

Design and Access/ Planning Statement

231 Goldhurst Terrace London NW6 3EP

Excavation of basement level to create additional habitable accommodation, including formation of access steps and lift platform to basement level to the front of the property and construction of single storey rear extension.



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1.0 Introduction and Aims

- 1.1 This supporting planning, design and access statement has been prepared for the proposed development at 231 Goldhurst Terrace London NW6 3EP. The application proposes the following: *“Excavation of basement level to create additional habitable accommodation, including formation of access steps and lift platform to basement level to the front of the property and construction of single storey rear extension.”*
- 1.2 This is a re-submission of a previously withdrawn scheme where there were issues raised by the Planning Officer Raymond Yeung in relation to certain elements of the scheme, principally the first floor rear extension. This has now been omitted from this current proposal. The purpose of this statement is to justify the planning application proposals, to demonstrate that the proposal will not conflict with relevant planning policies and to show that the scheme will have a beneficial impact by providing an improved level of living accommodation for the needs of the family whilst creating a minimal impact to the character and appearance of the Conservation area along with respecting the impact to neighbouring occupiers amenities.

2.0 Site and Surrounding Area

The Site:

- 2.1 The house is located on the southern side of Goldhurst Terrace on a predominantly rectangular plot of land. It is a relatively large semi-detached house with a deep front driveway area and medium size rear south facing garden. The rear garden is set at a lower level that is accessed off a rear patio area. There is also a side access path to the rear garden from the front driveway area.
- 2.2 The house was built in the 1920's and typical of houses of that period the elevation facing the road is solid brick construction to the ground floor and pebble dash render on solid brick to the first floor with brick quoins on the corner. The render to both 231 and 233 is painted white. To the side and rear elevations the walls are brick with no render. Lintels to the rear are formed with brick arches in a contrasting red brick. The roof is covered with plain red clay tiles; the roof is hipped with plain semi round tiles.
- 2.3 The site is located in the South Hampstead Conservation Area designated since 1988, but has no Listed Status.

Surrounding Area:

- 2.4 Goldhurst Terrace consists mainly of large three storey red brick Edwardian semi - detached and terraced houses with large mansard roofs. The houses numbered 231 to 245 are different: 231 to 237 are typical 1920's semi-detached houses while 239 to 245 are a slightly earlier pairs of semi-detached houses more typical of late

Edwardian design. All the houses numbered 231 to 245 have a lower ridge line than the adjoining Edwardian houses.

3.0 Planning Policies

3.1 The following are a range of regional and local planning policies deemed relevant for this planning application.

London Plan 2011

- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 7.4 Local character
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology

Camden LDF Core Strategy 2010

- CS5 Managing the impact of growth and development
- CS6 Providing quality homes
- CS13 Tackling climate change through promoting higher environmental standards
- CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

- DP2 Making full use of Camden's capacity for housing
- DP6 Lifetime homes and wheelchair homes
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells
- DP28 Noise and vibration
- DP29 Improving access

Camden Planning Guidance (updated 2013)

- CPG1 Design
- CPG2 Housing
- CPG3 Sustainability
- CPG4 Basement & Lightwells
- CPG6 Amenity

Other Material Considerations

- National Planning Policy Framework 2012
- South Hampstead Conservation Area Character Appraisal (February 2011)

4.0 The Proposed Development and Planning Analysis

4.1 The application proposes the following elements:

- **Basement Extension:** A basement extension under the majority of the footprint of the house including the under the proposed single storey rear projection and under the existing rear decking area. To the rear it would also include a new rear patio area with raised planters and steps to the rear garden area. At the front of the site it includes the creation of a new lightwell area with a new staircase to basement level and a small platform lift.
- **Single Storey Rear Extension:** At ground level to the rear of the site the application proposes a stepped single storey rear extension that projects at a depth of 2.5m flanking Number 233 and 3m deep on the side flanking Number 229 with a feature bay window projection. It would have a height from finished ground level of 3.2m with the roof finished with a raised parapet wall finished with coping stones. It is also proposed to install a roof lantern over a section of the roof.

