Planning Application - Design and Access Statement

186 Goldhurst Terrace, NW6 3HN

Design by

DOMINIC McKENZIE ARCHITECTS

February 2016

Client:

Tim Vance & Trine Pillay

Introduction

This Design and Access Statement describes Dominic McKenzie Architects proposal for a new extension to the rear of no. 186 Goldhurst Terrace to replace an existing modern extension together with some internal alterations to the ground floor.

Overall the architectural intention has been to design a sympathetic, contemporary rear-extension and to upgrade the existing interior to current standards whilst respecting the historic nature of the main house. Our proposal seeks to add a high quality contemporary design to the historic main building and to improve the home's relationship with the large rear garden.

The application is made by Dominic McKenzie Architects, on behalf of our clients Tim Vance & Trine Pillay

Front of no.186 Goldhurst Terrace.

DOMINIC McKENZIE ARCHITECTS

Dominic McKenzie Architects

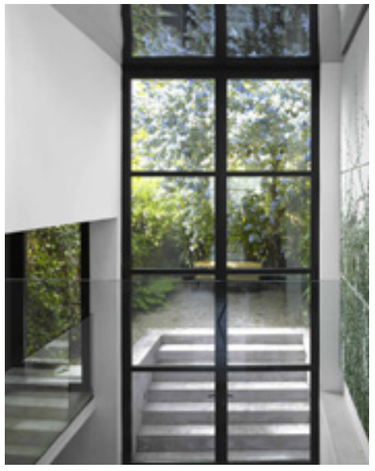
Dominic McKenzie Architects is an award-winning architectural practice based in North London specialising in residential architecture. Since starting the practice DMA's work has been frequently published in the UK and internationally.

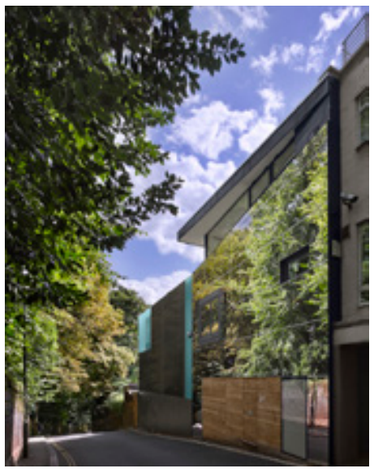
Prior to starting Dominic McKenzie Architects, Dominic was a Director at Alison Brooks Architects. During his time at ABA he was:

• Project Architect for the ABA portion of the 'Accordia' housing development in Cambridge - Winner of the 2008 Stirling Prize (the UK's highest award for architecture)

• Director/ Project Architect for the 'Quarterhouse' performing arts centre in Folkestone - Winner of a 2009 RIBA Award, mid-listed for the 2009 Stirling Prize, winner of Best Public Building at the 2010 Kent Design Awards
In 2014 DMA's project 'Eidolon House' in Highgate won the Sunday Times British Homes Award for 'Best One-Off House below 2500sqft'. It was also shortlisted in the 2015 Camden Design Awards.

Dominic has been a judge for the 2009 and 2010 UK Affordable Housing Awards and the 2013, 2014 & 2015 National Housing Awards. He has written about architecture for Wallpaper and Architecture Today. He has been a guest critic at Architectural Association and the University of Westminster schools of architecture in London and at the University of Miami in the United States. Between 2011 and 2014 he ran a Master of Architecture unit at Birmingham School of Architecture, where his group was highlighted as Standout Unit in the Architects Journal review of the year.





Ordnance Survey Map

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OS Map, scale 1:1250 @ A3
Site marked red.

