



# 67 Goldhurst Terrace

Design & Access Statement (Revision A)

## Introduction

Our proposal is for the enlargement of a three storey terraced house, in the course of changing operational use from a 5 unit House in multiple occupancy to three self-contained flats, further to a certificate of lawfulness being issued by Camden under Application reference no. 2013/2910/P on 8<sup>th</sup> July 2013. To this end, the application is accompanied by a set of plans showing the existing layout, those approved under the above application and our proposals for enlargement.

Our proposal involves the excavation of a basement and associated lightwells under the full footprint of the ground floor, an extension to the rear of the ground floor replacing the original lean-to and a loft extension to include a dormer window to the rear roof slope.

## Existing site

The application site is a three storey terraced property on the east side of Goldhurst Terrace. The site is within the South Hampstead Conservation Area (Swiss Cottage), an area composed largely of three and four storey Victorian terraces with Red brick facades with some ornate detailing. Many of the properties further up the road have lower ground floors set into a semi-basement, whilst although the neighbouring properties of identical design do not have full basements (they do have cellars), there is a pattern of existing railings in front of the bay window associated with the original steps down to the access passage between front and rear gardens. This access way is not present at no.67 as there is a side passageway.

To the rear of the terrace, there is a significant amount of recent development either side of number 67, many full width, and most of which (nos. 61, 63, 65, & 69) have been granted consent within the last 10 years.



*Figs.1&2 Photos of front & rear of No. 67*





Fig.3 Model showing existing massing from above.

At roof level there is significant presence of dormer windows, notably at nos. 61, 65 & 71, and many of which are larger in scale than that proposed at no. 67.

### Planning History

There is no relevant planning history prior to the previously mentioned application reference no. 2013/2910/P on 8<sup>th</sup> July 2013.

### The proposal

The basement has been designed so as not to encroach upon areas not covered by the ground floor, so the footprint is identical, save for the thicker perimeter walls to allow for the thickness of waterproofing and underpinning. The rear lightwell has been carefully considered in accordance with CPG4 which suggests 'A lightwell to the side or rear of a property is often the most appropriate way to provide a means of providing light to a new or extended basement development, and can often provide a link to the rear garden...', whilst at the front of the

property the lightwell is set back 5m from the street, allowing the re-instatement of soft landscaping to a front garden which is currently entirely paved.

The ground floor extension has been designed so as to allow access, via a staircase, to the basement patio/lightwell, which in turn means that the extension is set away from both boundaries, and is therefore visually subservient to the main building in accordance with CPG1 Section 4 'Rear extensions should be secondary to the building being extended'. Additionally, we are intending to use reclaimed brick, with timber elements in accordance with the statement within CPG1 that 'Alterations should always take into account the character and design of the property and its surroundings.' & 'Windows, doors and materials should complement the existing building.'

The dormer window has been designed, as far as possible, in accordance with the guidance in CPG1, Section 5 *Roofs, terraces and balconies*, which states that 'Additional storeys and roof alterations are likely to be **acceptable** where:

*Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;*

*There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.'*

*It also states:*

*'Materials, such as ..... slate, lead ..... that visually blend with existing materials, are preferred for roof alterations.....'* and as such, we are proposing to install a dormer with 2no. painted timber sashes & lead sheet cladding.

With particular reference to Fig.4 regarding the scale of the dormer in relation to the original roof structure, we intend to set the dormer away from eaves, ridge and hip. We also propose that the dormer

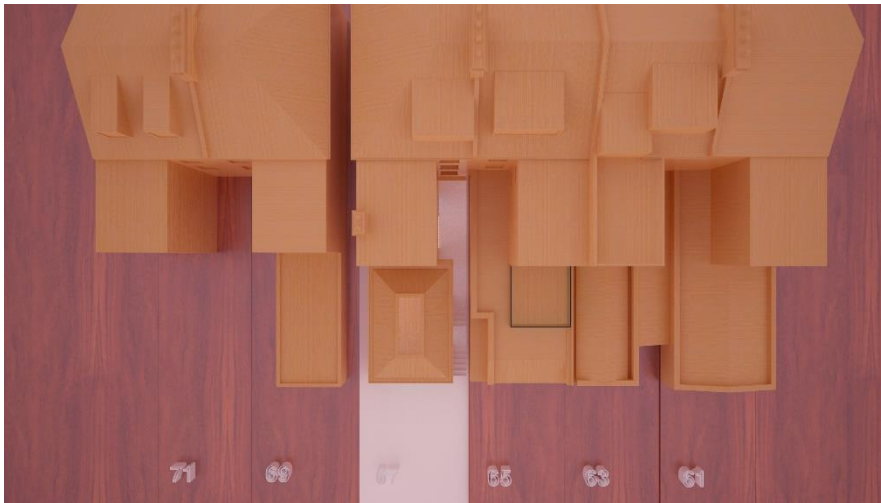


Fig. 4 Model showing proposed massing from above

### Daylighting & Privacy

Attention has been paid to CPG1 Figure 10. *Ceiling heights and natural light for basements.* The bedroom windows are all set more than 5m away from vertical elements, with large windows allowing ingress of light. The rear extension is set away from the party wall to allow daylight into the lightwell. Furthermore, the use of light limestone to the floors & sides of the lightwell below ground floor level will reflect light back into the rooms.

The use of timber louvres to windows of the new extension facing into the lightwell both prevent views into the living space from the neighbouring (no.65) windows as demonstrated by the model view in Fig.6, but also reduce the incidence of light pollution into the upper rooms.

Additionally, the volume of the extension would prevent overlooking of the garden from the first floor flat.

### Construction & Materials

As previously mentioned, the use of traditional and natural materials is proposed, in accordance with the statements in CPG1: Design that the materials used ‘...should relate to the character and appearance of the area, particularly in conservation areas..’ and that ‘Materials should complement the main building and the wider townscape and the use of traditional materials such as timber, lead...’

### Access

The ground floor flat is fully accessible with Part M compliant hallways & sanitary facilities and the upper levels would now be accessed from the side passageway in order to facilitate the more generous ground floor entrance. The upper level units would be equally as accessible as the currently approved layouts.

### Sustainability.

It is intended that the development be sustainable from both an environmental and a long term usability standpoint and as such the following sub-sections outline the areas where these considerations have been implemented in the proposals.

There will be a number of ways in which we will reduce the burden of the development on the environment. We will seek to reduce the basic energy demand firstly by constructing the new build elements of extremely high thermal efficiency, ensuring that all elements exceed minimum standards. Avoiding thermal bridging in the detailing will also prevent burden on heating demand. Low capacity sanitary fixtures will be installed to reduce the demand on the mains water supply, whilst drying areas will be incorporated over baths within all units.

Rainwater run-off will be attenuated by the introduction of a below ground rainwater harvesting tank in the garden which will supply grey water to the ground/basement unit.