

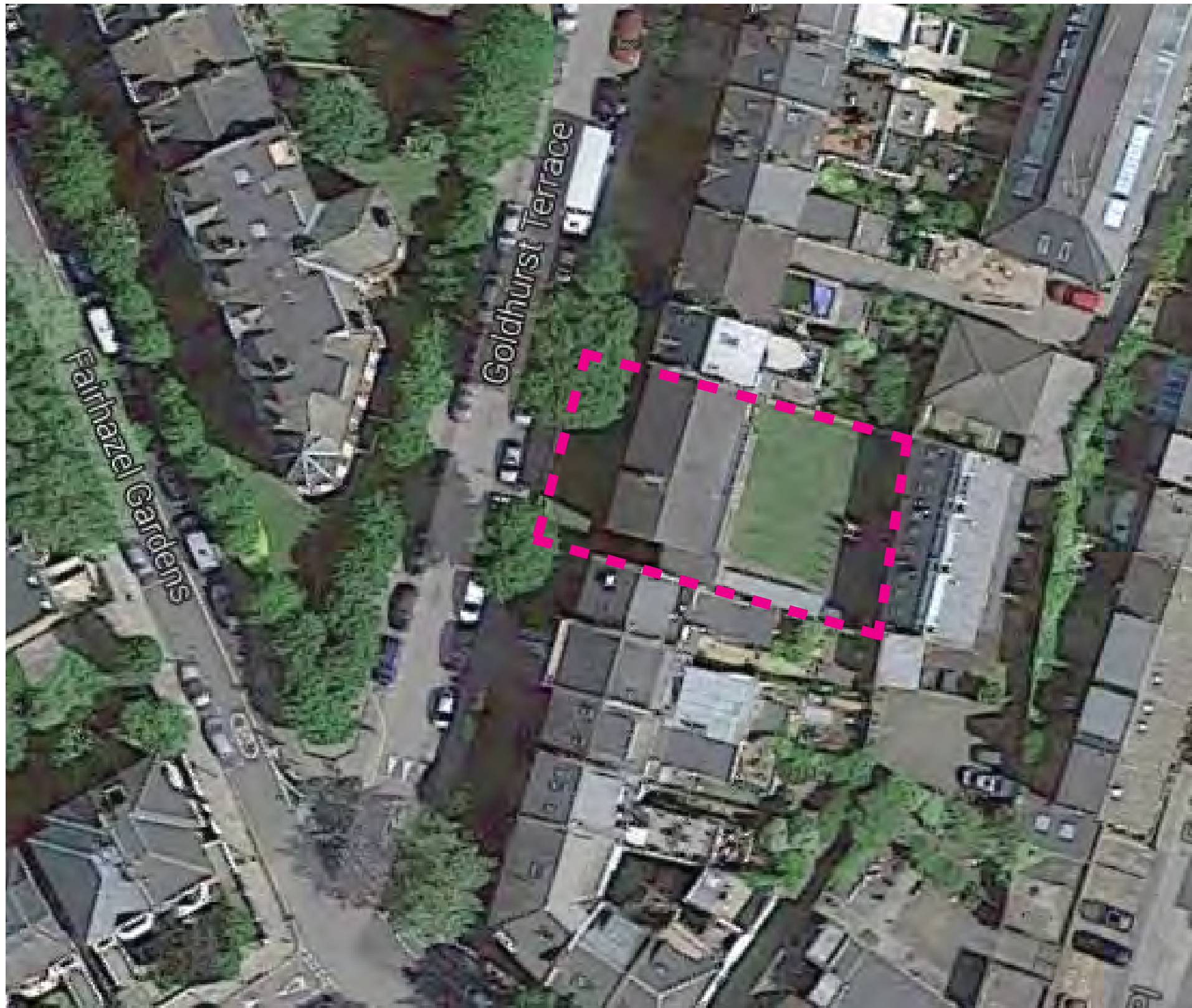
## 115-119 GOLDHURST TERRACE LONDON



DESIGN AND ACCESS STATEMENT DOCUMENT  
JUNE 2016

**KSR ARCHITECTS LLP**

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THIS DOCUMENT SHOULD BE READ IN CONJUNCTION WITH RELATED CONSULTANTS' REPORTS.

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THE PROPOSAL

This design and access statement is submitted as part of a full planning application submission for the demolition of the existing 1960s apartment building and construction of a new apartment building at No. 115-119 Goldhurst Terrace, South Hampstead, London.

The building is not listed but is in a Conservation Area and is set within a residential terrace. The existing building, Maryon House, was built in the 1960s, replacing the Victorian terraced housing which suffered bomb damage during World War II. The existing building is formed of six units arranged as duplex flats over four floors below a pitched roof.

The proposal seeks to replace the existing inappropriate and dated building with a new, modern, residential block of flats that respects the environment of the existing Victorian terrace, reflecting its heights, rhythms and proportions. Careful attention has been paid to the design to enhance streetscape and make a positive contribution to the conservation area.

This document should be read in conjunction with all other documents submitted in support of the application.

