



Address:

Flat 1, 253 Goldhurst Terrace, Hampstead, NW6 3EP

Date:

18/12/2024

DESIGN AND ACCESS STATEMENT PLANNING STATEMENT

1. INTRODUCTION

- This document is submitted to support the application for works to Flat 1, 253 Goldhurst Terrace, London NW6.
- The submission replaces Application Ref: 2023/5375/NEW with the same proposal, which was withdrawn a few months ago due to delays in completing the geological and structural analyses of the site (preliminary to the BIA) .
- The proposal involves:

REAR AREA:

- General improvement to the rear elevation arrangement and treatment;
- Basement extension;
- Redesign of the conservatory and the rear terrace
- Introduction of Heat pump.

FRONT AREA:

- Design of the front area, introducing private cycle parking, refuse / recycling storages;
- Redesign of the entrance gate / fence.

FRONT WINDOWS:

- Replacement of the existing single-glazed timber sash window, with double-glazed sash items.
- The proposal is designed to comply with existing planning policies and to preserve and enhance the surrounding character of the immediate area.

2. SITE E LOCATION

- The application site is a three-story terraced property located on the south side of Goldhurst Terrace. The site is not listed but is located within the South Hampstead Conservation Area.
- The property is currently in use as self-contained flats.
- The application site is noted as a positive contributor within the conservation area statement.
- This application relates to the ground floor flat, Flat 1 (including the front area and the rear garden).



Photograph 1: Front Elevation - Front Area



Photograph 2: Rear Elevation – Rear Garden

- The front of the property consists of an 11 m length area. A 1,8 m fence forms the boundary of the property with unit No.251 and No.255. The front site boundary is composed of a 1.1m high brickwork wall. On the right side of the front area, a timber gate gives access to the bins area.



Photograph 3: Boundary with no251



Photograph 4: Boundary with no.255 – Bin Area

- The location provides easy access and transport because it stands parallel to Belsize Road, where numerous bus routes exist. It is also within walking distance from South Hampstead Station, Swiss Cottage Station, Finchley Road Station and West Hampstead Station.

- The street dwellings are arranged symmetrically in their respective pairs, with large bays over the ground and the first floor on the inside of each pair; the entrance is set between this and a smaller, square bay on the ground floor only on the outside of each pair.



Photograph 5.6 : Street view

3. PLANNING HISTORY

- **253 Goldhurst Terrace**

- **Application Ref: 2007/2339/P - granted**

- Planning permission was granted on 04/10/2007 for excavation of a basement level of accommodation beneath the existing conservatory, alterations to the existing conservatory with the replacement of windows and doors, plus reconfiguration of access from the ground floor and basement to the rear garden of the existing flat. This permission has been implemented with the following application.

- **255 Goldhurst Terrace**

- **Application Ref: 2011/5554/P - granted**

- Planning permission was granted on 22/12/2011 for excavation of basement and rear lightwell with balcony over at rear ground floor level and steps to the garden, erection of extension at rear ground floor following removal of conservatory including raising of boundary wall and alterations to doors/windows at rear ground level all in connection with existing flat (Class C3).

- **(The proposal involves the creation of private parking).**

- **253 Goldhurst Terrace**

- **Application Ref: 2012/2911/P - granted**

- Planning permission was granted on 17/07/2012 for excavation at basement level for the provision of an enlarged extension between basement and ground floor level throughout the footprint of the existing building, installation of new balustrade and door to create raised roof terrace to the rear ground floor elevation and new obscured window to the side elevation in connection with the use as residential flats (Class C3).

- **269 Goldhurst Terrace**

- **Application Ref: 2017/1811/P- granted.**

- Erection of a single storey side extension with one rear rooflight.

- **225 Goldhurst Terrace - granted.**

- **Application Ref: 2021/3605/P-granted**

- Erection of single storey rear extension at ground floor level.

• **219 Goldhurst Terrace**

Application Ref: 2021/0686/P- granted.

Erection of a 2-storey rear extension with lightwell, following the demolition of the existing single storey rear addition.

• **253 Goldhurst Terrace**

Application Ref: 2022/5014/P –withdrew.

Application for extension of the existing rear basement under the ground floor and creation of new rooms under the raised terrace. Reconfiguration-replacement of rear openings. Replacement of the existing conservatory roof with a flat green roof with a central rooflight.