South Hampstead Conservation Area

Conservation Area Block Plan - Site marked red

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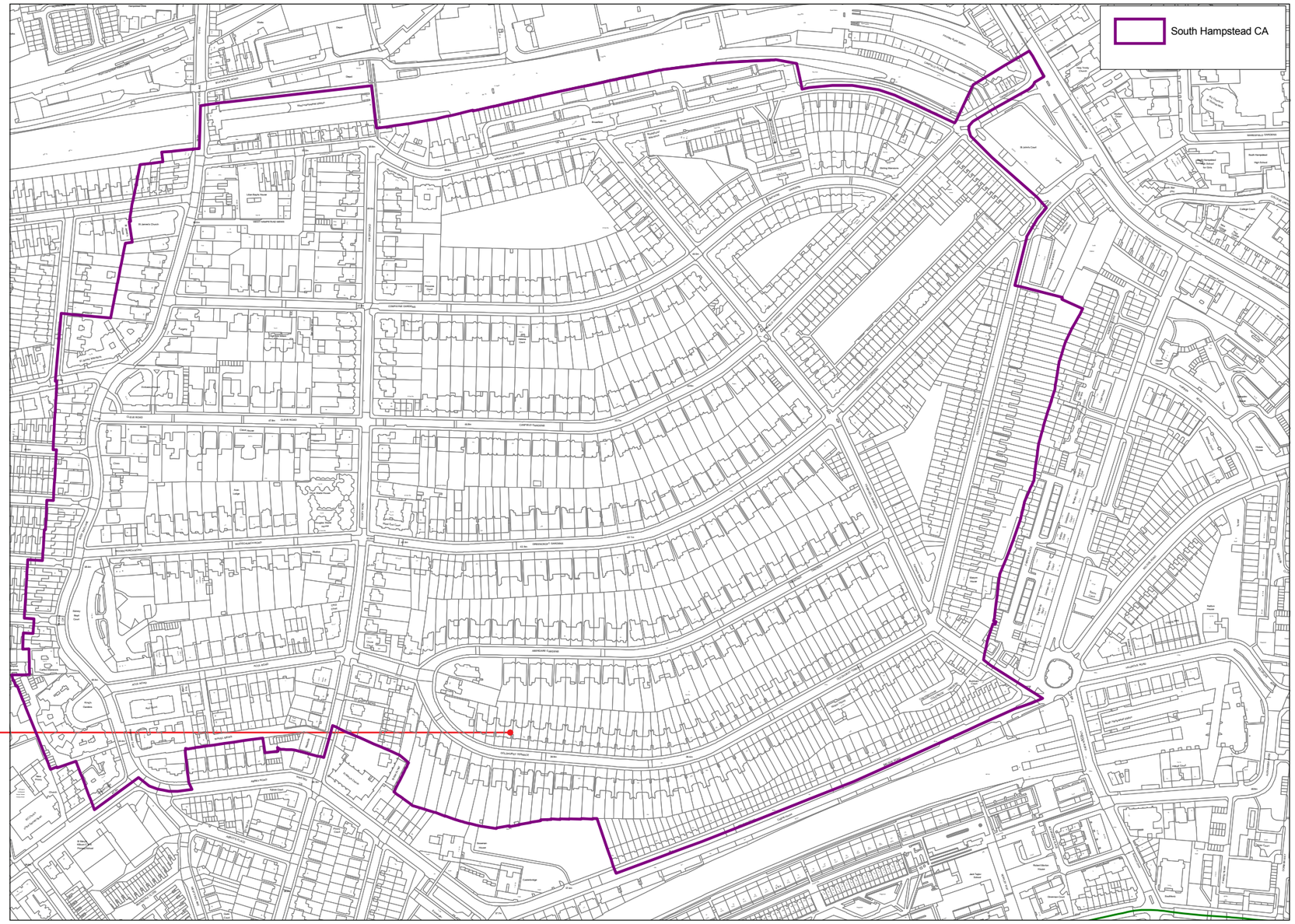
South Hampstead Conservation Area