The proposals will deliver 10 new high quality apartments that will contain the following:

- 2 No. One Bedroom Apartments
- 5 No. Two Bedroom Apartments
- 3 No. Three Bedroom Apartments

The proposals provide a gross internal floor space of approximately 1,118 sqm (12,037 sqft)

Area Schedule (GIA)				
Name	Accomodation	Level	Area Sq.m	Area Sq.ft
Unit 1	1 BED	LOWER GROUND	68 m²	730 ft²
Unit 2	1 BED	LOWER GROUND	76 m²	814 ft²
Unit 3	2 BED	LOWER GROUND	106 m²	1,146 ft²
Unit 4	3 BED	GROUND	115 m²	1,243 ft²
Unit 5	3 BED	GROUND	129 m²	1,391 ft²
Unit 6	2 BED	1ST FLOOR	96 m²	1,035 ft²
Unit 7	3 BED	1ST FLOOR	114 m²	1,222 ft²
Unit 8	2 BED	2ND FLOOR	73 m²	785 ft²
Unit 9	2 BED	2ND FLOOR	89 m²	962 ft²
Unit 10	2 BED	3RD FLOOR	137 m²	1,470 ft²
Common Area			91 m²	983 ft²
Plant / Bike Store		LOWER GROUND	24 m²	258 ft²
TOTAL			1,118 m²	12,037 ft²

DESIGN TEAM

- CLIENT: HIVE1 LTD
- ARCHITECT: KSR Architects LLP
- INTERIOR DESIGNER: EAD Limited
- PLANNING CONSULTANT: Savills Planning
- STRUCTURAL ENGINEER: Elliot Wood
- MECHANICAL ENGINEERS: Integration
- LANDSCAPE DESIGNER: John Davies Landscape
- RIGHTS TO LIGHT CONSULTANT: GVA
- TRAFFIC CONSULTANT: MOTION
- ACOUSTICS: KP ACOUSTICS
- PARTY WALL SURVEYOR: Schofield Surveyors
- APPROVED INSPECTOR: JM Partnership
- PRINCIPAL DESIGNER: ORSA PROJECTS
- ARBORICULTURAL CONSULTANT: Landmark Trees

SUPPORTING DOCUMENTS

1. Planning Statement
2. Basement Impact Assessment Report
3. Construction Management Plan
4. Daylight Sunlight Report
5. Noise Assessment Report
6. Arboricultural Impact Assessment Report
7. Sustainability / Energy Statement
8. Acoustic Planning Compliance Report
9. Structural Engineering Report and Subterranean Construction Method Statement
10. SuDS Drainage Statement
11. Surface Water and Flood Risk Assessment
12. Landscaping Design Proposals