• **253 Goldhurst Terrace**

Pre - Application Ref: 2023/2714/PRE

Pre- Application for basement extension and redesign of the conservatory and rear entrance. At the front, the introduction of 2x parking, 2x cycle parking, refuse storage, a redesign of the entrance gate and fence and the replacement of the existing timber framed, single glazed sash windows with double-glazed sash windows.

• **253 Goldhurst Terrace**

Application Ref: 2023/5375/NEW –withdrew.

The application, matching the one we are currently submitting, was withdrawn a few months ago due to delays in completing the geological and structural analyses of the site, which are preliminary to the BIA.

4. RELEVANT POLICIES AND GUIDANCE

National Planning Policy Framework (NPPF) 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A4 Noise and Vibration

Policy A5 Basements and Lightwells

Policy D1 Design

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car free development

Camden Planning Guidance

Amenity CPG 2021

Basements CPG 2021

Biodiversity CPG 2021

Design CPG 2021

Energy efficiency and adaptation CPG 2021

Transport CPG 2021

South Hampstead Conservation Area Statement 2011

5. DESIGN PROPOSAL

The proposed works comprise of a basement extension and redesign of the conservatory and rear entrance. At the front, the introduction of 5x cycle parking spaces, refuse storage, a redesign of the entrance gate and fence and the replacement of the existing timber framed, single glazed sash windows with double-glazed sash windows.

In detail:

REAR AREA

- **Reconfiguration of the rear-side windows:**
 - Replacing of the existing timber french door of the conservatory, with aluminium high-performance items.
 - Addition of a new glazed double-height block for connecting the kitchen with the family area in the basement.
 - Introduction of 2 windows at basement level, to serve the new family room and ensuite.
 - Replacement of side kitchen door, with fixed glass, for lighting the new internal stair.
- **Rear Extension of the existing basement:**
 - Increasing of the h of the existing basement below the kitchen (14 sqm). That has a floor-to-ceiling height of 1.8m; this would be increased to 2.4 m, lowering the floor level to the existing bedroom level.
 - The existing terrace, will be increased in height by 0.65m to match the ground floor level and extended by 2,5 m.
 - The basement area would have a maximum floor-to-ceiling height of 2.4 m.
 - The new space will provide additional space for a bedroom, family areas, bathroom, utility room, and storage space.
 - The full basement would measure approximately 78 sqm.
- **Installation of 1,1 m high glass balustrading** to enclose balcony and terrace (matching the property at 251 and 255).
- **Implementation of the existing fence-privacy screen adjacent to no.255** to avoid any overlooking.
- **Reconfiguration of the stairs, connecting the garden level to the basement and the terrace.** The central staircase connecting to the basement will be enlarged, integrating it into the landscape. On the other hand, the staircase that connects the garden and the terrace has been relocated to the side.
- **The proposal rear area will be similar to the recently completed 251, aiming to create a sense of homogeneity across the properties.**



FRONT AREA

- **Reconfiguration of the entrance boundary**, for improving the appearance and privacy of the area.
- **Requalification of existing refuse and recycling areas**, introducing timber storages to accommodate LB Camden wheelie bins. Each store would measure 1 m in depth, 1.5m in height, and 2,2 m in length. It will provide space for storage of 3 x 240 L bins.
- **Introduction of 5 cycle parking spaces.**

FRONT WINDOWS

Replacement of existing timber single glazed sash window with new timber double glazed sash window, matching the existing by colors and dimensions. The internal layout of the upper fixed part of the window will be simplified, removing the internal subdivisions (as per approved window in the neighborhood).

6. ASSESSMENT

- **Design/visual impact of the proposals on the main building and South Hampstead Conservation Area**

FRONT AREA

The front area has been carefully designed, considering the drainage of the material, to avoid any flooding and to maintain the original character of the property.

The vegetation at the front of the property will be enriched with further vegetation.

The new lush garden will be constantly maintained, upgrading the general feeling of the area and improving the privacy of the ground floor flat with higher vegetation.

The changes in the ratio between the hard and soft landscaping at the front of the site would not have any negative impact on the setting of the Conservation Area.

The new refuse and recycling store would be located in a similar location as the original store. It would be set behind the front boundary wall. Therefore, it will not have any impact on the appearance of the property from the street and will benefit provide a more orderly way to store refuse on a daily basis. The proposed development will, therefore, accord with Policy CCS of Camden's Local Plan and Camden Planning Guidance 1 on Design.

