

27/06/12

REV.01

Design and Access Statement

LOWER GROUND FLOOR SINGLE STOREY REAR EXTENSION

191a GOLDHURST TERRACE, LONDON NW6 3ER

GENERAL

This statement has been prepared in support of a planning application for alterations to the lower and ground floor flat. The proposal consists of a single storey rear extension to provide and create a flexible living space for the occupants and open up views and connection to the garden.

The Flat's address is the lower and ground floor Flat, 191a Goldhurst Terrace and comes under the South Hampstead Conservation Area (*formerly known as Swiss Cottage Conservation Area*).

The characteristic of the local area is generally residential, with a mix of different houses types and ages of construction. The flat forms part of a later era Victorian 3-4 storey terrace, which runs along the majority of Goldhurst Terrace. These have generally been sub-divided into flats.

Goldhurst terrace is a relatively quiet residential street. The terrace is set back from the pavement by large front gardens or yards. The rear garden where the extension is proposed is neither seen nor accessible from the street.

The rear gardens are generally very long, (approx 24-30m) by a standard building plot width of approximately 6m. The gardens are well screened from each other with timber screens, mature trees and planting.

At lower ground floor many additional rear extensions have been added over the years, ranging from Victorian through to more recent examples. Some of these extensions also have roof terraces, accessed from first floor.

The existing brickwork on the rear elevation of the property has been painted in a cream colour up to first floor level. Some of the original openings and windows have been also transformed during the years.



No 191a Goldhurst Terrace



Immediate surroundings

The applicant would like to erect a single storey extension on the rear elevation and sought and received pre-application advice from the council.

Pre-application advice and proposals overview

Planning Officer Neil Zaayman gave advice on the pre-application scheme on a letter and e-mail dated 6th June 2012 for the enquiry ENQ-08958.

Following the advice received from the Council, the proposal has been revised to contain the planning officer comments and a revised scheme was proposed and approved in principle by the council as per the letter and e-mail received on the 21st June 2012.

DESIGN

The Use

This application does not propose a change in the use of the site.

Access

Access will remain unaltered.

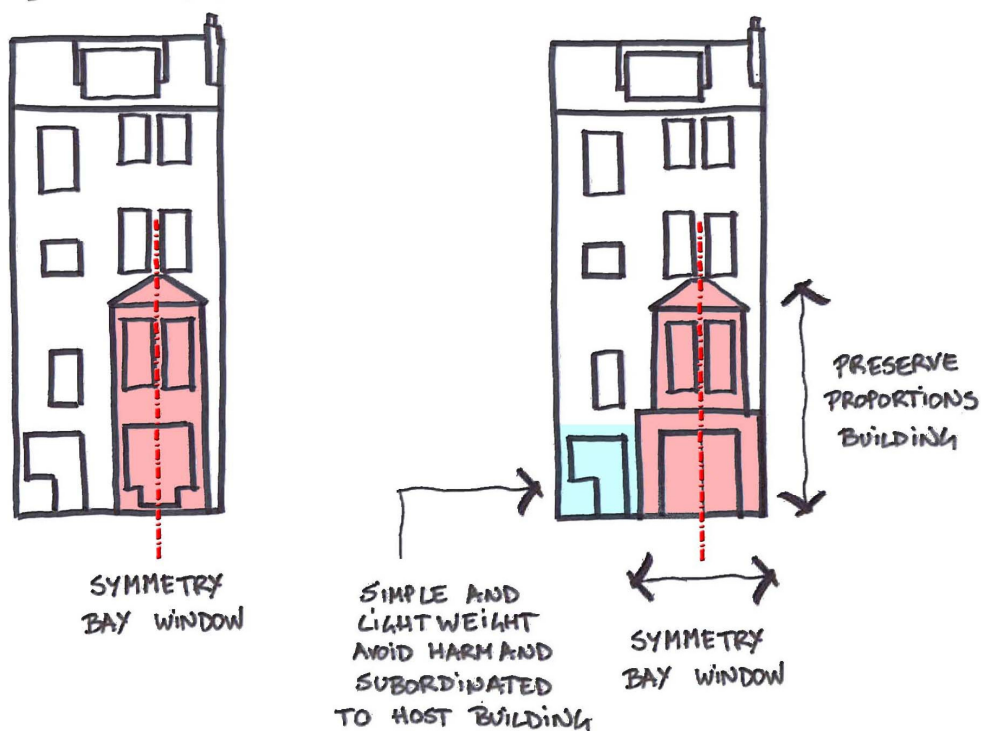
Relevant national and local legislation and guidance

The proposal takes into consideration the following policies:

- Development plan policy DP22 (Securing high quality design) of the Council's LDF that requires all developments to be of a high standard design and take into consideration the character, setting, content, form and scale of the host building and surroundings properties.
- South Conservation Area and Management Strategy

- 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 its architectural period and style.
- Planning Policy Statement 5 (PPS5). Conservation principle 4 confirms that “change in the historic environment is inevitably caused by natural processes and by responses to social, economic and technological change.” Paragraph 4.2 states that Conservation is “the process of managing change to significant place in its setting in ways which will be best sustain its heritage values”

Following policies mentioned above and having analysed the rear elevation scale and proportions a scheme is proposed that maintains the principles of the existing host building elevation as shown on diagrams below.