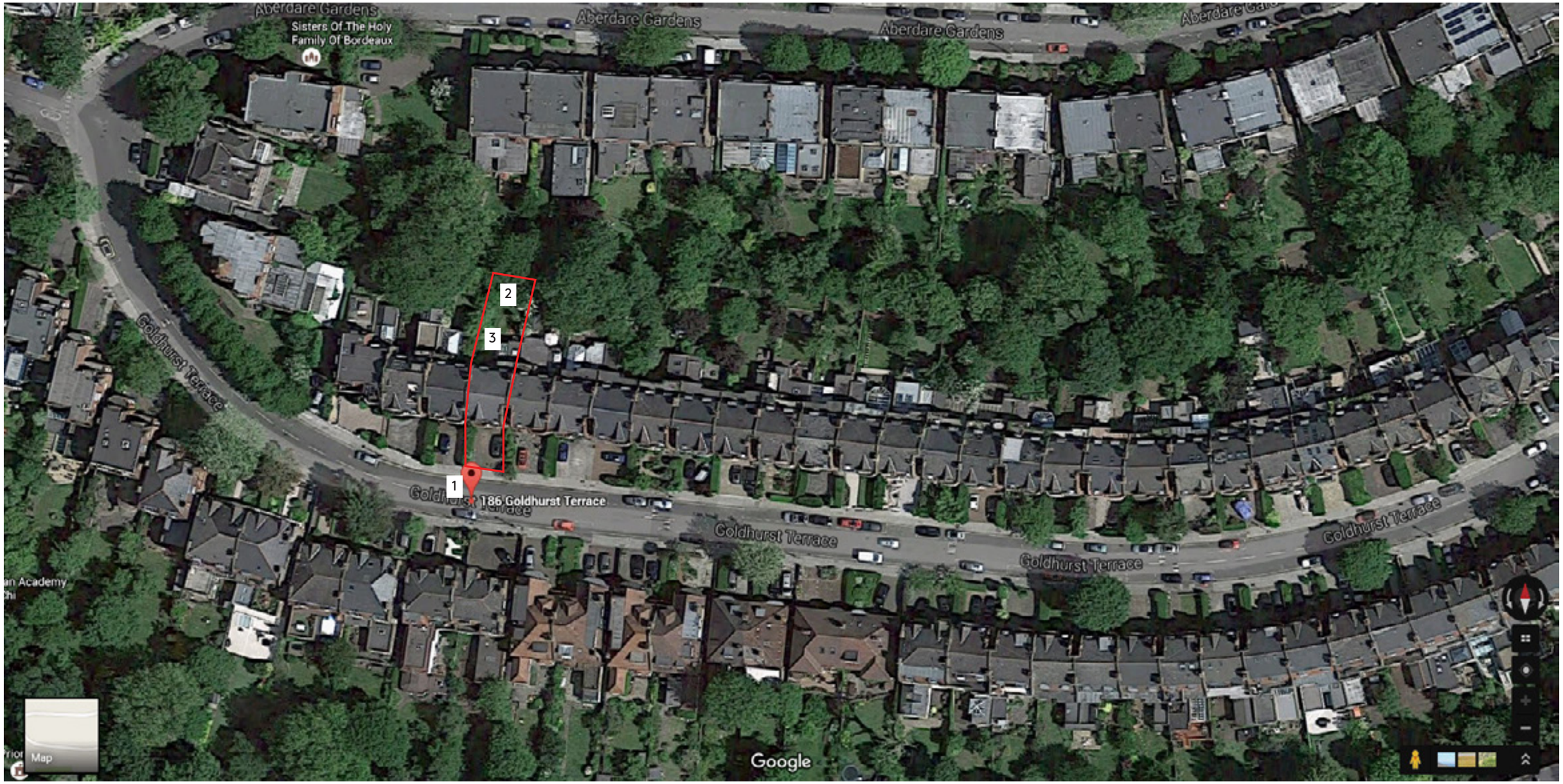
No.186 Goldhurst Terrace lies within the South Hampstead Conservation Area, the building is not listed but the house and wider terrace has been marked in the ***South Hampstead Conservation Area - Character Appraisal and Management Strategy*** document as a 'Positive Building' for contributing to the character and appearance of the conservation area.

Site, no.186 Goldhurst Terrace



Satellite View

Numbers 1, 2 & 3 indicate position of photos shown on the next page.



Satellite View

Description of the existing property.