### LOCATION & SITE CONTEXT

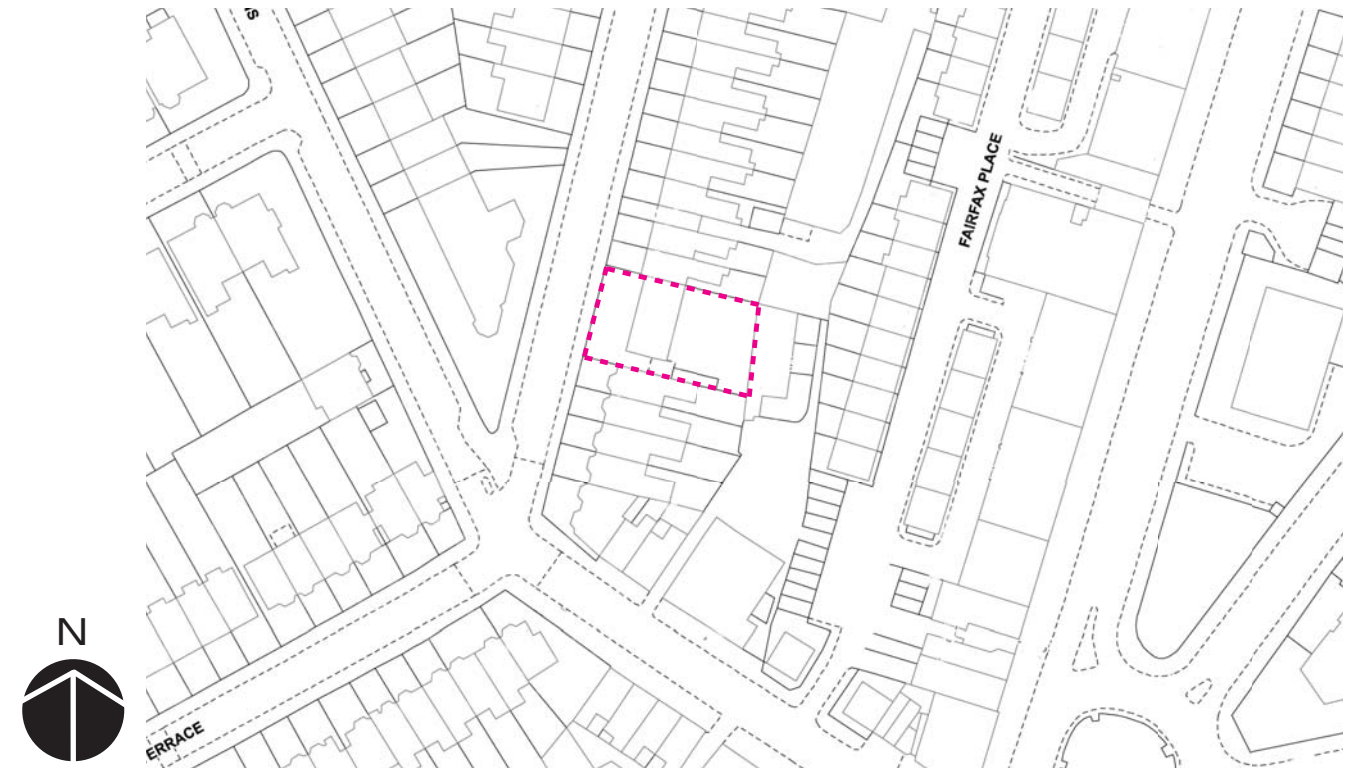
#### SITE CONTEXT

115 - 119 Goldhurst Terrace (Maryon House) is a 1960s block of flats comprising 6 duplex apartments over four storeys (Ground, 1st, 2nd & 3rd). The site sits within the South Hampstead Conservation Area.

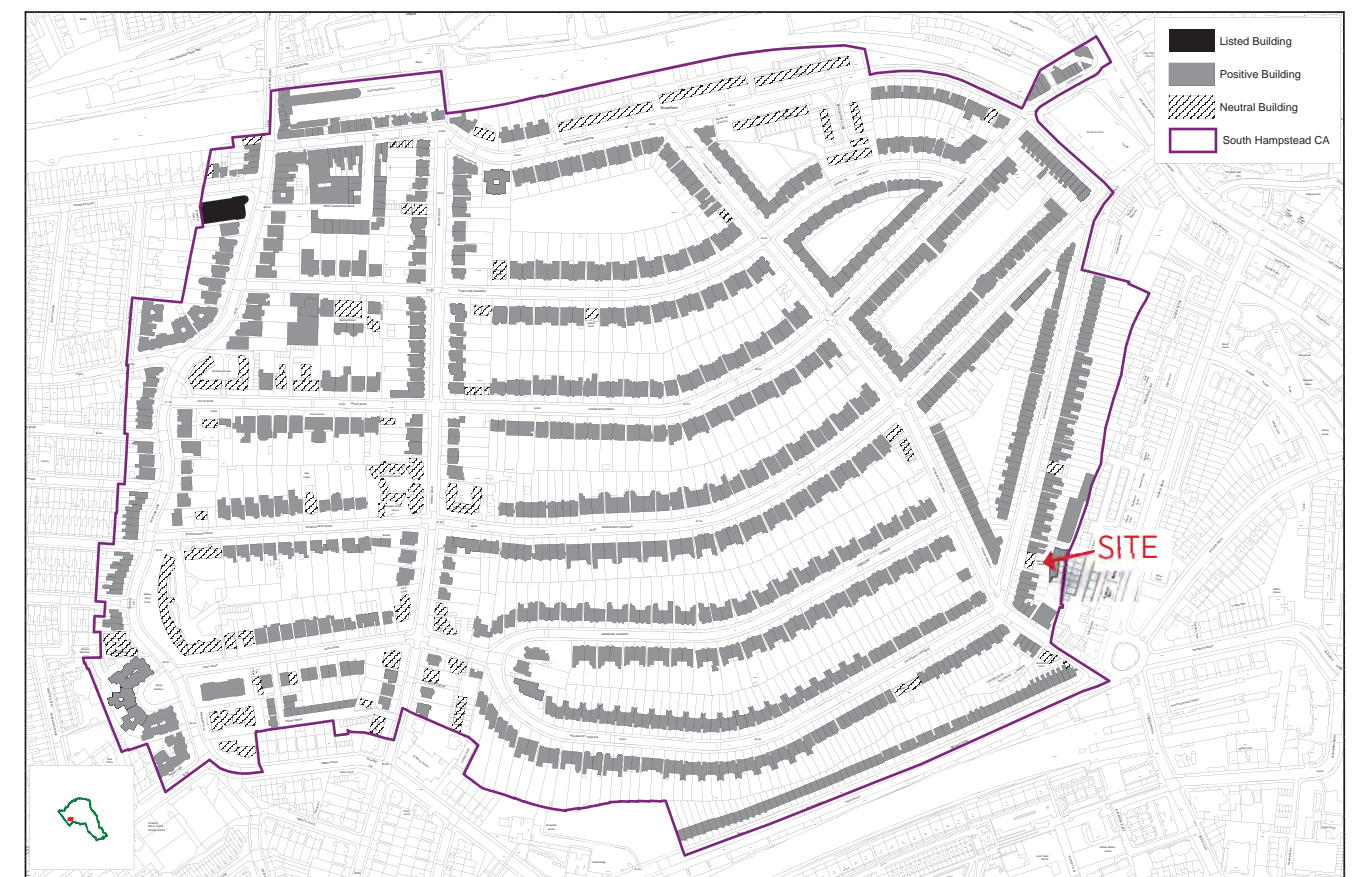
The existing building footprint is approx. 121 sqm (1,298 sqft) gross external area excluding storage buildings in the rear garden (200 sqft) and the external open air brick stair well (136 sqft) on the right flank of the building.