The new storage will also protect the bins (including organic), minimizing the damage done regularly by foxes in the area scavenging through the rubbish.

The proposed raised front boundary would like to match what has been built and planned in the immediate vicinity (see pictures below)



Photograph 7,8 : Unit 209 – Front boundary (taken as reference).

The use of the bricks matching the existing ones will keep the character of the area. The introduction of metal gates will improve the privacy and security of the building.

FRONT WINDOW REPLACEMENT

The window design will match by colour and shape the existing window.

The current front windows are damaged, and the single-glazed system has a negative impact on energy control and the life of the family (including a 6-year old girl and a 1-year old boy) owning the property, with heavy cold drafts, condensation forming and mould.

The internal layout of the upper fixed part of the window will be simplified, removing the internal subdivisions (as per approved window in the neighborhood).

The original proportions will be matched even more meticulously than what was done for units 217 and 251.



Photograph 9: Existing window



Photograph 10: Unit at 217



Photograph 11: Unit at 251

Additionally, properties 156, 213, 249, 259, and 261 have both replaced the original single-glazed windows with double-glazed ones of a model comparable to the one proposed with this application.



Photograph 12: Unit at 156



Photograph 13: Unit at 213



Photograph 14: Unit at 249



Photograph 15: Unit at 259



Photograph 16,17: Unit at 261

Please note that quotes have been asked from several well-known and specialised sash window makers and all of them have advised that the lead decorations cannot be reproduced on a double-glazed timber sash window, which is the only reason why such decorations would not be kept.

With the above in mind, it is evident that the proposed development will preserve and enhance the appearance, setting, and character of the Conservation Area. Therefore, the development accords with Policies D1 and D2 of the Camden Local Plan.

BASEMENT

The proposed basement will be in accordance with the provisions of policy A5 and Camden Planning Guidance (CPG4).

Policy A5 Basements of the Camden Local Plan 2017 includes a number of stipulations for proposed basement development within the Borough, including upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling. Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) neighbouring properties;*
- b) the structural, ground, or water conditions of the area;*
- c) the character and amenity of the area;*
- d) the architectural character of the building; and*
- e) the significance of heritage assets.*

Policy A5 also states that the siting, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f) not comprise of more than one storey;*
- g) not be built under an existing basement;*
- h) not exceed 50% of each garden within the property;*
- i) be less than 1.5 times the footprint of the host building in area;*
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;*
- k) not extend into or underneath the garden further than 50% of the depth of the garden;*
- l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building;*
- and*
- m) avoid the loss of garden space or trees of townscape or amenity value.*

The proposed basement complies with the above criteria insofar as it would be one storey; it would not be built under an existing basement; it would not exceed 50% of the garden; it would be less than 1.5 times the footprint of the host building; it would not extend into the garden further than 50% of the depth of the host building measured from the principal rear elevation; it would not extend into the rear garden by more than 50% of the depth of the garden; it would be set away from neighbouring boundaries and it would not involve the loss of garden space or trees of townscape or amenity value.

Externally the proposed basement extension would not be out of keeping with the rest of the street as it will remain at basement level and would not harm the character and appearance of the host dwelling or the conservation area.

Policy DP25 of the LDF requires that all alterations and extensions with designated conservation areas preserve and enhance the character and appearance of the area.

The proposed basement would extend underneath the footprint of the main dwelling to a depth of 2.4 m; however, only 1.5m below the existing ground level (a minor increase to the depth of the existing basement).

The basement accords with existing policy DP27, as supported by CPG4.

The basement would be almost entirely under the footprint of the existing dwelling. This means a large area of the rear garden (well over 50%) remains unexcavated.

The proposed basement also accords with all the design criteria set out at points f) and m) of Draft Policy A5.

The basement is not more than one storey deep; not built under an existing basement; it does not extend into the garden more than 50% of the depth of the host property: it is set back from the boundary of no.251 and 255 in so far as it allows planting to grow, and it does not involve the loss of trees of townscape or amenity value. Thus, while only limited weight can currently be applied to an emerging policy in this regard, the proposed basement nonetheless accords with its provisions.

