

DESIGN & ACCESS STATEMENT

To accompany the planning application, for the proposed rear extension

At Flat 1, 44 Goldhurst Terrace, NW6 3HT.

November 2014



Contents:

1. Introduction
2. Site
3. Planning policy
4. Proposal
5. Conclusion

1. Introduction

1.1 This Design and Access statement has been prepared in support of the planning application at 44 Goldhurst Terrace, which is submitted by Kokorelia Architects Ltd on behalf of Nir Agam. The proposal is to be read in conjunction with the accompanying drawings.

1.2 44 Goldhurst Terrace is mid-terraced house. Flat 1 is the ground floor flat.

1.3 The applicant seeks planning permission to build a rear extension.

1.4 Planning History:

There have been two prior planning applications for rear extension, which have been refused. Following that, Kokorelia Architects has worked closely with planning Officers, Ms Rachel English and Mr Alex Bushel for pre- planning advice in regards to the scale and appearance of the proposed extension. The proposed design has been altered significantly in relation to the previous applications, in order to create a proposal that respects the rhythm of the bay and that is likely to be considered acceptable from the council (for more information please refer to 3.8).

2. Site and context

2.1 The building is located on 44 Goldhurst Terrace, in Swiss Cottage Conservation Area. It is not listed. It is an attached terraced house. The front entrance of the house is from Goldhurst Terrace. There is no rear access to the flat.

2.2 Goldhurst Terrace is a residential street. The surrounding area is characterized by a mix of residential and commercial properties.

2.3 The street has access to public transport. The nearest tube station is Swiss Cottage and Finchley Road.



3. Proposal

USE and AMOUNT

3.1 The applicant seeks planning permission for a rear extension.

The total Gross External Area of the proposed extension is 15.2m².

LAYOUT

3.3 The extension on the ground floor will be used as part of the living area of the flat as well increasing the size of the existing second bedroom.

3.4 The front entrance will remain as existing. The access to the extension will be through the apartment.

3.5 The extension will have access to the garden.

SCALE

3.6 The proposed extension is a single storey with a flat roof, 3.0m height. It extends 2.5 m from the existing bay window. The extension's glazed section is set back by 0.3m from the proposed bay.

LANDSCAPING

3.7 The proposal does not include any landscaping work. There are no protected trees on the existing part of the garden.

APPEARANCE- PRE APPLICATION ADVICE

3.8 Pre- application advice was given on the proposed development. The architect, Ms Alexia Kokorelia has been working closely with Mr Alex Bushell and Ms Rachel English to reach a proposal that the council views positively. After an initial phone conversation with Mr Alex Bushell discussing the priorities of the council in relation to respecting the existing form of the bay, the architect Ms Alexia Kokorelia send some initial proposals for the Councils consideration. Following that email, there was a meeting on site, attended by Ms Rachel English, Mr Alexia Kokorelia and Mr Nir Agam, on the 3rd September 2014. We received an email with the advise on the 22nd of September. The architect altered the initial design following the advise given that this would be a proposal that would be preferred and likely to be considered acceptable. There was a meeting between Ms English and Ms Kokorelia on Thursday 6th of November, where the latest proposal was discussed. The submitted proposal follows the advise given by the council.

3.9 The building is an mid-terraced house. In order to respect the form and rhythm of the existing elevation, the bay window is extended out in brick to highlight the existing relationship with a simple glazed, infill extension adjacent to it. The detailing of the door on the brick section will match the existing door. The height of the extension is designed to just cover the brick arch and allow for water drainage. The intention of the proposed extension has a minimal visual impact to the existing elevation.

ACCESS

3.9 The main access to the property is not altered.

No car parking is intended to be provided as part of this proposal.

4. Conclusion

The proposal represents an extension, which is in line with Camden Council design guidelines. It follows the pre- application advice given, and aims to keep in harmony with the existing design, having however valuable impact to the living conditions of the occupants.