

DESIGN ACCESS STATEMENT
156 Goldhurst Terrace NW6 3HP



INTRODUCTION

This Design Access Statement has been prepared on behalf of Mr & Mrs Shani to support a full planning application for the formation of a single parking space in the front garden of number 156 Goldhurst Terrace, including the replacement of the front wall and formation of a dropped kerb

LOCATION AND CONTEXT

Number 156 is a mid-terraced house situated on the northern side of Goldhurst Terrace. It is located within the South Hampstead Conservation Area (formerly known as the Swiss Cottage Conservation Area) and was built around the late 1870's. The property is clearly identified on the Ordnance Survey plan that accompanies this application.

PLANNING HISTORY

2015/1754/P	156 flats B & C Goldhurst Terrace London NW6 3HP	Consolidation of two existing 2 bedroom flats into a new 3 bedroom flat on the first and second floors.	Granted
2014/6787/P	156 A Goldhurst Terrace London NW6 3HP	Excavation of basement including the creation of front light wells, enclosed by grilles and rear light well enclosed by glass balustrading with staircase to garden to create additional residential floor space to an existing ground floor flat (Class C3)	REGISTERED
2014/5288/P	156A Goldhurst Terrace London NW6 3HP	Erection of single storey ground floor rear extension with green roof and alterations to ground floor front elevation fenestration including new entrance door to ground floor flat.	Granted
014/2219/P -	156C Goldhurst Terrace London NW6 3HP	Use of rear flat roof area as terrace with timber balustrade including replacement of rear window with door at second floor level, installation of 1 front roof light and 2 rear roof lights and replacement windows to the front elevation	Granted
2003/1085/T	156 Goldhurst Terrace London NW6 3HP	REAR GARDEN 2 x Sycamore - clean trunks up to 25ft and reshape, 1 x Bay - reduce to 6ft and reshape.	No Objection to Works to Tree(s) in CA
H5/13/26/13128	No. 156 Goldhurst Terrace, Hampstead	The conversion of No. 156 Goldhurst Terrace, Hampstead, into three self-contained flats.	Permission

RELEVANT HISTORY

211 Goldhurst Terrace

Planning permission was **refused** on 27/10/2010 for hard and soft landscaping including the creation of a new car park to the front elevation of existing dwelling (Class C3), in association with appeal decision dated 27 April 2009 (APP/X5210/C/08/2087977 and 2087978). The applicant appealed the decision and the appeal was **allowed** on 12/01/2011.

The application for 211 Goldhurst Terrace was initially refused by the Council but granted on appeal. In the Inspector's decision letter it was accepted that "many of the properties in Goldhurst Terrace had their front boundary walls demolished and their gardens hard surfaced and turned over to parking", and that

this was a common feature in the vicinity of the site. The Inspector decided that with the planting scheme proposed, including a tree within the front garden, the appeal should be allowed.

166 Goldhurst Terrace

Planning permission was **granted** on 25-03-2013 for Alterations to front boundary wall and creation of hard surface in front garden to provide off-street car parking space (including formation of a dropped kerb) in connection with existing residential dwelling (Class C3) (ref 2012/6189/P).

APPROACHING THE DESIGN

When approaching Goldhurst Terrace from the east, the character of the street comprises substantial three storey dwellings, with basements and external staircases, which provide dominant hard landscaping features to the front of the dwellings disperse with hedging. These elements provide the general character and appearance of this part of the Conservation Area today and not lush green front gardens. Further down the character changes and the properties take on a modern style. Hard surfacing is also common as acknowledged by the appeal Inspector in relation to 211 Goldhurst Terrace.

The owners of 156 Goldhurst Terrace has been going through a careful restoration of the building's exterior. Currently the front garden is mainly paved (see existing survey plans presented with this application) with shrubs located only next to the boundary walls. The owners wishes to restore the front garden, introducing back more planting while allocating space for two car and waste and recycling area.

There are a number of issues that have been considered in relation to the design: balance between providing safe vehicle and pedestrian access to the property whilst ensuring a quality hard and soft landscape which would compliment the conservation area.

Layout

At present, the property does not benefit from a dropped kerb/crossover, and this forms part of the subject application.

The application seeks to provide a vehicular access into the existing forecourt by way of creating a drop kerb entrance. The existing brick wall would be partly removed to allow for an opening that would measure 3 meters in width. Brickwork pillars to match the neighbouring existing pillars in each corner of the front of the property are proposed. Cobblestone and grass block paving are incorporated within the front garden, and new planting is also proposed.

Scale

The proposed development relates to minor works to an existing residential dwelling that include hard surfacing and a new wall that are detailed on the plans that accompany the application.

Access

Goldhurst Terrace is located within a Controlled Parking Zone (CA-R) and there are on-street controlled parking spaces in front of the property adjacent to the neighbour dropped kerb.

The proposal asks for the permission to enlarge the existing dropped kerb in front of 158 Goldhurst Terrace, which will allow for 2 off street parking. One should note that less than one on-street residents parking bay would be removed to allow for the safe access to enter and leave the application property for 2 cars.

In the case at 49 Goldhurst Terrace the Inspector considered that *"the loss of an on-street parking space would heighten on-street parking demand in an area where on-street parking spaces cannot meet existing demand, and require detrimental amendment to an existing CPZ. As a consequence the proposal would have a harmful impact on local on-street parking conditions contrary to Policies DP19 and DP21"*.

However the Inspector for 211 Goldhurst Terrace considered that *"whilst there would be some minor disadvantage in a public parking space being replaced by a private one, I am not persuaded that this would result in any significant harm to the street's overall parking conditions, despite the high ratio of parking permits to parking spaces in the area. Consequently, the proposal has no conflict with policy T9 of the UDP and policy DP19 of the pre-adoption Camden Development Policies Document which state that permission will not be granted for development that would harm on-street parking conditions."*

CONCLUSION

It is considered that the current proposal would not harm the character and appearance of the street scene and in fact preserves the character of the area with additional planting that leads to visual improvements. The timing and implementation of the planting can be controlled via the imposition of planning conditions. Permeable surfacing material, will also lead to benefits for surface water drainage.

Although the proposed crossover is located within a Controlled Parking Zone (CPZ) there would be no adverse effect on the CPZ for the reason that the proposal would result in a loss of 3.5 meter parking space, which would be replaced by two off street spaces.

Planning Policy

The relevant policies are provided below:

Local Policy

London Borough of Camden Core Strategy and Camden Development Core Strategy

CS14 - Promoting high quality places and conserving our heritage.

Development Policies

DP19 - Managing the impact of parking.

DP21 - Development connecting to the highway network. DP24 - Securing high quality design.

DP25 - Conserving Camden's heritage.

Other Guidance:

- Article Four Direction, Swiss Cottage Conservation Area
- South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area),
- Character Appraisal and Management Strategy, February 2011 (SHCA)
- Camden Planning Guidance

National Planning Policy Framework (2012) The London Plan (2011)

Local Development Framework (2010)

Core Policies

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards CS14 Promoting high quality places and conserving our heritage

CS16 Improving Camden's health and well-being

Development Policies

DP16 The transport implications of development

DP18 Parking standards and limiting the availability of parking DP19 Managing the impact of parking

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours DP32 Air quality and Camden's Clear Zone

Camden Planning Guidance (2011)

CPG1 (Design) CPG3 (Sustainability) CGP6 (Amenity)

South Hampstead Conservation Area Appraisal and Management Strategy (2010)