ALTERATIONS TO REAR-SIDE ELEVATION

The proposal adopts a contemporary yet harmonious solution to the treatment of the rear elevation, addressing the inconsistencies caused by unsympathetic extensions and alterations in the intervening years. Design alignments and materials (including brick that match the existing rear elevation) would be employed to harmonize the terrace with the existing house.

Rear openings and glass balustrade will sympathize with the design of the unit at 255 and 251



Photograph 18,19,20 : Unit at 255 - Rear elevation



Photograph 21,22,23,24 : Unit at 251 - Rear elevation

The style of the two rear facades is characterized by a significant presence of windows and by the presence of glass balustrade at the ground floor level.

Furthermore, the proposed openings /glass balustrade on the rear of the property would be an integral part to the project as it would maintain continuity with the neighbouring houses without adversely affecting the overall view of the rear facade.

The approach has been taken having regard to the justification in support of policy DP24, vis: "The Council seeks to encourage outstanding architecture and design, both in contemporary

and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high-quality, contemporary design will be welcomed.”

Given the improvements made in design terms and the lack of any contribution made by the rear to the setting of the Conservation Area, it is considered this proposal chimes with the requirements of Policies CS14, DP24 (plus CPG1), and DP25, and emerging Policies D1 and D2.

- **Impact on the neighbouring properties:**

Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

The basement is not visible from adjacent properties as the tops of any new windows will be below the height of the garden fencing on either side.

The raised terrace may allow a degree of overlooking of No 255’s garden but has a privacy fence. The neighboring garden has erected a screen along this portion of the mutual garden boundary, which also prevents overlooking. That fence will be implemented to 1,8 m height, following the new site stair to the garden, to avoid any overlooking.

The boundary with No 251 has an existing tall fence, that has been recently implemented by an obscured glass and growing foliage for preventing any overlooking .



Photograph 25: Bourdary with No 255

Photograph 26: Bourdary with No 251

The proposal would not have an adverse impact on the amenity of no. 255 in terms of daylight, or sunlight. There would be no change to the views from the neighboring property at no. 251 and would be no impact on the amenity of this property in terms of daylight, sunlight, or loss of privacy.

The replacement of the conservatory rooflight would not have an adverse impact on the amenity of the flats on the upper floors of the building in terms of loss of privacy or potential light spill. Also, the introduction of the green roof will positively impact the aesthetic of the building.



- **Hydrogeological risks:**

The creation of new basements is subject to Camden's CPG4 'Basements and lightwells'. This requires that a Basement Impact Statement is undertaken.

For the site investigation, a considerate company has already been appointed.

A hydrological report was also conducted for No. 251 in the latter part of last year. The report concluded that no further investigation is necessary, and that the development does not pose any additional hydrogeological risks.

The submission includes a new report concerning the land at 253, to demonstrate that no detectable hydrological risk exists.

- **Transports:**

The excavation works to create the basement would be undertaken by hand or small machinery and would be a relatively slow process.

It would, therefore, not involve large truck movements in any significant number, and it is considered that the works could take place locating a skip in the front area of the property (on the side of the entrance, close to the boundary wall).

It is therefore considered that no construction management plan would be required in this case.

7. **SUSTAINABILITY**

- The design approach and the choice of materials have taken into great consideration the sustainability (meeting the London Plan and Camden policies).
- The new glazing on both floors will exceed Building Regulation requirements.
- The proposal involves the general energy upgrading of the walls, floors and systems (with the installation of a new **Heat pump**).
- Wherever possible, subfloor brickwork will be reused in the construction, and the existing paving reused for the new terrace.
- Although the BIA does not consider the basement at risk from flooding all walls will be rendered, and services will run from above to mitigate rebuilding costs should such an event occur.
- No tree is being lost because of the development, and the planting will generally be implemented, in the front and rear areas.



8. ACCESS

- Internal circulation - Stairs and Lifts:
There is no lift in this scheme. The new stairs up to the proposed top floor level will meet Building Regulations.
The handrails to the new staircase and new balustrade will be at the height of 1100 mm.
- The main entrance of the building is as existing.

9. CONCLUSIONS

- The design has been revised following the pre application advice Pre - Application Ref: 2023/2714/PRE
- The proposed development has been assessed against the policies of the development plan, where these are considered relevant and up-to-date, and other material considerations.
- The design has a positive impact on the neighbourhood, sympathizing with the context.
- Therefore, the proposal should be considered acceptable.