

DESIGN STATEMENT

**April 2007
200a Goldhurst Terrace, London
NW6 3HL**



smith lance larcade & bechtol
Architects Ltd London

Smith lance larcade & bechtol

Architects Ltd London
4 – 8 Canfield Gardens NW6 3BS
Tel: 020 7372 2888 Fax: 020 7372 6333



Photo of site (view from Goldhurst Terrace)



Photo of neighbouring 198 Goldhurst Terrace

Context and Surroundings

The freeholder of this site comprising a block of flats known as Lynne Court and the disused garages commissioned SLLB Architects to obtain planning consent for a new build detached house on the site of the aforementioned garages. This in lieu of the proposed block of flats which had been applied for twice previously and refused.

The site is located in the Swiss Cottage Conservation Area, in north London, on the corner of Goldhurst Terrace and Priory Road. There is a rich mix of two storey Victorian family houses and four-five storey block of flats in the area. Although the neighbouring buildings display a variety of appearances, our scheme has been designed to respect the main character of the area, the amenity of the private garden of 62 Priory Road, and to maintain a visual gap between Lynne Court and 198 Goldhurst Terrace, providing a view of the trees and shrubs from both the street and the houses across the road.

Design Process

This application has been submitted following the refusal of a previous application (2006/2736/P, 2737/C) for the erection of a basement and 2 storey pitched roof building with 3 self contained apartments and penthouse atop Lynne Court (and the demolition of two garage buildings) submitted in June 2006 and refused under delegated powers on 22 August 2006 as well as the appeal decision of 12 October 2006 relating to a previous scheme of 7 flats and a penthouse atop Lynne Court.

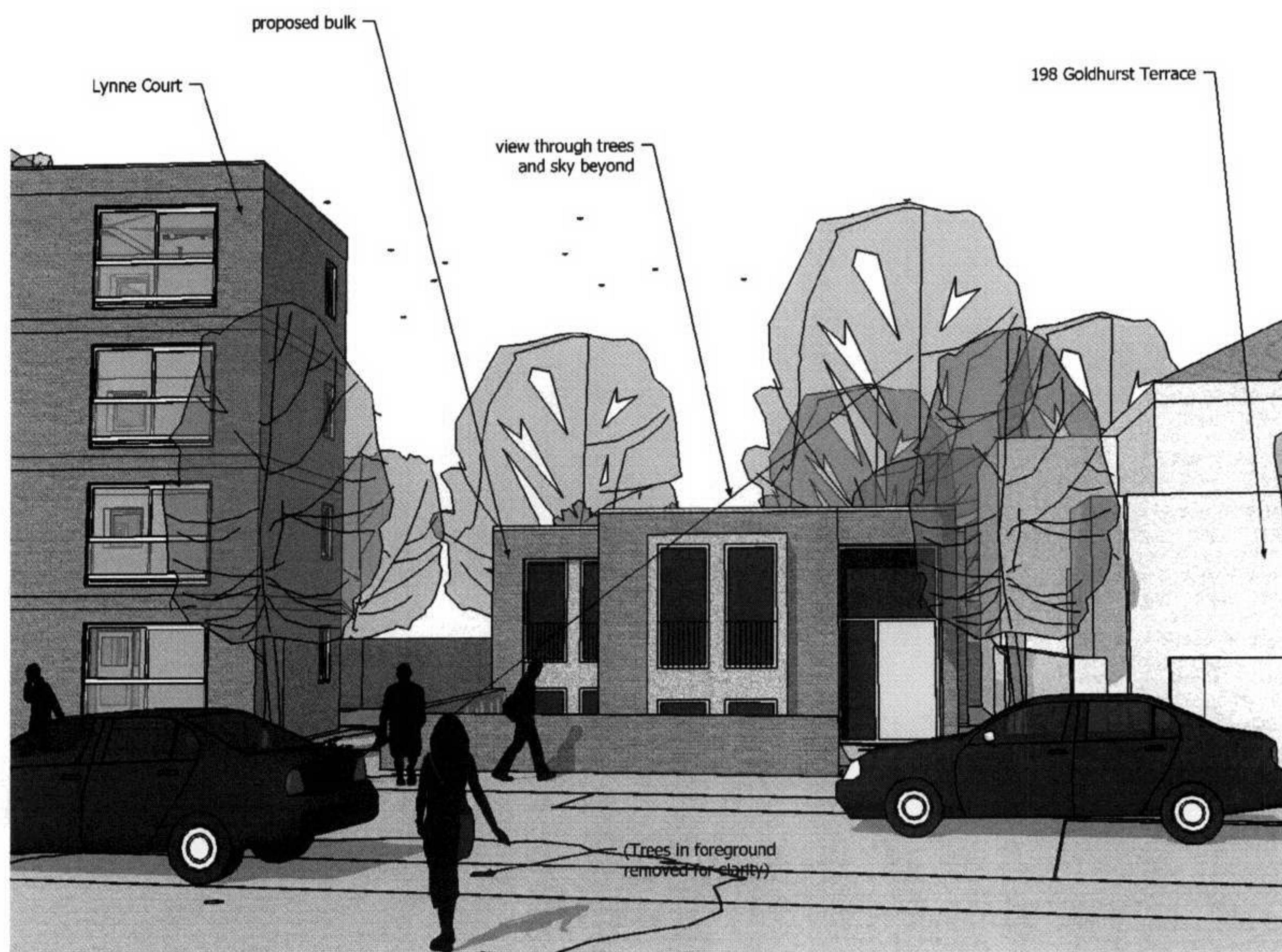
Following receipt of the refusal the scheme was redesigned to address the points of concern.

