

DESIGN AND ACCESS STATEMENT

PLANNING STAGE

PROJECT:

Proposed Single Storey Rear Extension & Dormer to Rear Roof Slope at:

233 Goldhurst Terrace, London, NW6 3EP

CLIENT: Mr. Chirag Sachdev

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REPORT VERIFICATION

PROJECT Proposed Single Storey Rear Extension & Dormer to Rear Roof Slope at:

REPORT DOCUMENT NUMBER 233 Goldhurst Terrace, London, NW6 3EP
09-765-DAS-01

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REVISION	DATE	DESCRIPTION	PREPARED BY	ADMIN CHECK	APPROVED BY
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TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
1.0 Introduction	5
2.0 Site Location and Context	5
3.0 Site Access and Parking	6
4.0 Design	7
5.0 Environmental Consideration and Ventilation	7
6.0 Crime & Anti-Social Behaviour Statement	7
7.0 Conclusion	8

EXECUTIVE SUMMARY

This statement has been prepared by CSE Consulting Ltd. on behalf of the applicant, Mr. Chirag Sachdev, in support of a planning application made at the premises known as 233 Goldhurst Terrace, London, NW6 3EP.

The subject property falls within a conservation area. The proposals, primarily localised to the rear elevation have, in our opinion, no adverse effect on both the character or appearance of the property or any detrimental impact on the conservation area.

A full planning permission is sought for a proposed single storey rear extension and a new dormer to rear roof slope. The property under consideration is a relatively large semi-detached residential dwelling and appears to be near identical in plan form, but handed, with the neighbouring property, mirrored about a central shared party wall.

The current proposals to No. 233 are generally similar in extent, scope and overall design to those approved and undertaken to the adjoining neighbouring property at 231 Goldhurst Terrace.

In view of the above, it is considered the proposals submitted for planning approval will provide improved residential serviceability for the occupants and a positive contribution to the built-environment as well as the surrounding area. It is considered that the proposals are in accordance with all relevant planning policies and accordingly, that planning permission should be granted.

1.0 | INTRODUCTION

The current proposal comprises a single-storey rear extension to the rear of the subject property and a new dormer to rear roof slope.

The proposals are similar, but mirrored about the common shared party wall, both in extent and overall scope to those approved and undertaken to the attached neighbouring property. The current proposals would serve to re-instate the overall symmetry of the block and have little to no adverse effect on the neighbouring properties.

The property under consideration is understood to have been built in the 1920's. The front elevation facing the road is solid brick construction up to the first-floor level, with a pebble dash render above and feature brick 'pseudo' quoins on the flank return. A three-faced, fully glazed full-height bay is present located adjacent to the party wall, on the left-hand side, with a clay tile apron between the top of the ground floor glazing and the cill to the first-floor windows.

The current rear extension proposals, along with internal layout alterations at ground and first-floor levels, will improve the residential serviceability of the dwelling and allow for the provision of new high-specification contemporary open-plan kitchen and dining spaces, compared to the much smaller existing kitchen space, which is considered by the occupants to no longer be suitable for their needs or modern-day living habits. The existing raised rear external timber decked patio area will be reinstated and extended further back into the rear garden.

The single proposed dormer on the rear roof slope will enhance the amenity of the existing loft accommodation by providing additional headroom and light to the bedroom at this level. It will be similar in size, scope, and design to the dormer approved and constructed at the attached neighbouring property at 231 Goldhurst Terrace.

The submitted proposals will not affect the appearance of the property from the front elevation at all.

2.0 | SITE LOCATION AND CONTEXT

2.1 Location

The site is located on Goldhurst Terrace, within a residential area, at ordnance survey reference coordinates of 51° 32' 28"N and 0° 11' 10"W at an altitude of approximately 40 m above sea level.

