



Design & Access Statement

Homeowner Planning Application - Residential Dwelling

Flat 1, 68 Goldhurst Terrace, NW6 3HT

This document has been prepared by

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1. INTRODUCTION

This proposed application is for the extension and renovation of Flat 1, 68 Goldhurst Terrace, NW6 3HT.

The intent of this project is to replace the existing glass addition conservatory and to dramatically improve the functionality of the property, bringing light into the central living spaces of this home.

This Design and Access Statement accompanies the drawings included within our application. The statement is in accordance with the advisory document Design and Access Statements: How to Write, Read and Use Them, (CABE, June 2006).

A good design ensures attractiveness, usability, durability and adaptable spaces with sustainability as a key element in the development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to the making of better places for people.

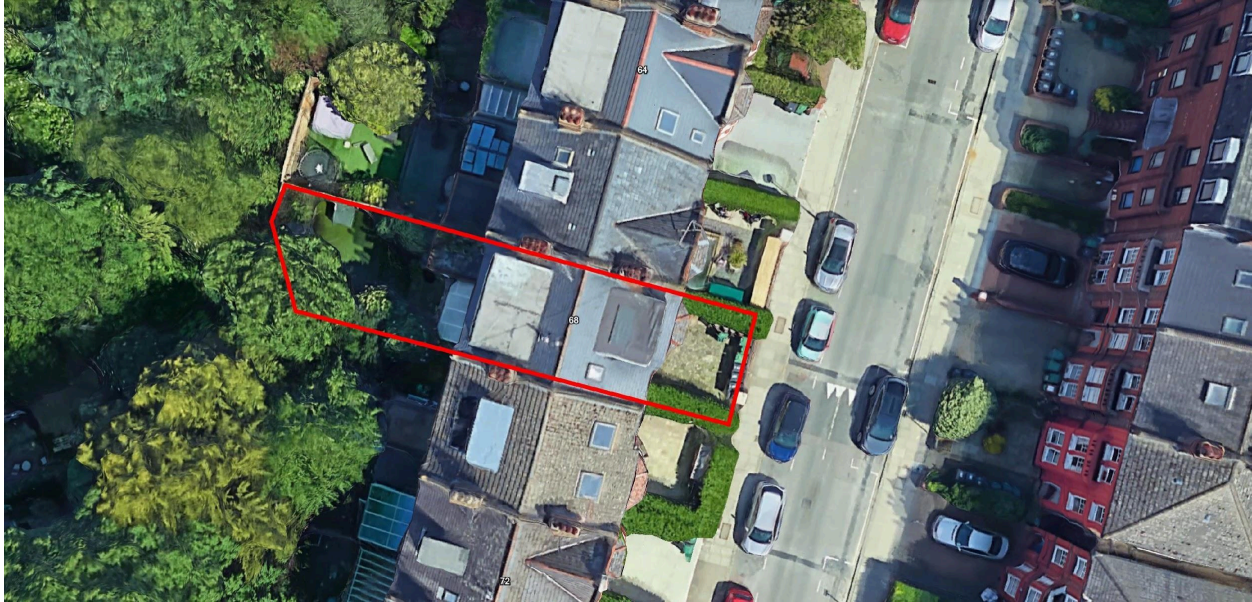
2. HISTORY OF THE SITE

The property is a 2 bedroom, garden flat to a late 19th Century Terraced House.

The site lies within the South Hampstead Conservation Area (formerly Swiss Cottage Conservation Area). The site is not listed, nor locally listed, and no buildings, listed or otherwise overlook the site.

Heritage. Throughout the development of the design, we have been conscious of the properties position in the South Hampstead Conservation Area. The depth and extent of the extension is reflective of similar modern developments within Goldhurst Terrace and the surrounding area.

The proposed single story ground floor rear extension and patio are considered to represent a proportionate addition that would not harm the character and setting of the host and the neighbouring properties.



1.0 Aerial view

3. SITE AND PROPERTY ANALYSIS

The application is for a single storey ground floor rear extension, within the private garden of Flat 1.

The site is located in Goldhurst Terrace, London which is surrounded by similar terraced properties. The surrounding properties are mainly residential in nature, and many of the properties have been subdivided into flats over time. A number of terraced properties in this area have been extended and renovated in line with modern living.

The existing flat has a glass conservatory addition, accessible off the living room and the kitchen. The historic extension is of poor quality, and low thermal efficiency resulting in a space which is not suitable for occupation from the homeowners for most of the year (summer and winter). The conservatory could be described as detrimental to the conservation area, as it is of low quality design and materiality.

The property has a communal front garden and rear private garden.

- No public footpath or other public means of access is affected by the scheme.
- The existing current rear garden vegetation is non native, of low ecological value and no trees under TPO

The interior of the property has been altered over the years and all original features have been lost over time.



3.1 Above a view of the current site from the road



3.2 Above is a view of the current site of the rear garden

4. DESIGN OPTIONS AND ANALYSIS

4.1 Design Principle

A key consideration of the design is to incorporate good quality domestic architecture with adaptable space for all generations.