The rear boundary of the site consists of an existing 2 storey high brick wall which forms part of a terrace of three houses. The site is approx. 0.13 acres (5,677 sqft).

Maryon House is highlighted as a “Neutral Building” within the South Hampstead Conservation Area Character Appraisal and Management Strategy (2011). (Map 9 - South Hampstead CA Townscape).



LOCATION PLAN



SOUTH HAMPSTEAD CONSERVATION AREA



#### SITE HISTORY

Goldhurst Terrace was part of the Maryon Wilson Estate and saw the majority of its development in the late 1870s. Roads were named after Maryon Wilson estates in Essex and Sussex, and building began from the east end of the land with 20 houses by Charles Kellond in Goldhurst Terrace in 1879 and another 50 there between 1880 and 1885. From 1886 to 1900 a further 101 houses, some flats, and a riding school (which may have been at 109 Goldhurst Terrace) were developed, mostly by T.K.Wells of Kentish Town.

The 45 degree curve of Goldhurst Terrace marks the Kilburn Priory Estate's northern boundary, and the extent of land owned by the Maryon Wilson Estate until the mid-19th century when the conservation area was first developed.

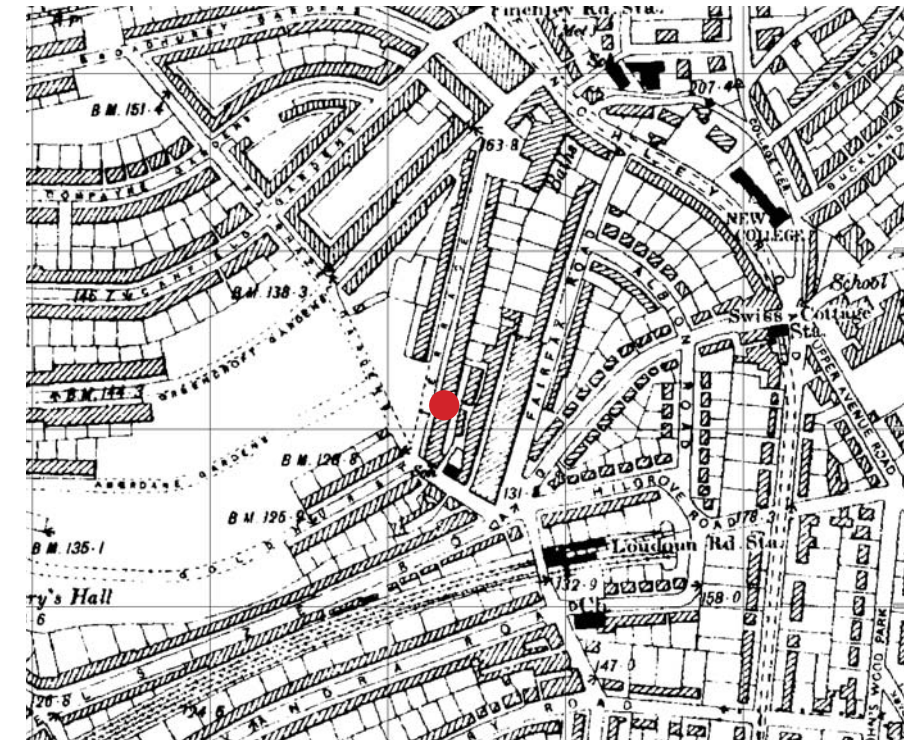
At 109 Goldhurst Terrace is a backland former stables site accessed through an arch between Nos. 107 and 111, more recently used as a car repair workshop. The buildings here appear on the 2nd edition Ordnance Survey map and thus are contemporary with development in the area. An adjacent backland site is accessed via a lane adjacent to 10 Fairhazel Gardens. This has been redeveloped for residential use.

The original building was a continuation of the terrace that still exist to the north of the site. The building was originally three separate plots and contained three projecting bays on the front elevation.

The original buildings projected into the rear of the garden in the same manner as the surrounding buildings today in a form that was typical of the architectural typology of the time.