This is an altogether more modest proposal and takes on board all the points raised by officers as well as the planning inspector. We have designed a two storey family house with flat green roof, and a private garden. The inspector at para 21 of her decision letter states that Lynne Court already provides many small homes and was of the opinion that the area would benefit from the provision of family homes. In the event we have only provided one such home as the dialogue with the planners resulted in a fairly modest built volume. The lower floor is a half basement, 1.5m below street level, connected to it by a gentle grassed embankment, which enables the lower floor to be well lit. The split level ground floor is 1.50m above street level resulting in a building only 4.65m high, thereby allowing the trees behind to be visible above the roofline.

The entrance hall is at grade level. 2 of the 3 bedrooms are on the lower floor, facing south, with en-suite bathrooms. On the raised ground floor there is another bedroom, also south facing, and the living room – dining room – kitchen area connected to the rear private garden. We propose to raise the height of the existing 2.70m high brick wall on the site boundary by 30cm to avoid overlooking to the private garden of 62 Priory Road.

The net internal area of the building is 2105 ft² / 195.63 m².

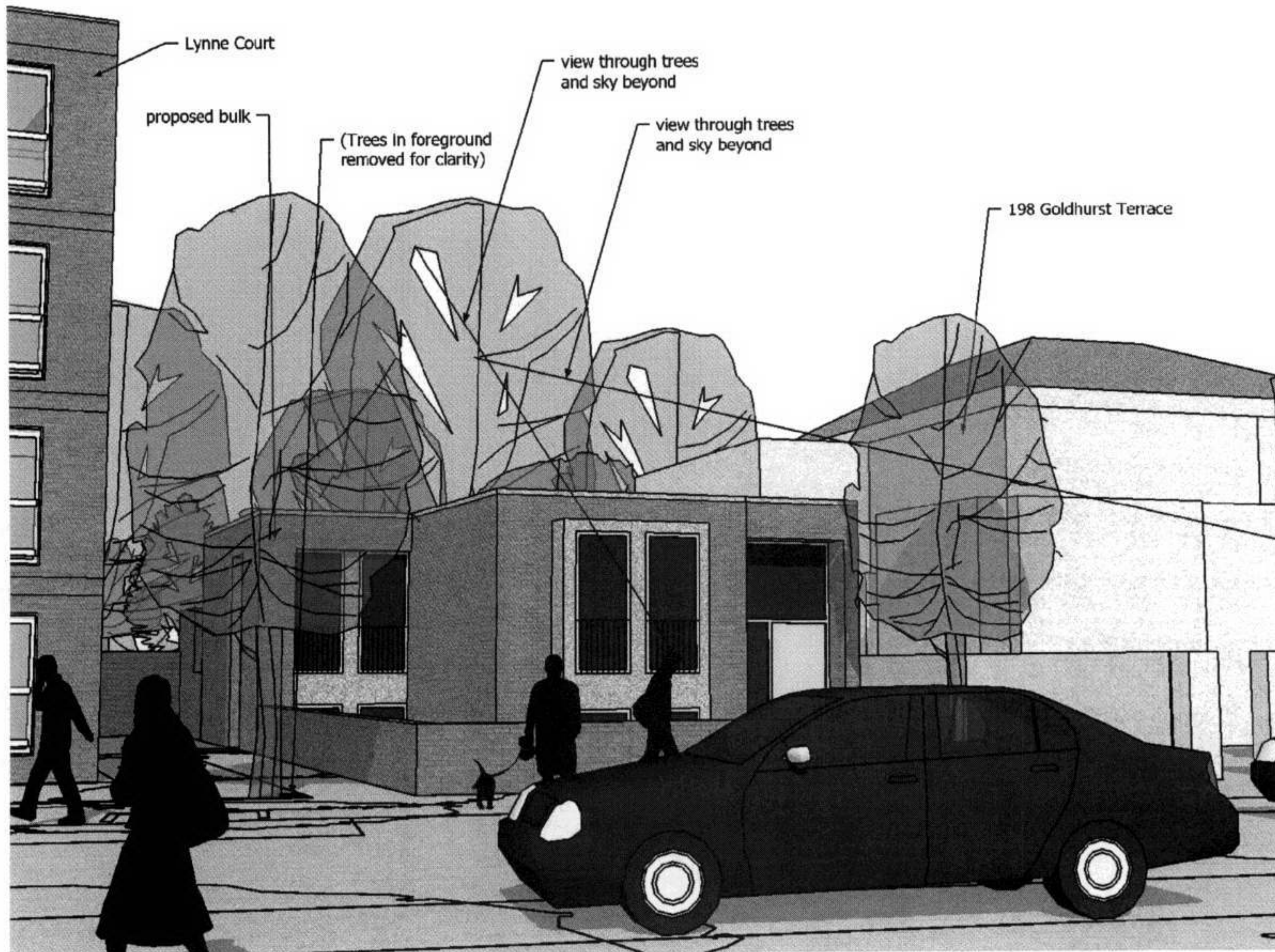
We have carefully studied the proportions of the façade and windows of 198 Goldhurst Terrace and designed our house so as to respect the context without indulging in pastiche. We believe the new house will both preserve and enhance the Conservation Area in which it will sit. Enhance because the garage block is fairly unattractive, preserve because it respects the “existing features of the buildings in the conservation area, which notwithstanding the blocks of flats in the vicinity, is predominately characterised by large semi-detached and terraced late Victorian properties.” (para 8 of decision letter).



View from Goldhurst Terrace

Materials

Red brick to match that of the neighbouring buildings has been specified for the walls. In addition, certain parts of the elevations will be clad in patinated zinc which is in keeping with the leadwork seen in the area but will have crisper lines. Grey steel windows & door frames with narrow profiles and profiled glass for the west elevation have also been specified. The usage of high quality materials will ensure a house that the area deserves.



