

DESIGN AND ACCESS STATEMENT

10 Goldhurst Terrace
London NW6 3HU

New Glazing to Existing Roof

ASB ARCHITECTS
215 West End Lane
London NW6 1XJ
T: 02074315221
E: amos@asbarchitects.com

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1 INTRODUCTION

This statement has been prepared in support of a Planning Application for 10 Goldhurst Terrace, London NW6 3HU on behalf of Vivien Stern.

The property is located in the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area) and is subject to similar planning restrictions as the adjacent Hampstead Conservation Area.

South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature. The area is characterised by large, semi-detached and terraced late-Victorian three and floor storey properties.

There is a raised central front entrance to the double fronted property while the rear has a large terraced sitting area and its topographical positing provides good daylight quality and minimises overlooking at the rear.

2 RELEVANT BACKGROUND

The property is towards the apex of a residential green triangle managed as a natural wildlife space with areas set aside as natural habitats, as well as communal vegetable plots and with a number of mature trees. As it is at the north end of the communal area near the junction of Greencroft Gardens and Goldhurst Terrace there is only a limited rear garden area.

There is only a very restricted and limited view of the rear of the property from Greencroft Gardens through a small gap between the two end properties.

The property received planning consent on 14th February 2013 under ref: 2012/6320/P.

3 THE PROPOSAL

It is proposed to utilise the loft space by introducing electronically operated sliding glazed panes set back within the roof line and concealed by the up-stand of the chimney parapet.

The panes will be set back to maintain the eave roof line so there is no projection beyond the existing line of the roof. This will provide light and ventilation to the loft space and will not overlook the neighbours' properties or create light pollution due to their size and the opening area.

4 PLANNING POLICY

10 Goldhurst Terrace, London NW6 3HU, is located in the South Hampstead Conservation Area and falls within Article 4 Directions.

This proposal cannot be seen from Goldhurst Terrace and has taken into account the recommendations contained in Section 7.16 of *South Hampstead Conservation Area Character Appraisal and Management Strategy* dated February 2011. Therefore, the glazed panes will be within the roofline and at the same angle as the existing roof.

It is intended to lower the carbon footprint of the property as part of these works as advocated in Section 3 of *Camden Development Policies, DP22 Promoting sustainable design and construction*.

The proposal also takes into account *DP24 Securing high quality design* and section *CS14 Promoting high quality places and conserving our heritage* of *Camden Core Strategy 2010 –*

20125. The scheme deals creatively to extend the use of the existing building with a small scale alteration within the site and its context as indicated in **DP24.5**. The architectural detailing, durability and visual attractiveness of the materials has also been carefully considered as required by **DP24.15** to create an attractive and interesting building.

5 PLANNING ISSUES

The proposed glazed panes to the loft space will not overlook the adjoining properties, nor will they be visible from either side of the property.

In light of the above, it is clear that the proposals will not adversely affect the adjoining properties, there will be no overlooking or loss of outlook and therefore the scheme will comply with the Local Authority Guidelines.

6 USE

The property is currently used by its owner and two other tenants. It is proposed to improve the amenities of the property and reduce its carbon footprint and provide a comfortable home.

7 AMOUNT

The proposed glazing to the roof is a change which will improve the use of the property and in our view enhance the rear elevation.

The property will have no significant change or impact on the view from the rear.

8 LAYOUT

The proposed roof changes are not visible from Goldhurst Terrace, nor from the rear, save for a small gap between two end properties at the Finchley Road end of Greencroft Gardens.

9 SCALE

As stated above the proposed changes will have no impact on the footprint of the property but will improve the amenities to provide a comfortable family home. We therefore feel they should be supported by the Local Authority.

10 LANDSCAPING

The proposal has no direct effect on the front or the rear landscaping as there are no changes proposed to the footprint of the property.

The landscaping will maintain its low level planting and hard landscaping, no changes are proposed.

11 APPEARANCE

The proposed changes will closely follow and match the existing roof line. No changes are proposed to the external areas of other parts of the property.

12 CONCLUSION

The proposed change will have no detrimental impact on the surrounding residential amenities, or character and appearance of the conservation streetscape. The proposal is modest and in line with the Camden Planning Guidance and Government objectives and provides for sustainable development as required by the National Planning Policy Framework. Therefore we respectfully request that Planning Consent is granted for this proposal.

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