SITE PLAN 1871



SITE PLAN 1896



SITE PLAN 1930

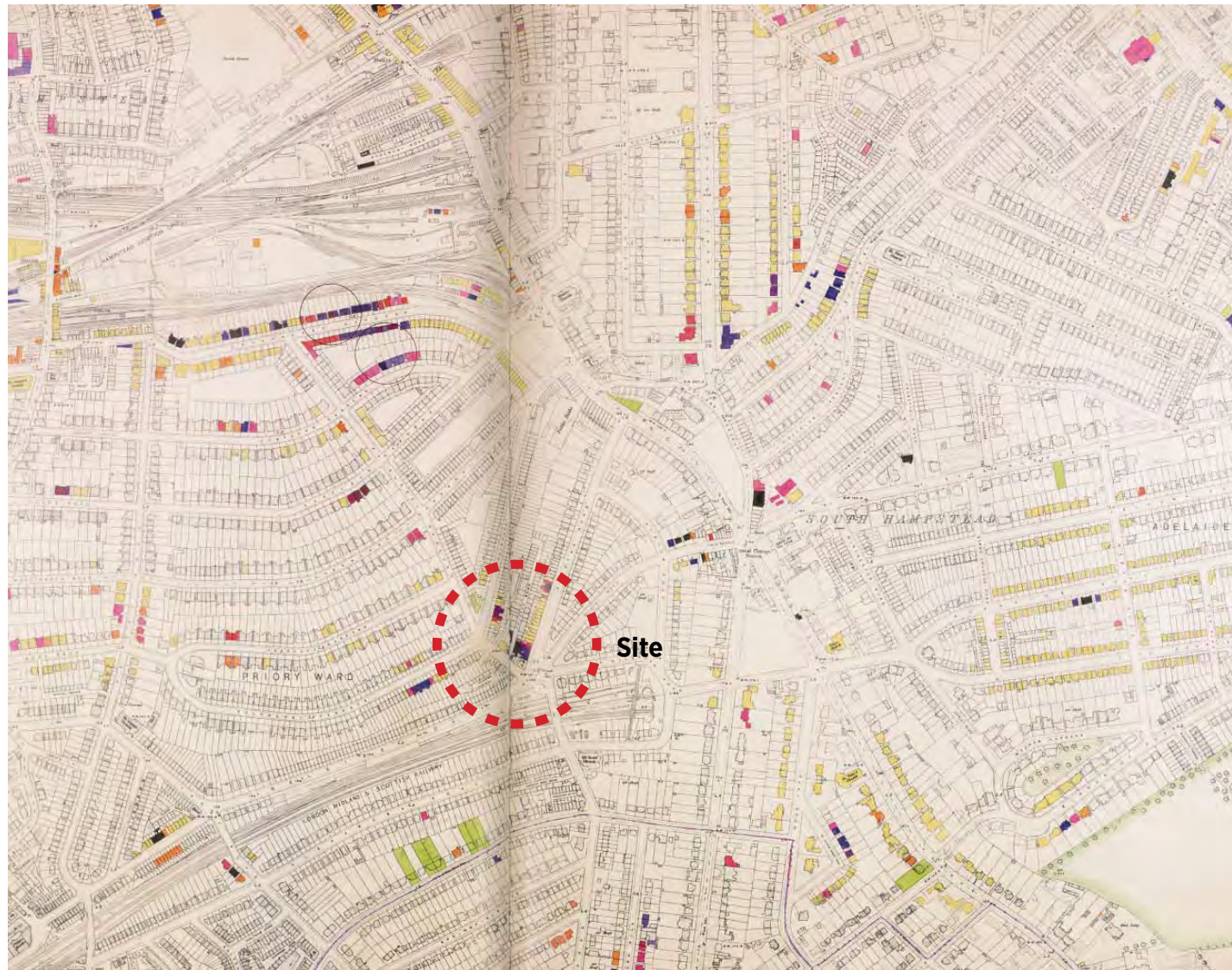


#### WWII BOMB DAMAGE

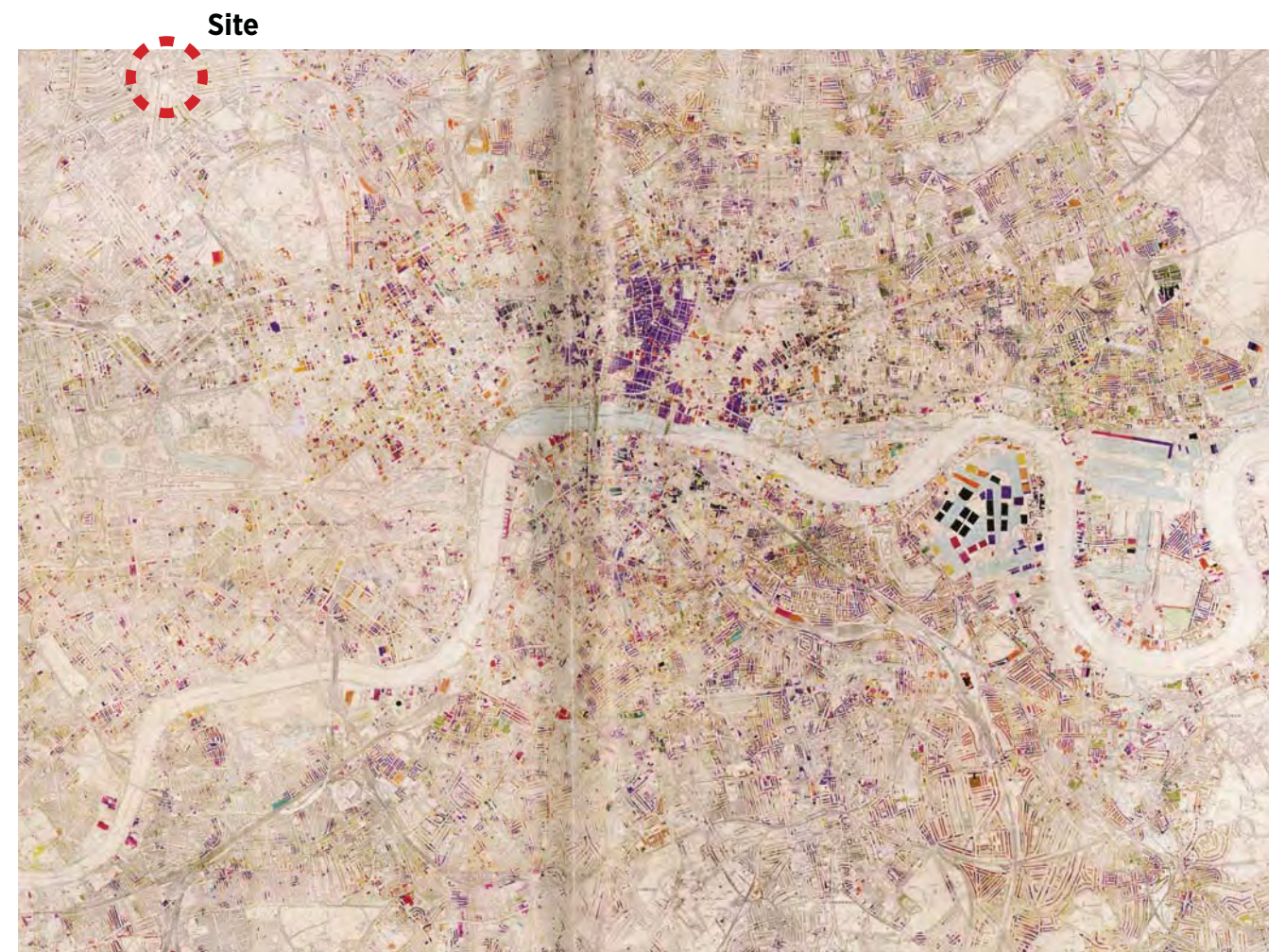
The original buildings were destroyed during World War II during a bomb raid between Oct. 7, 1940 and June 6, 1941 according to the Aggregate Night Time Bomb Census 7th October 1940 to 6 June 1941. A bomb damage map from the time illustrates the site damage was “damaged beyond repair”.

#### KEY

- TOTAL DESTRUCTION
- DAMAGED BEYOND REPAIR
- SERIOUSLY DAMAGED - REPAIR DOUBTFUL
- SERIOUSLY DAMAGED - REPAIRABLE AT COST
- GENERAL BLAST DAMAGE - NOT STRUCTURAL
- BLAST DAMAGE - MINOR IN NATURE
- CLEARANCE AREA



HISTORICAL BOMB DAMAGE MAP - KILBURN (PART)/ BELSIZE PARK 1944



HISTORICAL BOMB DAMAGE MAP LONDON 1944



#### EXISTING BUILDING

The existing building is out of keeping with the surrounding architecture and makes no contribution to the conservation area. It contains horizontal proportioned UPVC windows, street-facing balconies and large bands of render which are not seen in any of the neighbouring buildings.

As is common with many buildings built quickly to meet the housing demands of the post war era, the existing structure lacks architectural detail and is constructed of poor quality materials.

No reference or regard is made to the street in which the building sits. The open stairwell is a dark and unsightly void that creates an unwelcome break in a terraced street.

The articulation of the entrance to the flats is also not in keeping with the rhythm and pattern of the street, which predominantly contains front doors that face onto the street with landscaped gardens and hedgerows.