Front façade
186 Goldhurst Terrace is a Victorian terrace house dating from between 1879 to 1900. Like the majority of the rest of the street, the house's front elevation consists of 3 principle storeys of red brick in a Flemish Bond pattern and includes typical ornament of its time such as terracotta flower motifs and brick relief. A recessed second floor has two elaborate dormer windows, with patterned terracotta tiles to the roof. There is one step leading to the arched entrance of the house. To the left of the front door there is a two storey bay window. On the right of the elevation the building's massing is recessed with a first floor window located above the entrance door.

Rear façade
The rear façade of the house is made of yellow stock brick, with red brick arched lintels. A recessed second floor is set back from the façade within a mansard tiled roof and two dormer windows. At ground floor level there is a simple brick bay with a hipped roof, which finishes under the first floor window. The massing to the rear of the property consists of an original two storey rear extension on the left side of façade which was added to with a later, more mediocre conservatory, made from plastic 'twin flute', glass and brick.

The neighbouring properties have similar appearance of the main building, but with a wide variety of rear extensions, both in terms of dimension and material palette.

Garden
The existing garden is a mixture of hard and soft landscape - the largest part is covered in grass, but the entrance area is paved with concrete. The garden contains a variety of different small trees, bushes and flowerbeds on the side. There is a large tree, located in the neighbour's garden, which dominates the rear of the garden.

At the north end (the rear) of the existing garden there is nominally 1800mm high brick wall. The gardens to left and the right of the property are separated by a nominally 1400mm timber fences.

1. No.186 Goldhurst Terrace - Front Elevation & Front Garden

2. No.186 Goldhurst Terrace - Rear Elevation

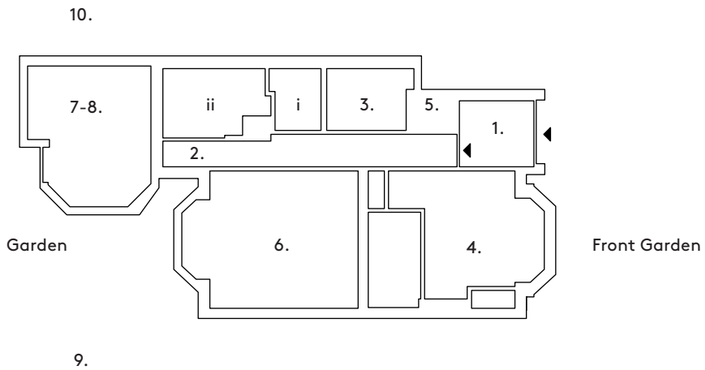
3. No.186 Goldhurst Terrace - Rear Garden

Description of the interior of existing property.

The house at no.186 Goldhurst Terrrace is divided into apartments with independent owners. This building application describes the refurbishment and extension of the Ground Floor apartment only, thus this description has sole focus on ground floor and basement level.

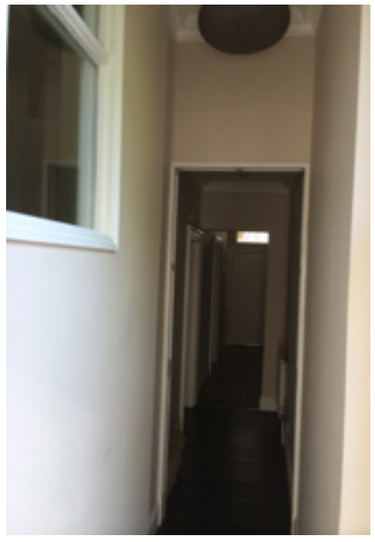
At the ground floor, after the main entrance of the building, the house has a communal entrance hall [1]. Beyond the ground floor flat entrance door, the house has a corridor [2] leading to the rear extension at the back, which due to the long and narrow dimensions and a rather introverted rear extension the corridor has a shaft-like effect.