4.2 It is considered that the easiest way to analyze this development is in relation to two separate criteria: the impact of the proposal to the rear of the site and the impact of the proposal to the front of the site. In addition there will be a separate subsection later in the statement that will analyze the impact of the proposed basement works: Therefore the principal issues or criteria are clarified as below:

1. Impact of the Proposal to the Rear
2. Impact of the proposal to the front Streetscene.
3. Impact of Basement Construction.

Impact of the Proposal to the Rear.

4.3 With any type of extension or alteration to a residential property there are two principle issues to address, its design appearance and impact on the character of the dwelling and its impact upon neighbours amenities.

4.4 Policy CS14 of the Councils Core Strategy states that the Council will ensure that Camden's places and buildings are attractive, safe and easy to use by requiring development of the highest standard of design that respects local context and character and by preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas. Policy DP24 places a lot of emphasis on the character, setting, context and the form and scale of neighbouring buildings. In relation to extensions it states the character and proportions of the existing building, where alterations and extensions are proposed are an important consideration. Policy DP25 states that development will only be permitted within conservation areas when it preserves and enhances the character and appearance of the area.

Design and Character

- 4.5 As has been referred to earlier from the perspective of the rear elevation the application proposes a stepped single storey rear extension flanking 2.5m along Number 233 and stepping out slightly due to the existing footprint of the house to a depth of 3 metres next to Number 229 with a stepped bay window proposed as a decorative feature to a depth of 3.9m. The extension would flank up to the boundary with Number 233 and would be stepped in by one metre from the boundary with Number 229. The application also proposes to extend the property at basement level beneath the proposed rear extension and out to a depth of approximately 6.5m at basement level alongside Number 233. This basement extension would be below the existing decking area at the rear.
- 4.6 From the perspective of design and character it is considered that the proposed extensions to the rear are acceptable. They are proportionate to the existing building in terms of their scale and siting. With the exception of the proposed bay window the single storey rear extension would essentially comply with Class A of the Permitted Development legislation.
- 4.7 Whilst it is recognised that a large basement extension is proposed flanking number 233, taking into account its subterranean siting and the fact that it would be hidden by a newly laid decking area over it would have a negligible impact to the character of the property when compared to the existing situation.
- 4.8 The remainder of the extensions to the rear that would be visible including the rear basement doorway and lightwell is considered to be very well designed to match in with the character and appearance of the property. The proposed windows and doors are proposed in an appropriate scale, size and material finish matching in with the original house. Therefore it would replicate the appearance and rhythm of the rear of the property and neighbouring properties. This element of the proposal is therefore considered to be in compliance with the aforementioned policies CS14, DP24 and DP25 as well as 7.4 and 7.8 of the London Plan.

Neighbouring Amenity

- 4.9 From the perspective of neighbouring amenity the proposed extensions to the rear would have an acceptable impact onto either adjoining neighbouring house. In relation to Number 229 the proposed extension would be set 1 metre from the boundary. In addition there are no side facing windows on the side flanking wall of this house that would be affected. It should also be noted that Number 229 already has a relatively deep rear extension (6m). This application proposes a main depth of 3m and 3.9m taking into account the bay window. Therefore any impact onto Number 229 would be negligible. The proposed basement works due to the subterranean siting will also have limited impact onto the amenity of the neighbours at Number 229.

- 4.10 The impact of the proposed extension onto the adjoining neighbours at Number 233 to the west is also acceptable. At basement level it is recognised that the extension is proposed approximately 6.5m deep, however it is all below ground level and the rear decking level at both houses and would not even be able to be seen from either neighbouring garden. Having regard to the ground floor rear extension, this is only proposed at a depth of 2.5m along the boundary with Number 233 and to a height of 3.2m. It does not break a 45 degree sight line from the midpoint of the nearest affected patio door and essentially this element of the proposal as a singular element would accord with requirements of Class A of the permitted development legislation. All factors with the exception of the unavoidable levels of noise and disruption during construction works the proposed extensions to the rear would have an acceptable impact onto adjoining neighbours at 229 and 233 Goldhurst Terrace.

