

DESIGN AND ACCESS STATEMENT

10 Goldhurst Terrace
London NW6 3HU

Loft Conversion and a change of use
from four to three flats

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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.

Mature street trees are a key characteristic of the conservation area and contribute to its landscape and special significance. Green front gardens demarcated by low garden walls topped with hedges contribute to the area's character while building lines of the surrounding properties are set-back from the pavement.

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

South Hampstead Conservation Area was undeveloped farm and a meadow land until the late 19th Century when the land was owned by the Maryon Wilson Estate.

The original ownership of the land and routes through the area has shaped it and dictate to date the divisions of the area and belong to.

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 as illustrated in the sketch SK01 attached.

The owner wishes to convert the property in which she resides from four to three flats with additional liveable space in the loft. The property had a recent planning consent granted ref: 2010/0901/P dated 9th August 2010 which included an external rear staircase serving the upper levels.

3 THE PROPOSAL

The proposal is to retain the existing Lower Ground Floor and Upper Ground Floor flats, but form a new third flat for the owner incorporating the existing First and Second Floors with an extension into the roof space which requires a change of use.

It is proposed to utilise the roof space to form an external garden / terrace space set back within the roof line and concealed by the up-stand of the chimney parapet and the oversized chimney with a mansard to the other side of the property.

It is proposed to construct the new rear mansard roof from Red Western Cedar from a sustainable timber source. There will be timber detailing throughout the rear elevation where existing roof tiles are replaced while the section of flat roof will be fully insulated. It is proposed to use vertical T&G boarding, V-Jointed to ensure low maintenance and sound construction and details. The corner detail will include a 'rainscreen' detail principle with a secondary breathable membrane on horizontal battens.

The doors to the terrace will be set back to keep the eave roof line so there is no projection beyond the roof line. This will give some outside private space which does not over look or create light pollution due to its size and opening. These changes to the roof are as shown on the attached drawings and include 2 no frameless double glazed windows to the mansard with no windows at the front of the property.

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 Goldhurst Terrace. In Character Appraisal and Management strategy February 2011, Para. 7.16 The Roof Extension is proposed to be within the roof in one part and a mansard in the other section of the

Camden Development Policies – Section 3 highlights the need for "*Promoting sustainable design and construction* - DP22" which is embraced in the design details for the mansard roof area by lowering the carbon foot print of the property as part of the refurbishment.

The proposal takes into account DP24 in Securing high quality design with a Core Strategy policy CS14 – Promoting high quality place such as indicated in 24.5 and its concern regarding small scale alterations.

The proposal takes account of Planning Policy Statement 24.15 CDP section 3 and the architectural detailing has been carefully considered so that it creates an attractive and interesting building.

5 PLANNING ISSUES

The proposed mansard roof will not overlook the adjoining properties, nor will it be visible from either side of the property.

There is no impact or rights of light issues with regard to the adjoining properties, neither is there any noise pollution which can be confirmed by a site visit.

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 three other tenants. The change of use is proposed to reduce this to three flats instead of the existing four. It is proposed to improve the amenities of the property to provide a comfortable home.

7 AMOUNT

The proposed loft conversion and new open recessed roof terrace are changes which will improve the balance 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 the front or from the rear save for a small window between two end properties at the top 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 and will introduce an envelope for the new mansard of vertical Red Western Cedar T&G panelling from a sustainable source. The external areas of other parts of the property will not be considered for change in any detail.

We propose to place solar panels at high level at the rear to reduce the carbon footprint to meet current Local Authority sustainability requirements.

12 CONCLUSION

This proposed application is to increase the property from 149m² to 179m² including the new loft conversion of 30m².

The proposed extension / changes have no detrimental impact on the surrounding residential amenities, or character and appearance of the conservation streetscape. In line with National Planning Policy Framework guidance, the proposal provides for sustainable development which, therefore should be approved.

The proposal is modest and in line with the Planning Policy Guidance and Government objectives. As such we respectfully request that Planning Consent is granted for this scheme.

ASB Architects