This hallway provides access to all the rooms of the house. When entered on both sides there is a bedroom, the left side bedroom [4] has en-suite bathroom and is decorated with non-original period ornament. The bedroom [3] on the right side from the entrance has small dimensions and gives access to the basement [5] which accommodates the utilities. Halfway along the corridor there is a bathroom [i] on the right-hand side, next to the bathroom there is a strangely located bedroom [i i] which needs 4 steps up to be accessed and has a very small window to the outside. On the left side, opposite bedroom is the living-room [6], which has access to the garden and is decorated with period ornament. At the rear end of the hallway you enter the rear extension [7-8] with the kitchen and dining area, this space has direct access to the garden.



1. Ground floor, Communal entrance

2. Ground floor, Hallway



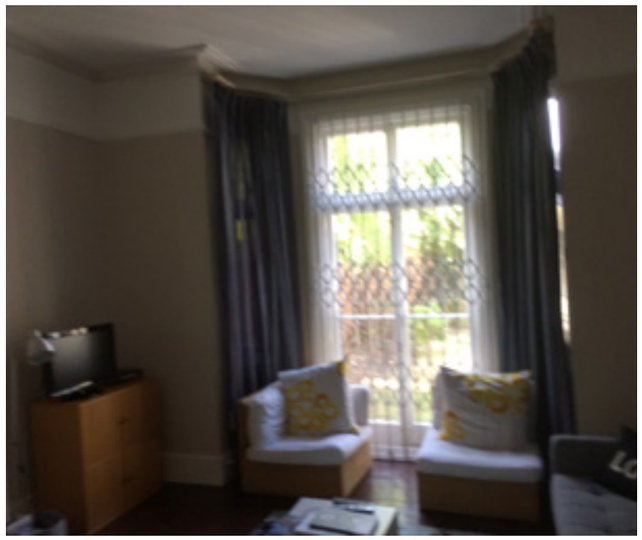
3. Ground floor, One-bed Room

4. Ground floor, Two-bed Room and En-suite Bathroom

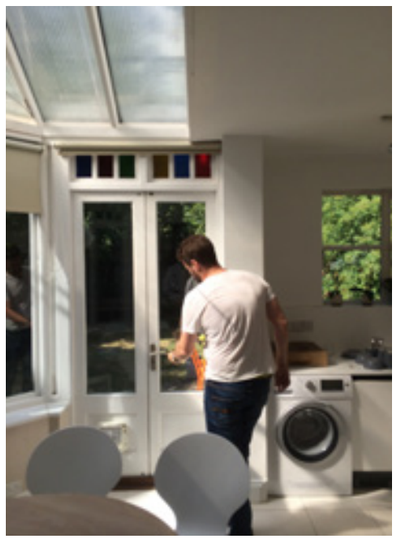
5. Basement, Utilities

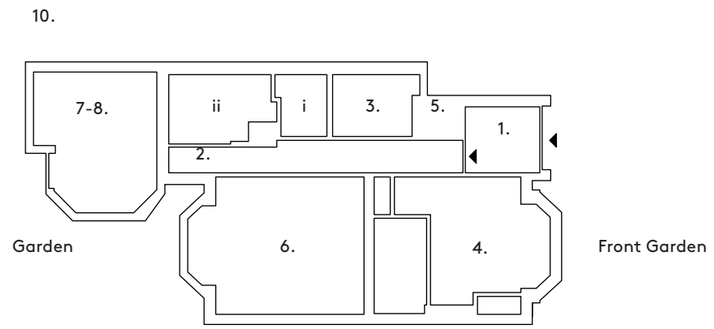
Description of the interior of existing property.