Impact of the Proposal to the Front

- 4.11 The majority of the bulk and scale of the proposal is at basement level under the existing house or to the rear of the dwelling far removed from any public vantage point to front streetscene. Therefore the main elements for consideration to the front elevation are the front lightwell area which would incorporate a new stairwell and a small platform lift.
- 4.12 All the aforementioned policies highlighted in section 4.4 are relevant. In addition to this DP27 Basements and Lightwells is also relevant which states in determining applications for lightwells, the Council will consider whether the architectural character of the building is protected; the character and appearance of the surrounding area is harmed; and the development does not result in the loss of more than 50% of the front garden or amenity area. In addition to this CPG4 Basements and Lightwells states that in plots where the depth of a front garden is quite long, basement lightwells are more easily concealed by landscaping and boundary treatments, and a substantial garden area can be retained providing a visual buffer from the street. In these situations new lightwells that are sensitively designed to maintain the integrity of the existing building may be acceptable, subject to other design requirements and environmental considerations.
- 4.13 In this case the property has a very large front driveway garden area approximately 10.5m wide x 9m deep. This driveway is mainly hard- landscaped although on the left side but approximately 1/3 of the driveway on the right side is soft landscaped. The proposed lightwell area would consist of the physical lightwell, platform lift and stairwell all which would be positioned in the front right corner of the driveway. It would be approximately 3.6m deep from the front elevation and approximately 3.4m wide.
- 4.14 Having regard to relevant policies DP27 it is considered that the proposed lightwell area to the front is acceptable. It is noted it is reasonably large for a front lightwell area and perhaps would be out of context in most short frontage gardens which are synonymous with this area of the borough. However the proposed lightwell and

stairs as a whole would only encompass a relatively minor proportion of the front garden area certainly well below 50% of the front garden specified in DP27. In addition due to its location in the corner as well as the fact of the size of the front garden area it would not create a noticeable visual impact. In fact when combined with an element of planting and hedging around its circumference, it would be barely noticeable when viewed from the front streetscene by pedestrians on street. In addition to this the existing high boundary hedge to the front of the site would be retained as part of the proposed development which further screens any perceived visual impact from the street. The structure of the existing bay window above would be carried down to basement level and the entire lightwell area will be proposed in materials to match the context of the existing building.

- 4.15 We have been advised that the previous case officer Raymond Yueng raised concerns about the proposed platform lift to the front on the previous application. However having analysed the proposed drawings and assessed these against the council's planning policies particularly DP27 Basements and Lightwells this platform lift is considered to be acceptable.
- 4.16 The platform lift would have a hollow rimmed frame capable of taking block paviors to match the existing driveway, much the same as recessed manhole covers. Therefore the actual lift would match in with the paved appearance of the existing driveway. The remainder of the area around the lift would be finished with a mixture of low level brick walls and screened planting. Therefore from the perspective of design the lift would match in with the appearance of the front driveway and essentially remain unnoticeable.
- 4.17 Whilst it could be viewed as a slightly extravagant feature of the scheme there is an actual functional reason for its inclusion. The applicant's son Saul is very badly disabled and requires it to gain access to the basement level. There has been a separate personal account of the Saul's illnesses provided directly by the applicant which is included as an appendix on the supporting documentation. He is also in drummer in a band and requires the lift to gain access for his musical equipment to the basement. By and large the basement has been proposed to enhance and improve the standard of living accommodation for Saul, for which the proposed platform lift is an integral and important part of the scheme.
- 4.18 However disregarding the personal and medical needs for the proposed platform lift having regard to relevant policies it would not have a material impact to the character of the site and surrounding area. It should also be noted that it is only expected that the lift would be only used 1-2 times per day and some weeks on much fewer occasions. Therefore it would not have a negligible additional impact to the character and appearance of the front of the site and at most would only be dropped to basement level for a few minutes each day at the most. Based on this it would also have a negligible impact onto neighbours amenities. A full specification and short description of the proposed platform lift is provided in the Appendices section of this report.

