

**AB.CO**

141 Goldhurst Terrace

Design + Access Statement

June 2024



# 1.0 INTRODUCTION

This design and access statement has been prepared on behalf of Reha Kansara in support of a full planning application at Garden Flat, 141 Goldhurst Terrace for the following works:

- Refurbishment & extension to the Garden Flat

This document should be read in conjunction with the planning drawings associated with this application.

## 1.1 Applicant Details

Name: Reha Kansara  
Address: 141 Goldhurst terrace, London, NW6 3EU

## 1.2 Agents Details

Name: AB.Co  
Address: The Department Store Studios, 19 Bellefields Road, London, SW9 9UH

Contact: Alex Arundel  
Telephone No. 07590 257 310  
E-Mail: alex@ab-co.uk

## 1.3 Site Address

The application is made for the address below  
Address: 141 Goldhurst terrace, London, NW6 3EU



Google Earth Site Map





# 2.0 SITE CONTEXT

## 2.1 Location and Context

141 Goldhurst Terrace is situated in a predominantly residential area within the South Hampstead Conservation Area. This neighbourhood is characterised by its late Victorian and Edwardian architecture, featuring a mix of semi-detached and terraced houses.

The buildings on Goldhurst Terrace exhibit traditional architectural styles typical of the late 19th and early 20th centuries, with features such as bay windows, decorative brickwork, and slate roofs. These elements contribute to the cohesive and historic character of the area.

## 2.2 Existing Use

The property is currently a residential dwelling, consistent with the surrounding buildings, which are primarily used for residential purposes.

## 2.3 Surrounding Amenities

The property benefits from proximity to various amenities, including local shops, cafes, and parks. Public transport links are conveniently accessible, with nearby bus routes and the South Hampstead Overground station providing easy access to central London.

## 2.4 Heritage and Conservation:

While 141 Goldhurst Terrace is not a listed building, it is located within the South Hampstead Conservation Area. This designation highlights the importance of preserving the architectural and historic character of the neighbourhood. The property is not in close proximity to any listed buildings or other heritage assets, reducing the potential impact on protected structures.



Existing Front Elevation



Existing Rear Elevation



# 3.0 DESIGN

## 3.1. Design Principles

Design Objectives:

Enhancing Living Spaces: To create additional functional space, including a larger kitchen and dining area, suitable for modern day living.

Improving Aesthetics: To modernise and visually enhance the property while complementing the existing Victorian architecture.

Sustainability: To incorporate energy-efficient construction design practices.

Design Approach:

Contextual Sensitivity: Respecting the architectural style and materials of the original building and neighbouring properties.

Minimal Impact: Orienting the extension to minimise overshadowing, overlooking, and visual intrusion on adjacent properties.

Functionality and Aesthetics: Maximising natural light and creating a fluid indoor-outdoor connection with large openings and open-plan areas.

Scale and Massing:

Proportionality: Designing the extension to be proportionate to the existing property and garden.

Height and Form: Maintaining a consistent height with existing single-story rear additions to avoid an overbearing presence.

## 3.2. Layout

The new extension will incorporate a spacious kitchen/living/dining area, more fitting for modern-day living standards and much needed to improve the overall quality of the flat. Accessible from a new corridor, the extension will offer views through the flat to the rear garden upon entry, significantly enhancing the existing layout and overall experience of the flat. A lightwell will be retained to provide the master bedroom with a private outlook and to bring light into the deeper part of the plan.

## 3.3 Appearance & Massing

The extension will be constructed using materials and design elements that are sympathetic to the existing building and the surrounding properties. The height of the extension will be kept in line with existing structures to avoid creating an imposing presence.

The extension is proportionate to the size of the existing property and garden, avoiding the perception of over development. This ensures that the extension provides valuable additional living space without compromising the overall balance of built and unbuilt space in the area.

## 3.4. Impact Assessment

The extension is designed to minimise overshadowing. Given its south-facing orientation, the extension will primarily cast shadows to the north, onto the applicant's own property, rather than onto neighbouring terraces. This orientation ensures that the extension will not significantly reduce sunlight for adjacent homes.

The design has no windows or balconies that will cause any overlooking issues to the neighbouring properties

## 3.5 Environmental Considerations:

The extension incorporates sustainable design features, including energy-efficient glazing and insulation, to enhance the property’s environmental performance. This not only benefits the occupants but also aligns with broader environmental goals of the community.

## 3.6 Transport

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

# 4.0 PLANNING RESEARCH

There have been various planning applications for rear extensions along Goldhurst Terrace and in the surrounding area.