6. Ground Floor, Living Room



7-8. Ground Floor Rear Extension, Kitchen and Dining Room





9. First Floor view to the garden of
no. 188 & 190 Goldhurst Terrace

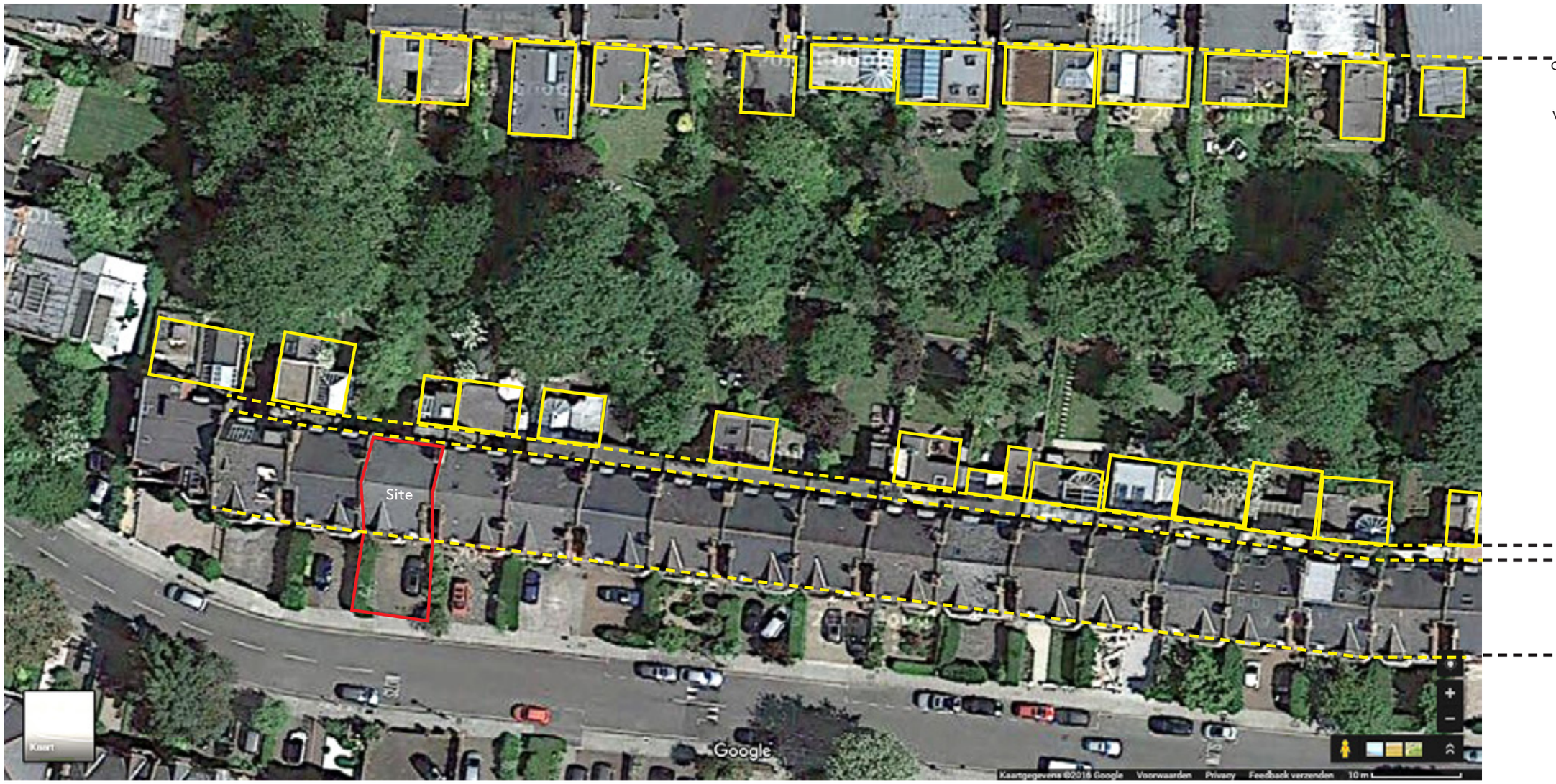
10. First Floor view to the garden of
no. 184 & 182 Goldhurst Terrace

11. Garden and Rear Extension of neighbouring property
at no.4 Aberdare Gardens

12. Garden and Rear Extension of neighbouring property
at no.6 Aberdare Gardens

Site Context Analysis

Site context analysis
No.186 Goldhurst Terrace is part of a larger historical development, with a clear distinction between the street, the front garden, the main house, the original extension and the garden. The result is a harmonious streetscape to the front of the properties, while to the rear a more varied rhythm of rear-extensions has been established. None of the rear extensions follow a particular architectural style or datum-line.