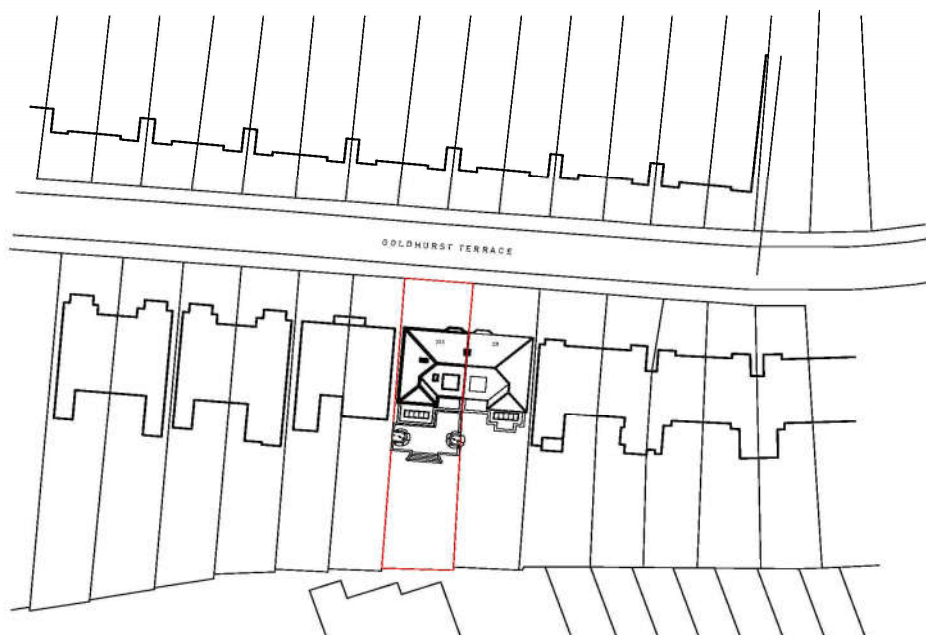


FIG 1 – LOCATION PLAN

The property is located on a substantial residential plot measuring approximately 49.25m x 10.9m with an overall area of 544.5 square metres.

The property is located within the South Hampstead Conservation Area in the London Borough of Camden, located within easy walking distance of Finchley Road and Swiss Cottage underground stations. Retail shopping as well as smaller local shops and cafes are also within easy walking distance.

2.2 Context

The site under consideration is located within an extensively residential setting with surrounding residential dwellings to all sides.

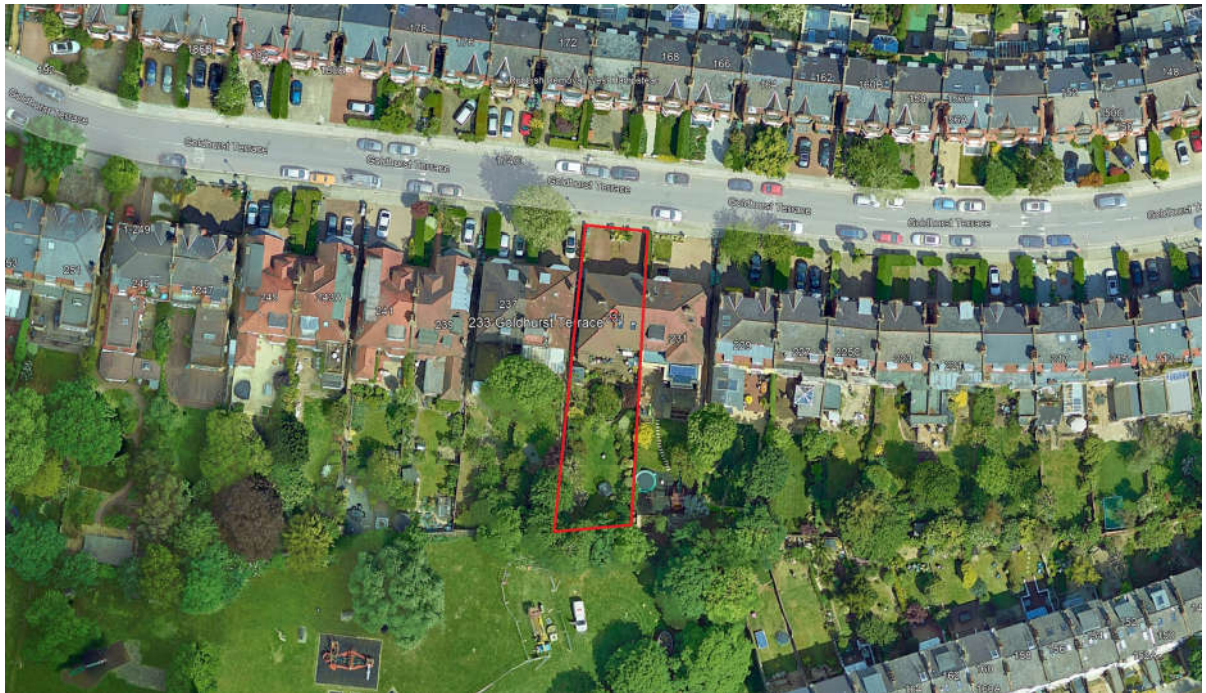


FIG 2 – AERIAL VIEW [COPYRIGHT Google Maps]

The proposals for the rear extension are consistent with other rear extensions already present on the neighboring properties in the terrace. In fact, much larger, deeper projecting, and more extensive rear extensions have been undertaken on the neighboring properties, as can be seen from the aerial photograph, Fig. 2.

