

23 June 2016



Development Control
Planning Services
5 Pancras Square
London
N1C 4AG

Dominic O'Loughlen
dologhlen@savills.com
DL: +44 (0) 203 320 8263

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

Dear Sir/Madam

Maryon House, 115-119 Goldhurst Terrace, NW6 3EY

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Planning Portal Reference Number: PP-05179585

On behalf of Hive 1 Limited, please find enclosed a full planning application for the following:

"Demolition of 115-119 Goldhurst Terrace and the construction of new four storey residential block over basement to provide 10 residential flats (2 x 1 bed, 5 x 2 beds and 3 x 3 beds), associated landscaping and refuse store to the front of the site".

In support of this application, I enclose four copies of the following:

- Signed Application Forms and Certificates
- A CIL Form
- Drawing Pack prepared by KSR Architects
- Design & Access Statement prepared by KSR Architects
- Planning Statement prepared by Savills
- Daylight/Sunlight Study prepared by GVA
- Energy Statement prepared by Intergration
- Acoustic Planning Compliance Report prepared by KP Acoustics
- Arboricultural Report prepared by Landmark Trees
- Basement Impact Assessment prepared by Site Analytical Services Ltd
- Construction Management Plan prepared by Motion Ltd
- Structural Engineering Report and Subterranean Construction Method Statement prepared by Elliot Wood
- SuDS Drainage Statement prepared by Elliot Wood
- Surface Water and Flood Risk Assessment prepared by Elliot Wood
- Construction Management Plan prepared by Motion Ltd
- Landscape Plan prepared by John Davis Landscaping

A cheque for the requisite planning application fee of £3,850.00 has been sent under separate cover.

Development Overview

It is proposed to demolish Maryon House, a 1960s block of flats comprising 6 x 2 bed duplex apartments over four storeys (ground, 1st, 2nd & 3rd).

In its place, it is proposed to develop a new 4 story building, over basement level providing 10 residential flats.

The proposed residential unit mix is as follows:

- 2 x 1-bed units;
- 5 x 2-bed units;
-
- 3 x 3-bed units.

The proposals have been designed to not only sit comfortably and respectfully within the urban context of the conservation area but also enhance it.

The scale of the proposals has been carefully designed to complement the surrounding buildings. The existing principal building lines (front and rear) of the neighbouring buildings have therefore been carefully considered and the proposed building matches this context. Accordingly, the front elevation follows the principal front building lines of the adjacent terraces. Similarly, the principal rear building line follows the prevailing principal rear building line of the adjacent terraces. The height of the proposed roof also follows the prevailing roof line within the terrace.

In addition to the existing building lines, the window lines and existing ridge and eave heights of Nos. 113 and 121 are reflected in the replacement building's profile. As such, the proposals have been designed to reinstate the strong rhythm of the street pattern that exists along Goldhurst Terrace. Accordingly, the proposed building will return the concept of expressed bays and a central entrance so prominent along the streetscape.

To the rear, a stepped arrangement extends beyond the principal rear building line above ground floor. This reduces in depth as the building rises in height and is reflective of the prevailing projecting wings common to all neighbouring terraced properties. The massing of the rearward projections are largely concealed from No. 113 by virtue of the substantial height and massing of the properties to the rear of that property as described in Section 2 of this statement.

The proposed building is accessed from Goldhurst Terrace via a landscaped front garden area and via a centrally placed front entrance door.

- 3 flats are located at basement level. To the front is a 2 bed unit, served by two lightwells / small patio areas within the front elevation. To the rear, 2 x 1 bed unit each served by lightwells / small patio areas within the rear elevation.
- 2 flats are located at ground floor level, with access to a private rear garden area.
- 2 flats are located at 1st and 2nd floor levels, all being served by private terrace spaces to the rear.

- A single flat is provided at 3rd floor level (within the proposed roof form) and is again served by rearward terraces.

In terms of materials, it is proposed to introduce a building that will be predominantly finished in brick in order to complement the existing appearance of surrounding buildings, whilst cast stone surrounds at ground and first floor level provided articulation and framing to the window, reflective of the neighbouring bay windows. The building presents itself with a vertical emphasis with vertical bay subdivision across the front elevation to respond to the vertical proportions and widths of the prevailing terraced dwellings.

The 3rd floor is housed within the main roof form.. 3 dormers serve the upper floor flat and these windows are well aligned and positioned to respond to the building below. the roof form will be clad in zinc.

Window frames will be made from high performing metal which will provide an abundance of light into the apartments whilst being thermally efficient and provide natural ventilation.

No on-site car parking is proposed.

A cycle store will be provided at lower ground floor level with the capacity to store 18 bikes. The cycle store will be accessible via the internal lift or a separate staircase.

A dedicated refuse store will be located externally, positioned within the front garden area adjacent to Goldhurst Terrace. The store will have capacity to store 110L of residual waste and 1100L recycling provision.

A comprehensive landscape strategy is proposed. To the front, Taxus baccata evergreen hedging and a range of woodland edge shade tolerant plant species will be introduced to soften the boundary edges. The main entrance will be paved to match both the building's stone surrounds and the internal entrance floor treatments. To the rear of the site, a range of woodland edge shade tolerant planting will be introduced, whilst it is also proposed to plant a range of trees and other soft landscaping species. Regarding the hard surface treatment, flame textured natural stone paving and hardwood decking is proposed at ground floor garden level.

A comprehensive energy strategy is proposed on site, with the following measures proposed:

- Use of building fabric with good thermal performance and air permeability;
- Low energy building services systems; and
- Network of photovoltaic cells located at roof level and orientated to maximise power generation throughout the year.

Overall, the development proposal will deliver a significant architectural enhancement of Goldhurst Terrace. The development proposal will establish a complete and unified piece of architecture that is not only respectful of its surroundings but greatly enhances the streetscape. As such, the proposed building will be a considerable improvement compared to the appearance of the existing building on site.

I trust that the enclosed is sufficient for you to register the application. However, should you require any additional information, please do not hesitate to contact me on the details at the head of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read "Savills" in a cursive, stylized script.

Dominic O'Loughlen
Associate