Outline of Main buildings

Varied Rhythm of Rear Extensions

Open Rear Gardens Space

Varied Rhythm of Rear Extensions

Outline of original Extensions

Outline of Main buildings

Uniform Front-facade edge

No.186 Goldhurst Terrace marked with red line.

Policy and Design Guides Context

This application follows the advice of Camden Council's relevant design guides and planning policies including, but not limited to, the following:

Camden Development Policies 2010-2025

DP24. Securing high quality design

24.4 The Council is committed to design excellence and a key strategic objective of the borough is to promote high quality, sustainable design.

24.5 Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings. Design should respond creatively to its site and its context.

24.6 The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high quality contemporary design will be welcomed.

24.8 Buildings should be designed to be as sustainable as possible.

24.16 Schemes should incorporate materials of an appropriately high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour and compatibility with existing materials.

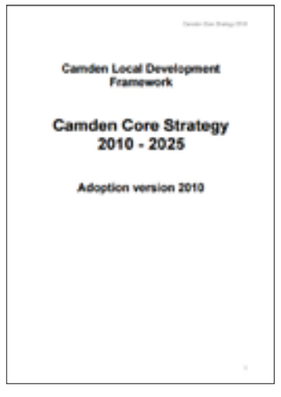
Camden Core Strategy 2010-2025

Strategic Objective
To promote high quality, sustainable design and physical works to improve our places and streets and preserve and enhance the unique character of Camden and the distinctiveness of our many conservation areas and our other historic and valued buildings, spaces and places.

CS14. Promoting high quality places and conserving our heritage

14.3 Camden has many special and unique places and historic and modern buildings of the highest quality. As well as preserving this rich heritage, we should also be contributing to it by making sure that we create buildings of equally high quality that will be appreciated by future generations. The design of the places and buildings that make up our local environment affects us all and our quality of life. High quality design is visually interesting and attractive but it is not just about what things look like. Good design makes places that put people first, are welcoming, feel safe and are enjoyable and easy to use for everyone, whether they are living in, working in or just passing through the borough.

14.7 High quality design also takes account of its surroundings and what is distinctive and valued about the local area. Camden is made up of a diversity of areas, each with their own distinctive character, created by many elements such as architectural style and layout, social and economic history, landscaping and mix of uses… As Camden is a densely built-up borough where most development involves the replacement, extension or conversion of existing buildings, taking account of context and local character is particularly important. The Council will therefore expect the design of buildings and places to respond to the local area and its defining characteristics and reinforce or, if appropriate, create local distinctiveness.



**South Hampstead Conservation Area -
Character Appraisal and Management Strategy**

Trees
7.10 Street trees and trees in gardens are vulnerable to the sometimes conflicting interests of property owners and the environmental benefit.

Excavation Of Basement Areas For Additional Accommodation
7.11 In recent years, South Hampstead Conservation Area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells at the front and rear of properties. Some of these (e.g. on Aberdare Gardens) are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA.

7.12 Just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting The Council will resist this type of development where it is considered to harm the character or appearance of the conservation area.

Rear Extensions and Loss of Rear Gardens to Hard Landscaping
7.13 While a small number of rear elevations and private rear gardens are visible from the street in South Hampstead, a much larger number are visible from the private open spaces and in long views from the rears of individual properties. The long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance.

7.14 In recent years however, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a significant number of planning applications for large rear extensions and significant loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, open character of the conservation area. Applications are always assessed in line with Camden Planning Guidance, however particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. Residents are encouraged to maintain as much soft landscaping as possible in rear gardens.

Camden Planning Guidance: Design CPG 1 - July 2015

2. Design excellence

2.9 Good design should:
• Positively enhance the character, history, archaeology and nature of existing buildings on the site and other buildings immediately adjacent and in the surrounding area, and any strategic or local views. This is particularly important in conservation areas;

2.12 Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings. The durability of materials and understanding of how they will weather should be taken into consideration.

