in nature
 - The existing structure is of little architectural merit and no longer fit for purpose
 - The proposals are in keeping with that consented for the basement works
 - The proposals do not exceed the current built line into the garden

Should you wish to discuss the application or require further clarification or detail, please do not hesitate to contact us. We endeavour to work with the Local Authority to ensure that the works are to a high and acceptable standard.