It is therefore considered that the submitted proposals would not have any adverse impact on the amenities of the surrounding dwellings. In our opinion, the development would not result in a loss of privacy for the occupiers of the neighboring dwellings are considered to be well within context, and would not appear overbearing when viewed from these dwellings.

3.0 | SITE ACCESS AND PARKING

The site is located within an extensively residential setting and is accessed via Goldhurst Terrace. The site access remains unaltered by the current proposals for a single storey rear extension. The dwelling is within walking distance, less than half a mile from Finchley Road and Swiss Cottage, thereby benefiting from good access to a variety of transport modes, including:

- ~ Good public transport with both bus and rail links within the locality.
- ~ Adequate parking is available on site with spaces to the front of the property for at least two vehicles and possibly more, if needed. The current proposals do not result in a material increase or a change in parking provisions or the character of traffic in the vicinity of the area.

4.0 | DESIGN

The massing and design have been carefully considered in relation to the neighbouring and surroundings buildings maintaining the character of the surrounding environment.

The proposed ground floor internal layout is much improved, resulting in larger and enhanced kitchen and dining spaces that better serve the needs of the occupants and are considered to be more appropriate with respect to the overall size of the property. The external elevations to the proposed extension will utilise traditional conventional brickwork facing, selected to match the existing on the main house elevations, punctuated with high-quality glazing.

Reference should be made to the following CSE Consulting Ltd. drawings supporting the planning application:

~	10-478 101 rev. P	Site Plan
~	10-478 102 rev. P	Existing Ground Floor Plan
~	10-478 103 rev. P	Existing First Floor Plan
~	10-478 104 rev. P	Existing Loft Level Plan
~	10-478 105 rev. P	Existing Roof Plan
~	10-478 106 rev. P	Existing Front and Rear Elevations
~	10-478 107 rev. P	Existing Side Elevations
~	10-478 108 rev. P	Proposed Ground Floor Plan
~	10-478 109 rev. P1	Proposed First Floor Plan
~	10-478 110 rev. P1	Proposed Loft Level Plan
~	10-478 111 rev. P1	Proposed Roof Plan
~	10-478 112 rev. P1	Proposed Front and Rear Elevations
~	10-478 113 rev. P1	Proposed Roof Plan

5.0 | ENVIRONMENTAL CONSIDERATION AND VENTILATION

5.1 Noise Impact

The proposal for a single-story rear extension to the property will not significantly increase noise issues during construction, as it is anticipated that the work will be undertaken primarily using only small equipment and hand-held tools.

5.2 Ventilation and Odour Control

The ventilation to the dwelling will be improved by the proposed extension with increased natural ventilation provided by fully opening glazed sliding doors to the rear elevation of the extension to all habitable rooms.

Odour control from the kitchen extraction will be suitably filtered to meet current day standards.

6.0 | CRIME & ANTI-SOCIAL BEHAVIOUR STATEMENT

The scheme has been designed with regard to the principles outlined in the Secured by Design Guide as well as all current day statutory Building Regulation Requirements. This includes

- ~ The design creates an easily legible sense of place where residents and visitors are able to go about their daily routine without undue fear of crime.
- ~ Provision of adequate lighting both internally within the property and the external spaces making the most of natural surveillance by neighbouring properties.
- ~ The site will only have one main access entry and exit point to the front which can be monitored by the residents occupying the dwelling.
- ~ A well-designed alarm and CCTV system will be installed within the dwelling to include surveillance of all entry and exits to the premise. This will not only deter crime, but will also provide reassurance to the dwelling occupants and the neighbours.

7.0 | CONCLUSION

This planning submission clearly demonstrates that the proposals for a single-storey rear extension and the provision of a dormer to the rear roof slope to the subject property will improve the residential serviceability of the dwelling that better meets the occupants current and future needs.

The proposed extension will accommodate a larger kitchen, open-plan living and dining area and will greatly enhancing the property's livability.

The proposed rear extension is designed to enhance the overall aesthetic appeal of the property to the rear, incorporating traditional materials which match the existing and contemporary design elements, such as high-quality glazing.

Modern construction techniques and materials will be used to ensure that the new extension and dormer are energy efficient. Features such as improved insulation, energy-efficient windows, and sustainable building materials will contribute to lower energy consumption and reduced utility bills.

Additionally, by optimising natural light and incorporating energy-efficient lighting and heating systems, the extension will have a positive environmental impact, aligning with the growing emphasis on sustainability in home improvements.

In light of the above, it is considered that the proposed application falls within the authorities planning policies and should be granted planning permission accordingly.