- 4.19 In conclusion all factors considered the proposed scheme inclusive of the front lightwell area and platform has an acceptable impact on the character of the adjoining Conservation Area and Goldhurst Terrace streetscene as a whole.

Impact of Basement Construction

- 4.20 Given that the proposal is accommodated wholly below existing ground level it is not considered that the proposal would have an unacceptable impact on the amenity of adjoining or nearby occupiers by way of loss of light sense of enclosure, loss of outlook, loss of outlook, or loss of privacy.
- 4.21 Whilst the proposed basement works will cause obvious levels of disruptions during construction the amenity impacts which result from the proposed construction phase are not considered to be reason to refuse the application. It is considered any concerns in relation to this can be dealt with via appropriate planning conditions controlling hours of operation on site.
- 4.22 Policy DP27 and planning guidance CPG4 state that developers will be required to demonstrate, with methodologies appropriate to the site, that schemes do not interfere unreasonably with underground water flows; maintain the structural stability of the land, existing building and neighbouring properties; and do not contribute to localised surface water flow or flooding. The application property is located in a street which flooded in both 2002 and 1975. Therefore, as stated in the subtext of Policy DP23, it is especially important for development within this area to be designed to cope with being flooded without placing additional pressure on adjoining sites and on the combined sewer system.
- 4.23 As part of the previous application submission a BIA was prepared by Ashton Bennett a company with a lot of experience and knowledge of dealing with this area of London. One such project to this specific area was located at 211 Goldhurst Terrace and was granted planning permission under 2014/3471/P. This BIA has been re-submitted as part of this application. The BIA and supporting information cover the three main issues referred to in CPG4 'Basements and Lightwells'. It is considered that collectively the information submitted demonstrates that the cumulative impact of the proposed development on the structural stability of neighbouring buildings and the water environment would not be significant.

5.0 Conclusions

- 5.1 Overall it is considered this re-submission addresses the issues raised by the planning officer on the previous submission and clarifies the various raised with the previous submission.
- 5.2 The proposed development would have an acceptable impact to the character and appearance of the host property, neighbouring properties and the surrounding Goldhurst Terrace streetscene as a whole.
- 5.3 Whilst it is noted there would be relatively large scale construction works on site as a result of the development, it is not considered that this constitutes refusal of the application. As has been pointed out throughout the statement the proposed development once complete would have an acceptable physical impact on the adjoining neighbours amenities.
- 5.4 In addition as outlined on the submitted Basement Impact Assessment the proposed scheme would have an acceptable impact to the structural integrity of the host building and neighbouring buildings and would have an acceptable impact to ground water flows in the immediate locale.
- 5.5 In conclusion it is considered this proposed scheme is acceptable and it is respectfully requested that the scheme is approved. Should you any queries or questions please do not hesitate to contact us on the details provided on the application forms.

Appendix A: Saul Medical Conditions

Saul has severe disabilities due to having a complex chromosomal abnormality. His disabilities and serious health problems are life long. He has both gross and fine motor difficulties (he can walk but with difficulty, climbing stairs are challenging, turning door handles, unlocking or locking doors, opening windows, etc), visual impairment (which makes navigating around a home or up and down stairs even more difficult), all elements of daily living skills eg washing and drying, dressing and undressing, meal preparation, etc are all but impossible. Saul requires full time care (24/7) by paid carers and our family. He has other major health, functional, communication, and cognitive difficulties, also including autism as well.

Despite his unique set of multiple and complex disabilities and health problems, Saul is highly musical and is a drummer. He plays with a band that includes other young musicians with autism.

The aim of doing the house works are therefore to allow us to support Saul into the future, while providing him with a degree of independence from the family, through being cared for by his team of carers, and to give the family a degree of privacy and a break from caring activities.