VIEW 1 - EXISTING REAR JUNCTION WITH NO.113



VIEW 2 - EXISTING REAR ELEVATION



**115-119 Goldhurst Terrace**  
DESIGN AND ACCESS STATEMENT



VIEW 3 - EXISTING REAR JUNCTION WITH No.121

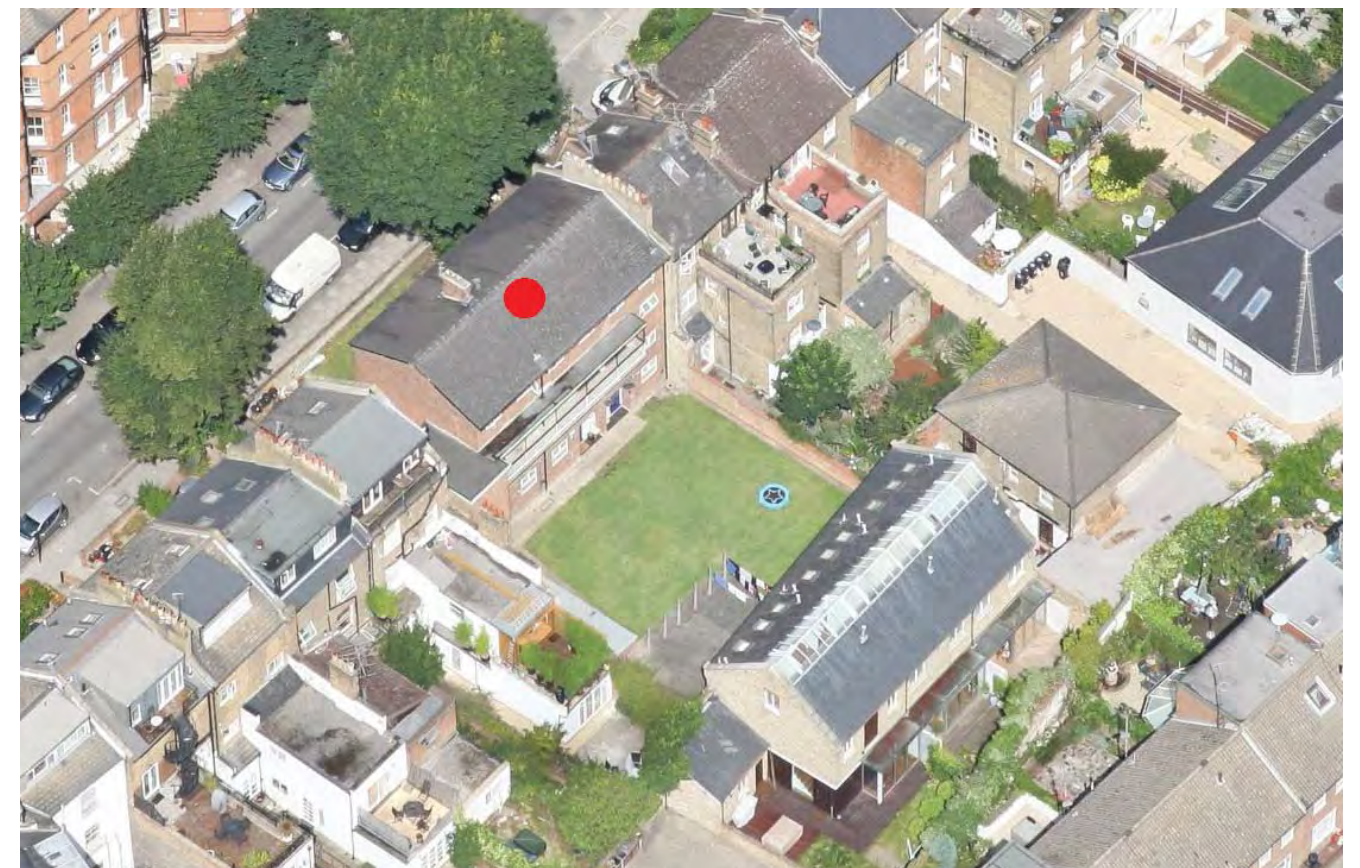


VIEW 4 - EXISTING FRONT ELEVATION



#### AERIAL PHOTOGRAPHS

Aerial imagery further illustrates that the existing building sits inappropriately within its context. The rhythm of the existing street is ignored and the roof line is inexplicably broken. The rear elevation is disjointed and pays no respect to the pattern or the surrounding buildings.



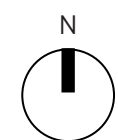
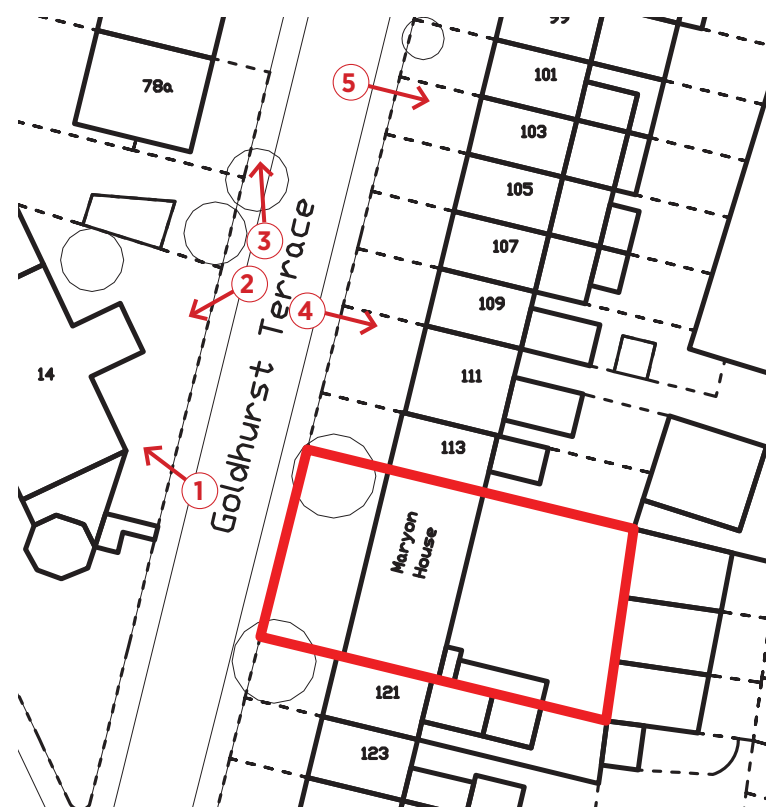


#### CONTEXT PHOTOGRAPHS

Photographs here of the buildings surrounding the site highlight the materials, and scale of buildings on the street.

