

10 September 2012

Barry Dawson
Planning Technician
Fast Track and Validation Team
The Director of Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ



Dear Barry,

Re: Refurbishment at 193A Goldhurst Terrace, London NW6 3ER.

Please find enclosed all drawings and Design & Access Statement with revised address as requested.

Kind regards,


Jose A Cruzat

DESIGN and ACCESS STATEMENT

Prepared by D'Soto Architects August 2012 – Rev A

193A Goldhurst Terrace, London NW6

1 Features of the Existing site

Description:

The existing property is a Lower and Raised Ground Floor flat at 193 Goldhurst Terrace which is within a 3/4 storey mid-terrace building part of a group of four from 189 to 195 which form the main terrace block and comes under the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area).

Goldhurst Terrace is mainly a residential street with a mix of different houses types and ages of construction. This block of four terraces similar to others within the street has been subdivided into flats and is set back from the pavement by large front gardens or parking spaces, with long rear gardens which are neither seen nor accessible from the street.

The rear gardens are separated by brick walls and garden fences and are approximately 27m long with matured trees and planting. In the immediate vicinity of the property many single and double rear extensions have been built through the years together with roof terraces or extra floors but in general the architectural character of the block of terraces has been preserved.

Purpose of Proposal:

The application is for the refurbishment of 193C Goldhurst Terrace Lower and Raised Ground Floor and the addition of a rear extension designed in similar language as the rear extension to 191A Goldhurst Terrace application reference 2012/3417/P granted planning permission as per decision notice dated 14 August 2012, thus forming a well balanced architectural addition to the overall terrace block architectural language.

The refurbishment includes replacement of existing sashes to sash windows with new double glazed sash units incorporating slim double glazed technology which does not alter the appearance of the windows.

In addition to the extension we are seeking permission to alter the sash windows to the raised ground floor bay window to be replaced with French doors opening into a small balcony to be used more as an expanded view from the master bedroom into the garden rather than be used as a proper seating area.

2 Effects of proposals to others in the locality

The proposal will not have any major effects to the neighbours or adverse effects to the character of The South Hampstead Conservation Area, as the application is a mirror image of the approved rear extension at 191A and as per drwg No. 135P(--004 the addition of this half forms a complete architectural response to the overall group of terraces thus enhancing the architecture of the overall site.

The effects on day lighting to other neighbours are similar to the effects of the approved application and are as per the officer's delegated report "minor".

We are aware that under the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 there are limitations to balconies specifically with overlooking issues. For this reason we have kept balcony to a limited size so it allows the owner to open the French doors and take the advantage of the garden view rather than to use the space as seating area which could cause loss of amenity to the neighbours.

3 **Proposed Development - Design**

The proposed refurbishment of the Lower and Raised Ground floor with a new rear extension will serve the needs of our clients growing family by enhancing their existing living accommodation and make extra space for the two young children by creating extra bedroom, storage and living space.

The property is in desperate need for updating and bringing up to modern requirements which will only be a benefit to the overall property.

The proposed development has little impact on the overall depth of the garden and the extension will only occupy 16.5% of the current garden.

The new rear extension is divided into two sections; the more solid section directly under the bay window structure which symmetrically wraps around the rear bay will be constructed with bricks to match existing and sliding glass doors. The smaller and more transparent glazed section of the extension which is not as deep as the brick section below helps to accentuate the symmetry of the more solid section of the extension. Also contributes to the overall subservient appearance of the proposal with respect to the main building.

4 **Scale of proposed development**

As previously stated the scale of the development is a mirror image of the approved at 191A Goldhurst Terrace, therefore the overall design is subservient to the main building and respects the symmetry of the existing building, please refer to drwg No. 135P(--001 and 002.

In addition the overall depth of the proposed extension only occupies 16.5% of the existing garden.

5 **Landscaping**

The existing front area for parking a car will be refurbished and the low planting area outside the front bay window will be adapted to become a storage space with planting above the eliminate the clutter created within this area for storing bikes prams etc.

The rear garden has mainly two large mature trees at the rear and several small trees which the majority are self seeded saplings. The clients will be seeking advice from Camden Council with respect to the maintenance of the existing trees and the removal of young trees which are overcrowding the garden.

Overall the garden planting and grass will be improved during the course of the construction.

6 Access

Access to flat is via a set of long steps from the main street and will remain unaltered.

7 Sustainability

The design will incorporate improvement to the existing rear and front walls by incorporating internal insulation, replacement of existing sashes to front and rear windows with new double glazed units, incorporating a green roof and following discussions with specialist we will try to incorporate a rainwater harvesting system to serve both the garden and WC's within the flat.

9 Storage of Waste and recyclable material

We propose to provide a new covered area to store external dustbins and improve the overall appearance of the communal parts.

10 Compliance with Planning Policies and SPG.

The proposal takes into consideration the following policies:

Policy CS5 Managing the Impact of growth and development

Policy CS14 (Promoting high quality places and conserving heritage) is a very general and wide ranging policy which seeks high quality development and conservation of our heritage. These principles have been fundamental to the proposed design.

Policy DP22 (Promoting sustainable design and construction) requires all developments to incorporate elements of sustainability into the design.

Policy DP24 (Securing high quality design) seeks high quality design, by considering the character and proportions of the existing buildings and existing natural elements.

Policy DP25 (Conserving Camden's heritage) seeks to take into account conservation area statements, design that enhances the character and appearance of the area and preservation of trees and garden spaces which contribute to the character of a conservation area.

Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to take into consideration the protection of the quality of life of the occupiers and neighbours by making sure that the developments does not cause harm to amenity. In this case visual privacy and overlooking; overshadowing and out looking; sunlight and daylight.

Camden's Policy Guidance CPG1 – Design states that rear extensions should be secondary to the scale, proportions and dimensions of the host building; rear extensions should respect and preserve the original design and proportions of the building, this includes the architectural period and style.

South Hampstead Conservation Area Character Appraisal and Management Strategy