View from Goldhurst Terrace

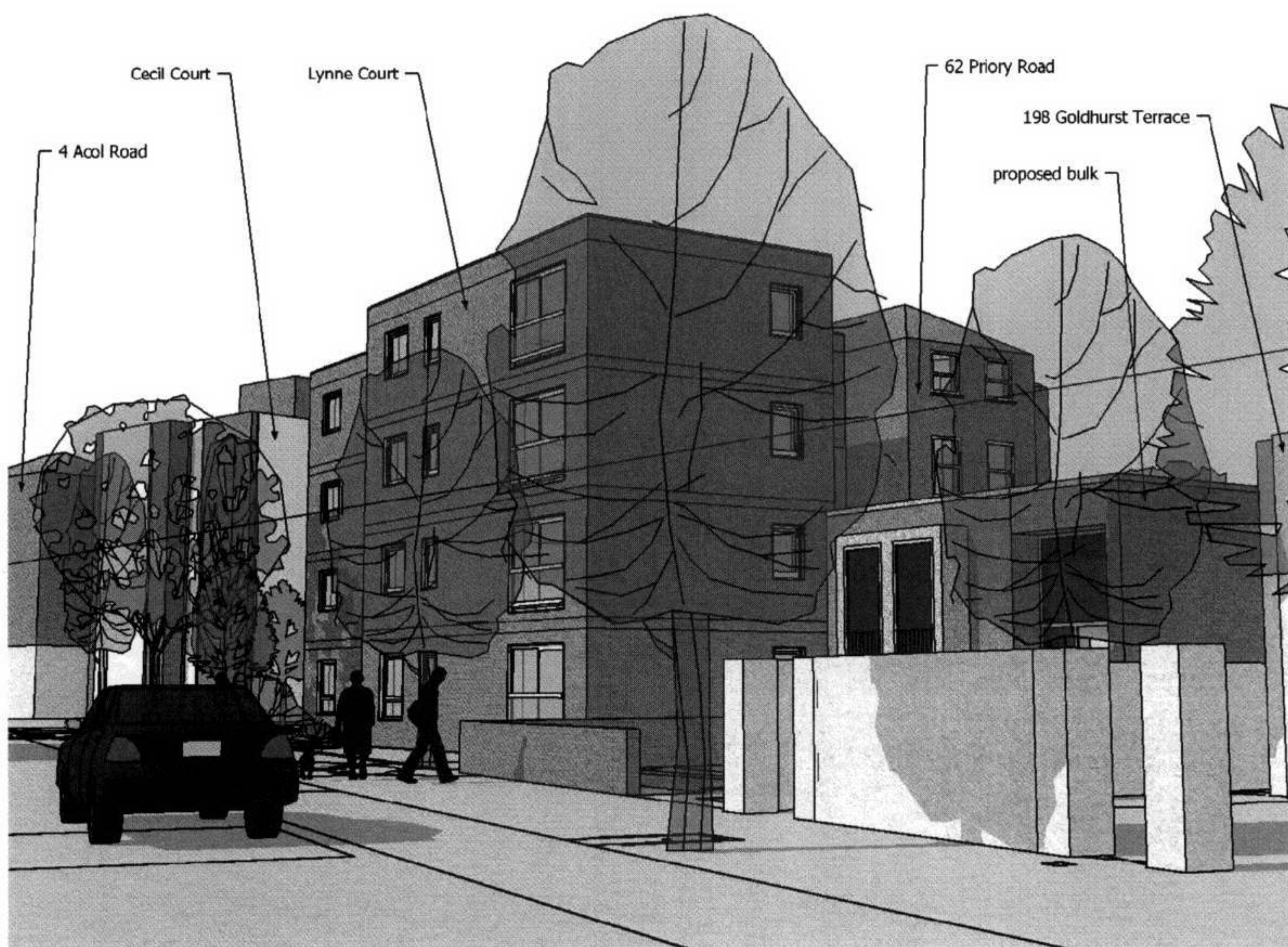
Landscaping and ecology

In the interest of the local ecology and also to make best use of the site, we are proposing to retain most of the existing trees on the site and have considered root protection areas. The only tree, which must be removed is one of the three lime trees next to the brick wall separating the site from 198 Goldhurst Terrace (indicated on the ground floor plan PL/102, and the roof plan PL/103). Thus we will still retain a green streetscape and minimise the impact to the existing landscape. We are also proposing a green roof system which will further encourage biodiversity and reduce rainwater runoff. This will be a nett improvement given the fact that the site being developed is entirely built over and paved.

Siting & Access

The location of the house on the site is also influenced by gaps characteristic of the area. For this reason we have maintained a small but visually important gap between the new house and 198 Goldhurst Terrace. The established building line along Goldhurst Terrace has also been respected to keep in order to strengthen the visual connection between similarly scaled elements.

Acess to the house will be directly from the street. Due to the site characteristics steps have been unavoidable however the steps will be usable by ambulant disabled persons and the house will be designed so as to enable a stairlift to be installed should this become necessary.



View from Goldhurst Terrace

Overlooking

The design has considered overlooking issues carefully. There are no windows facing adjoining properties except windows with obscured glazing. The high brick wall of the private garden ensures amenity for the communal garden of 62 Priory Road because the eye level of the living - dining area is below the top of the wall. If preferred rather than increasing the height of the wall by 300 mm as currently proposed, the screening can be effectuated by a 600 mm high trellis that could be planted with evergreen foliage.

Parking Provision

One off street parking space has been provided.

Conclusion

We believe the new house will make a positive contribution to the neighbourhood and Conservation Area. The design has been developed in dialogue with the planning officers. The development makes efficient use of land whilst respecting the local environment and context. Through careful massing and design we are able to create a modest, contextual, 3 bedroom family house with minimal visual effect on the street scene and the area. We trust that planning and conservation area consent will be forthcoming.