The aim of the proposed design is to demolish the structure of the existing conservatory, currently in poor condition and to replace it with a new rear extension that will maximise the amount of natural light into the new open plan space - resulting from the joining of kitchen and living room - and this new space will host a snug/sitting area.

To achieve this result, we have included rooflights to increase the amount of light from the West facing rear garden.

4.2 Design Solution

The extension would be similar in size to several neighbouring extensions. Furthermore, the use of aluminum framed doors and window, rooflights, and matching London stock bricks would ensure that the extension's appearance complements the existing property while allowing for legibility between the original building and the extension. The installation of aluminum sliding doors to the rear will not unduly harm the character of the host building or the wider conservation area. The material has been chosen for its high quality, durability and slimline nature.

The single story height extension and the use of materials to match the main house means that it would appear as a subordinate addition to the rear of this property. The rear extension would have a very limited impact on the local character given it would not be significantly visible from outside the application site and not at all from public areas. Furthermore, other extensions of similar size and scale have been built in the local area.

The proposed extension is not expected to cause any undue harm to the amenity space of 70 Goldhurst Terrace or 66 Goldhurst Terrace. No windows are proposed on the side flank elevation. Given the orientation, modest height and lack of side windows, it is not anticipated that the extension would negatively impact the amenity of neighbouring properties.

In addition to the above, in order to minimise the impact to the neighbouring properties, the new flat roof will be sloped towards the neighbour's property, and this part will be glazed.

The proposed extension has been designed carefully in terms of its size, style, proximity to neighbours, internal functionality and external aesthetic. The rear extension has been designed with a partially sloped roof which results in as low a height at the boundary as possible. The extension reduces to just over 2.5m from the external ground level.

This has been carefully considered in order to minimise impact to the neighbouring property.

The proposed scheme does not affect the amenities of the property including utilities and access.

4.3 USE

- The application does not change the use of the site which is currently residential.

4.4 AMOUNT & SCALE

- The ground floor extension will extend by 5m from the existing rear external wall and will infill the space between the current annex and the LHS boundary line.
- The single storey flat roof will have a finish height of 3.10m from the site level (rear garden level), and the pitched portion will be 2.57m high at the eaves.
- The proposed scheme increases the property by 9sqm only.

4.5 LAYOUT

- The ground floor will be altered to create a separate toilet and an en-suite to the main bedroom, the kitchen will be located towards the RHS, while a dining area will be opposite to that, and a sitting area will be located in the new extension. The study room/spare bedroom will remain as existing, but will be accessible from the new extension.

4.6 LANDSCAPING

- The current garden includes astroturf finish and surrounding areas, which are planted with large evergreen shrubs/ planting.
- There is no planting or vegetation in the place where the proposed extension will be, as this is currently patio/ hardstanding.
- On the boundary, there is a small Elder tree (of low ecological value). We have commissioned a tree survey which provides details of this and supports its removal.
 - Category U – Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- The garden includes many non native plants.
- There are no TPOs on the site.
- Please refer to the included documents:
 - BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT: Flat 1, Goldhurst Terrace, London, NW6 3HT
 - Flat 1 Goldhurst Terrace - AIA - February 2025.pdf

4.7 APPEARANCE

- The rear extension will be in keeping with the existing house, with a brickwork finish externally, including a new portion of a boundary wall.
- The new glazing will have a minimalistic and contemporary look with an aluminium finish.
- The front windows will be timber, to match the design and style of the existing windows, in line with the conservation area guidance. The glazing will be double glazed to improve acoustic and thermal properties of the property.

4.8 Fire strategy Statement:

- Please refer to D.PR.2.1a for proposed fire safety diagrams. The proposal will not affect the existing means to escape. The main route to escape is via the front door with access onto the street. A secondary route of escape to the rear extension door. Passive measures include access through the front and rear windows on the ground floor. A smoke detector will be located in the hallway and a heat detector located in the kitchen. The proposal includes new fire doors throughout the property (with exception to the W.C, pantry, and Ensuite rooms).

- Fire and rescue pumping appliances can be sited in the front area of the property. The proposed outside assembly point will be located at the front area to the property. An evacuation strategy consists of the main routes and passive routes of escape which have been proposed (see sheet no D.PR 2.1a).

5. ACCESS STATEMENT

- Please note that no highway or public footpath is affected by this development.

6. SUSTAINABILITY

- The proposed scheme will not affect indigenous planting and trees (please refer to TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT)
- The house has been designed to be efficient, utilising the latest technology for energy conservation and self-sustainability, including maximum use of daylight.
- Current access to the site is unaffected and traffic flow will remain the same as existing.

7. CONCLUSIONS

- To conclude, the proposed design will compliment and reflect the properties within the area.
- The proposed scheme is entirely suitable for the site and is in keeping with the size and proportion of other dwellings within the area.
- The proposed scheme fronts a public highway with no overlooking or light loss issues for the neighbouring properties and has been designed in parallel with its landscape without being visually obtrusive.
- The updates to the home will allow all generations to enjoy this family home.