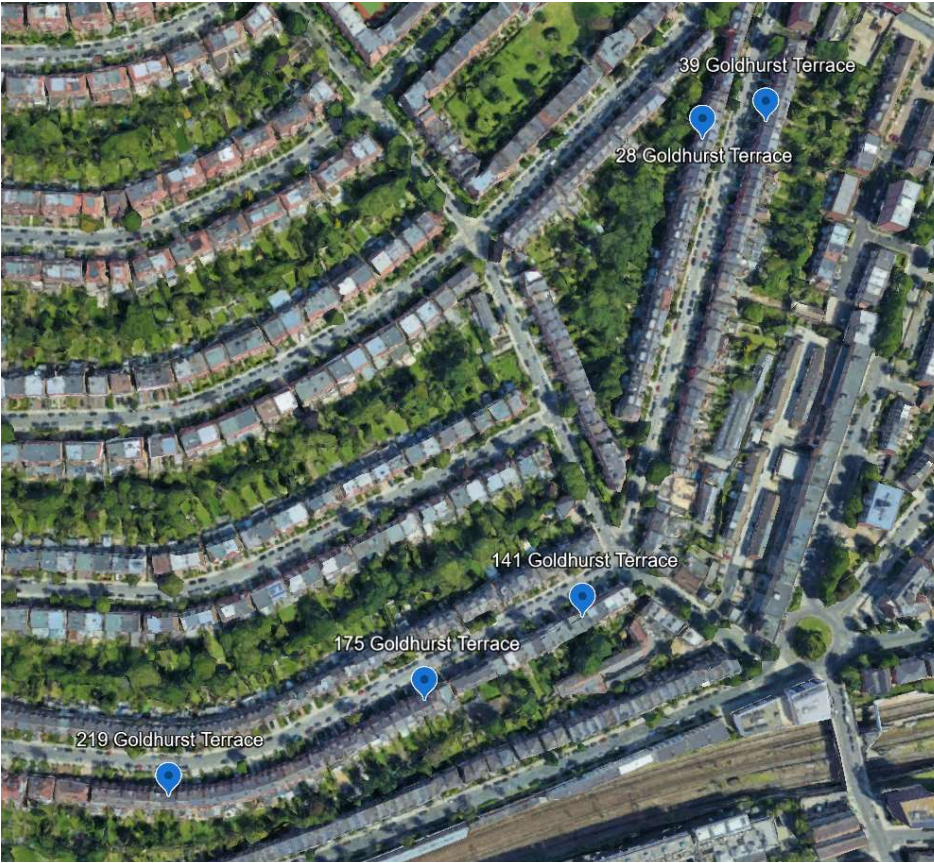
We have noted the relevant applications below that illustrate a positive planning precedent in the immediate areas:

Application 2014/7711/P  
Lower Ground and Ground Floor Flat, 175 Goldhurst Terrace,  
London, NW6 3ES  
Single storey rear extension at lower ground floor level  
\*5m back from main house

Application 2023/0011/P  
Flat A, 39 Goldhurst Terrace, London, NW6 3ES  
\*Single storey rear extension to 4m with lightwell

Application 2024/0379/P  
Ground Floor Flat 219 Goldhurst Terrace London NW6 3EP  
\*Single storey rear extension

Application 2023/3691/P  
28 Goldhurst Terrace London NW6 3HU  
\*Single storey rear extension to 3.3m



Strong rear extension line to Goldhurst Terrace



# 5.0 PLANNING POLICY

## 5.1 Camden Local Plan (2017):

Policy D1 (Design): The extension respects the architectural style and materials of the existing building, complementing the character of the South Hampstead Conservation Area.

Policy A1 (Managing the Impact of Development): The design minimises impact on neighbouring properties by preserving privacy, daylight, and reducing noise. Given its south-facing orientation, the extension will primarily cast shadows to the north, onto the applicant's own property, rather than onto neighboring terraces. This orientation ensures that the extension will not significantly reduce sunlight for adjacent homes.

CPG1 (Design): The extension follows principles of scale, roof line, and architectural details, using high-quality materials matching the existing structure.

CPG6 (Amenity): The design avoids adverse impact on neighbours' light, outlook, and privacy.

## 5.2 South Hampstead Conservation Area Guidelines:

Preserving Historic Character: Uses sympathetic materials and design to preserve and enhance the area’s architectural heritage.

Minimising Visual Impact: Ensures the extension is not overly prominent, maintaining the visual continuity of the various rear extensions located on Goldhurst Terrace.

## 5.3 National Planning Policy Framework (NPPF):

Good Design: Improves functionality of the flat and aesthetics of the rear of the terrace, while respecting the local context and historic environment.

# EXECUTIVE SUMMARY

The proposed extension at 141 Goldhurst Terrace aims to enhance the property's aesthetics, layout, and sustainability, to improve the living conditions of the flat.

The proposal seeks to integrate the proposed with the existing with the surrounding context with sensitive design that will preserve and enhance the character of the existing terrace and surrounding area.

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