• not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.

4 Extensions, alterations and conservatories

Good practice principles for external alterations:
4.7 Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

Scale
4.8 Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, …

General principles
4.10 Rear extensions should be designed to:
• be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;
• respect and preserve the original design and proportions of the building, including its architectural period and style;
• respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;
• respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;
• not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;
• allow for the retention of a reasonable sized garden; and
• retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials).

Height of rear extensions
4.12 In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above. In cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk, overshadowing and overlooking that would be caused by the additional height.

4.13 In most cases, extensions that are higher than one full storey below roof eaves/ parapet level, or that rise above the general height of neighbouring projections and nearby extensions, will be strongly discouraged.

Camden Planning Guidance - Basements and Lightwells - CPG 4 - July 2015

Basement walls, windows, and doors
2.12 The development of a basement and the introduction of light wells will result in an area of exposed basement wall and will usually mean new window or door openings. Any exposed area of basement development to the side or rear of a building will be assessed against the guidance in CPG1 Design (refer to section 4 on extensions, alterations and conservatories). In general, this expects that any exposed area of basement to be:

• subordinate to the building being extended;
• respect the original design and proportions of the building, including its architectural period and style; and
• retain a reasonable sized garden.

2.13 The width of any visible basement wall should not dominate the original building.

2.14 In number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building. On the street elevation, and on certain rear elevations where there is a distinguishable pattern to the fenestration, the width and height of windows should be no greater than those above.

Lightwells
2.20 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.

Design Statement

Layout & Access

The design intention is to improve the existing Ground Floor layout, to meet contemporary living standards, accommodate the needs of a growing family and to generate a more direct relationship with the garden at the back of the house. The key design idea is to keep bedrooms in the darker, original part of the house and to organize the ‘day’ activities in a more bright and garden related part.

It is proposed to improve accessibility of the existing basement by renewing the existing stair and increasing the FTC (Floor to Ceiling) height of the Basement.

At the Ground Floor level in the original part of the house are proposed: 2 double-bedrooms, 1 single bedroom, shared bathroom and an en-suite shower. At the back of the house there is open plan kitchen/ dining and sitting area suited to contemporary ways of living, this area would have direct access to the rear garden.

Proposed Rear Extension Interior impression.

Proposed Rear Extension Interior impression of dining area.

Design Statement

Amount & Scale

The proposed rear extension would be a full width single storey rear extension – in line with *Camden Planning Guidance: Design CPG 1* which states that rear extensions should be secondary to the main house and not be higher than single storey. Therefore roof level aligns with rear extension of neighbouring property at no.184 Goldhurst Terrace, providing adequate floor to ceiling height to the interior and sympathetically blending in the existing built environment.

The extent of the proposed rear extension follows the established rhythm of neighbouring rear extensions. The footprint of the proposed rear extension is less than 50% of the main house; this keeps the new structure subordinate to the original house. The proposed rear extension occupies a small portion of the garden and leaves existing trees and bushes undisturbed.

Existing

Proposed

DOMINIC McKENZIE ARCHITECTS

Design Statement

Appearance

The rear extension has been designed as a high quality contemporary addition at the base of the house, replacing a low quality existing extension and conservatory. Its appearance is intended to be clearly distinguishable from the original historic main house, but also sympathetic to it, due to the balanced scale, high transparency and simplicity of detailing. High quality contemporary glazing would be used to maximize the light levels in the living area and to create direct visual connection to the garden. By using glass on both sides of the rear extension it will contribute to transparency of the extension, providing clear view from the garden to the existing window bay and vice versa.

Internally the rear extension will have an exposed (timber) structure supporting the roof which will give the interior a characterful, naturalistic feel – connecting further with the rear garden. The interior wall adjacent to no.184 Goldhurst Terrace is proposed to be finished with Italian polished plaster in order enhance the idea of transparency and open garden view.

The proposed Light Well at the front of the main house will be detailed following historic proportions and use of correct historic materials as York stone for the paving, iron for railing and timber joinery for the door and windows.

Proposed Rear Elevation