1. Existing Rear Elevation

2. Proposed Rear Elevation

Scale and Appearance

The proposal seeks permission for a rear extension which main volume is designed in brickwork to follow the materiality of the host building and is set away from the neighbour party wall. This new brickwork extension retains the visual presence and proportion of the original façade and protects its integrity.

The extension of this volume is projecting 4 metres from the main façade. The existing garden of the property is approximately 28 metres in length and therefore the proposed extension is around 1/7 of the current size.

The height of this extension has been kept to the minimum to allow for continuous internal headroom and it is 3.1 metres high at its highest point. The height of this volume has been kept to a minimum in order to avoid any sunlight impact from the neighbouring sides.

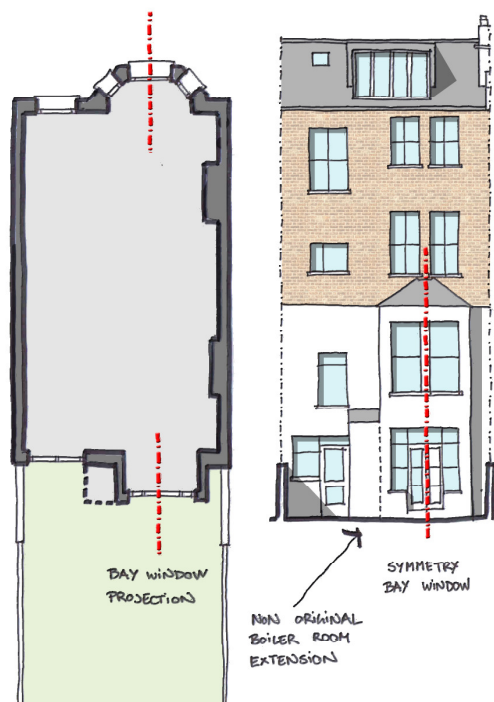
This is a small single storey extension that has been located below the existing two storeys bay window, keeping the symmetry of the façade design and reinforcing its verticality.

A simple and lightweight pavilion is proposed next to the brickwork extension reduced in height and recessed from the main volume. The extent of this volume will be 3.5 metres from the main façade and is proposed to be 2.8 metres in height.

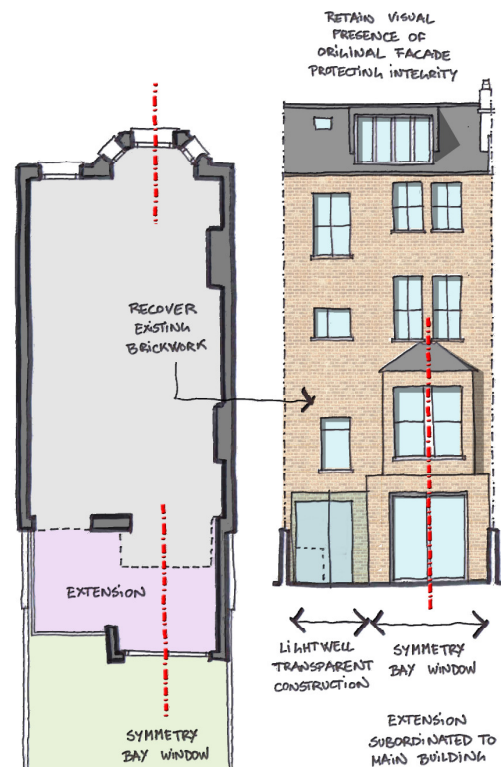
The new transparent pavilion will avoid any harm to the host building and will be subordinated to it. The transparency of this pavilion will allow for the original façade of the building to be seen through and would emphasize the original configuration of the property.

A flat felt roof with shingle gravel finish is proposed for the rear extension. Two roof lights will be included on the roof and will be designed to be flush with the rear extensions parapets and therefore not be seen from ground floor level.

It is also intended to remove the cream paint over the existing rear elevation and expose the original brickwork. This will form part of the Planning Application and a Method of Statement for the paint removal is also included.



3. Existing Plan and Rear Elevation



4. Proposed Plan and Rear Elevation

A decking Area on the rear garden of the property is also proposed.

The Layout

Throughout the brief development for the proposed scheme, the client has placed great emphasis on functionality. All alterations were aimed to improve and optimise the usability of the existing spaces.

The ground floor contains those spaces intended to encourage social interaction and communication between the members of the family and friends.

The rear extension on the ground floor will enlarge the kitchen, dining area and living room, improving the overall layout of these spaces.

The proposed glazing and skylights will flood the extension with natural light.