What is also prevalent is the variety of roof forms and patterns. Each building illustrates its own individual character of its era whilst respecting the predominant rhythms and materials in the locality.

As such we seek to use these visual cues in the development of the design and articulation of proposed architecture.



**VIEW 1** - 14 FAIRHAZEL GARDENS



**VIEW 3** - VIEW ALONG GOLDHURST TERRACE



**VIEW 2** - 14 FAIRHAZEL GARDENS



**VIEW 4** - 111 GOLDHURST TERRACE



**VIEW 5** - 101/103 GOLDHURST TERRACE



### EXISTING STREET ELEVATION

#### EXISTING STREET ELEVATION

Further analysis of the existing building's position within the streetscape illustrates that it is inappropriate for its context.

The rhythm and pattern of the street is abruptly broken by the existing building, detracting from the character of the conservation area.



107 111



113



Maryon House  
115-119



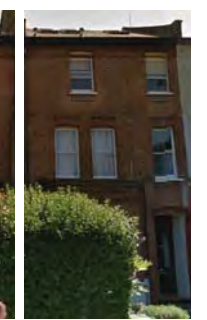
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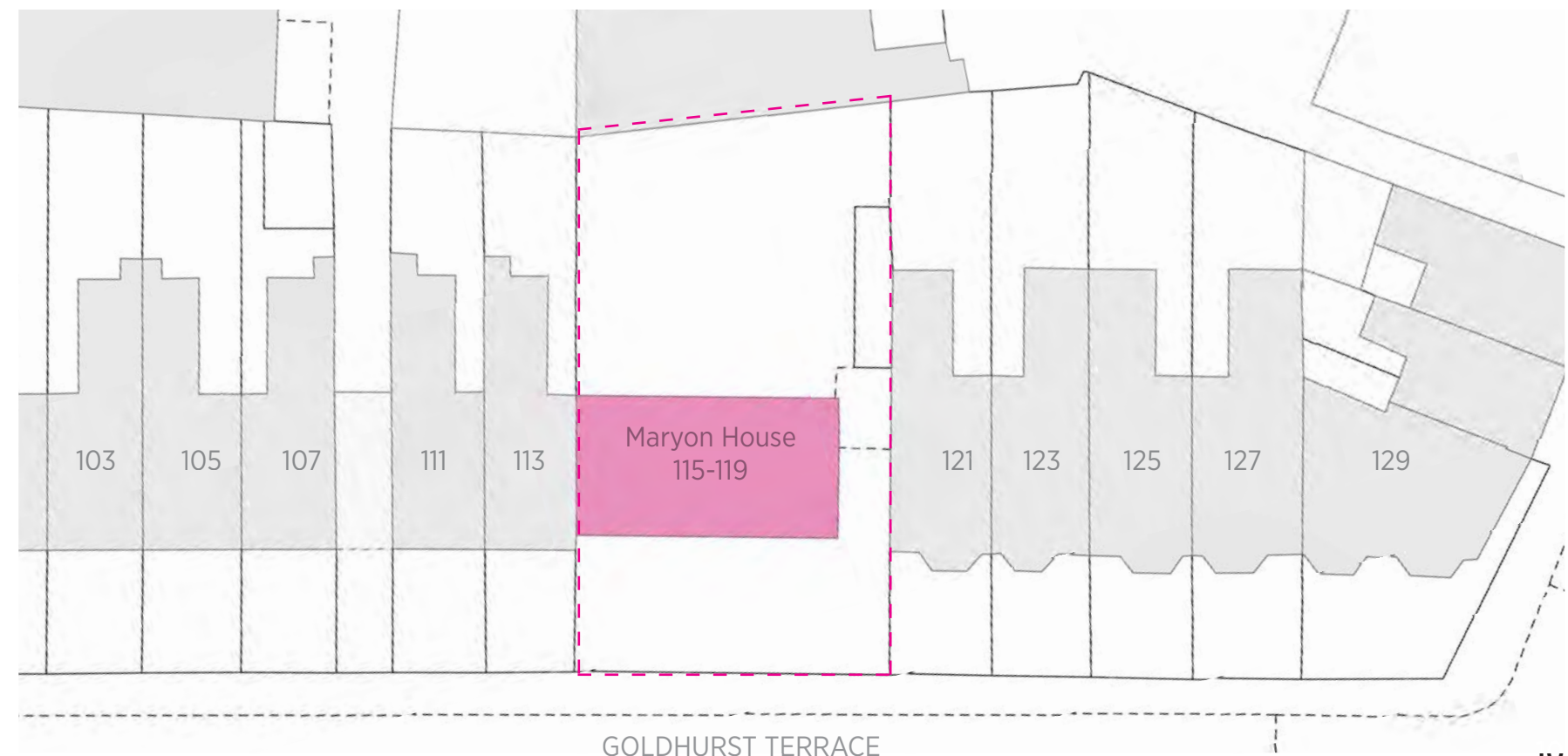
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127



107 111 113 Maryon House 115-119 121 123 125 127





### EXISTING SITE ANALYSIS

