

DESIGN AND ACCESS STATEMENT

138 Goldhurst Terrace
London NW6 3HR

Resurfacing of Existing Drive
138 Goldhurst Terrace
London NW6 3HR

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1 INTRODUCTION

This statement has been prepared in support of a Planning Application for 138 Goldhurst Terrace, London NW6 3HR on behalf of Karina Leapman and Suwin Lee.

The property is located in the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area) and is subject to similar planning restrictions as the adjacent Hampstead Conservation Area.

South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature. The area is characterised by large, semi-detached and terraced late-Victorian three and four storey properties which predominantly have front drives coupled with a walk way to the existing period stained glass front entrance door.

2 RELEVANT BACKGROUND

The property is midway between Fairhazel Gardens and the end of the residential return to Aberdare Gardens where the style is later in appearance. The area has a variety of drives and pedestrian entrances as the majority of properties in this area have not yet transformed by developers into multiple occupations. Around 50% have front off street parking areas, some with electric gates abutting the public foot path.

3 THE PROPOSAL

It is proposed to resurface the existing uneven Asphalt front drive with granite sets as shown in the attached images taken in the locality. It is also proposed to plant soft green vegetation against the garden wall with number 140 Goldhurst Terrace, including low level lighting.

4 PLANNING POLICY

138 Goldhurst Terrace, London NW6 3HU, is located in the South Hampstead Conservation Area and falls within Article 4 Directions.

It is intended to lower the carbon footprint of the property as part of these works as advocated in Section 3 of *Camden Development Policies, DP22 Promoting sustainable design and construction*.

The proposal also takes into account *DP24 Securing high quality design* and section *CS14 Promoting high quality places and conserving our heritage* of *Camden Core Strategy 2010 – 20125*. The scheme deals creatively to extend the use of the existing building with a small scale alteration within the site and its context as indicated in *DP24.5*. The architectural detailing, durability and visual attractiveness of the materials has also been carefully considered as required by *DP24.15* to create an attractive and interesting building.

5 PLANNING ISSUES

The proposed resurfacing of the drive with granite sets is a low level change in keeping with the local period finishes and appearance which have been used throughout the area.

In light of the above, it is clear that the proposals will not adversely affect the adjoining properties, there will be no overlooking or loss of outlook as they are mainly surface changes nor will they affect the functionality and therefore the scheme will comply with the Local Authority Guidelines.

6 USE

No change of use is proposed.

7 AMOUNT

No change of amount is proposed.

There will be no change to the property will have no significant changes or impact on the view from the front or rear.

8 LAYOUT

The layout of the proposed granite sets is as shown on the attached drawings and no work is required to the existing boundary with the public footpath.

9 SCALE

No change of scale is proposed.

10 LANDSCAPING

The proposal will have a softening effect on the garden with the formation of a soft green climber on the brick wall next to the drive as shown on the drawing attached.

11 APPEARANCE

The proposed changes will follow and be similar to the existing finishes to other period drives in the area.

12 CONCLUSION

The proposed change will have no detrimental impact on the surrounding residential amenities, or character and appearance of the conservation streetscape. The proposal is modest and in line with the Camden Planning Guidance and Government objectives and provides for sustainable development as required by the National Planning Policy Framework. Therefore we respectfully request that Planning Consent is granted for this proposal.

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