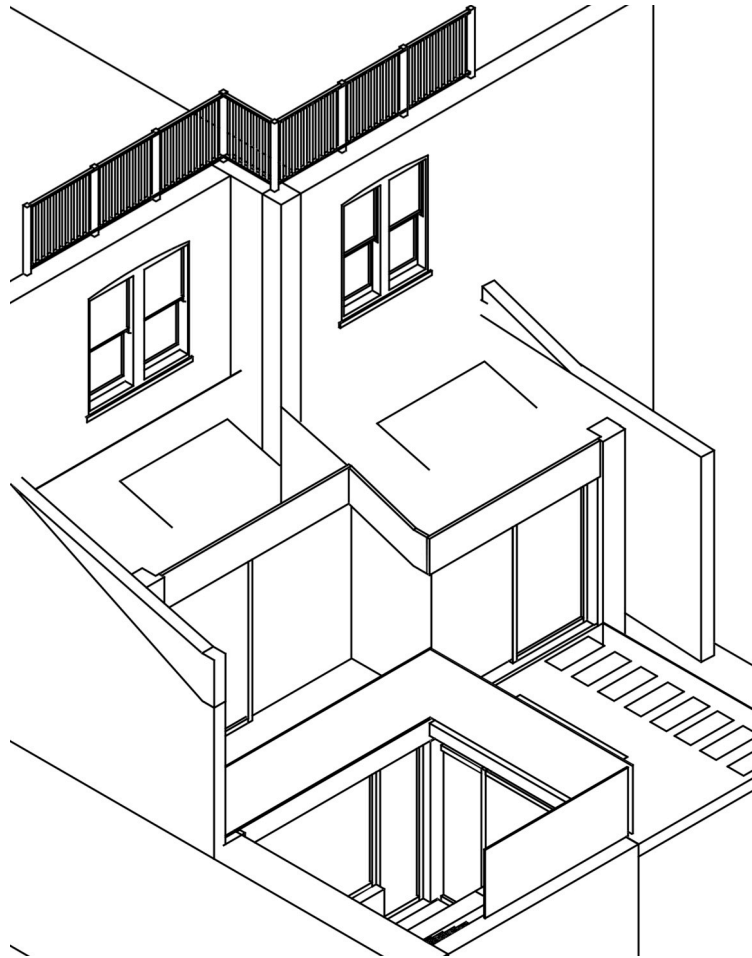


August 2016 Design & Access Statement

Excavation of a basement with front and rear light-wells to residential flat, construction of rear extension and the formation of a side door



156 GOLDHURST TERRACE, LONDON, NW6 3HP

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INTRODUCTION

This statement accompanies a planning application requesting the alteration to the design of the rear extension in approved application 2014/6787/P. The approved application is for a basement excavation with front and rear light-wells to residential flat together with the construction of a new rear extension. We are seeking in this application changes to the appearance of the new rear extension only. The purpose of this statement is to demonstrate that the proposed alterations are well considered, of an appropriate scale of development and conform to the planning policy set out by the London Borough of Camden.

LOCATION AND SITE

The application site comprises a three storey mid-terrace Victorian property that is located on the north side of Goldhurst Terrace. The property is divided into three flats. The application site is located within Swiss Cottage Conservation Area, which is covered by an Article 4 Direction.

PLANNING HISTORY

In 1957 permission was granted for a conversion of a single dwelling house into three self-contained flats (ref.: H%/13/26/13128)

In 2014 permission was granted for the use of the rear flat roof as terrace and the installation of 1 front light and 2 rear roof lights and replacement windows to front elevations (ref.: 2014/2219/P)

And permission was granted for the erection of single storey ground floor rear extension with green roof following demolition of the existing extension and alterations to ground floor front elevation fenestration including new entrance door to ground floor flat (ref.: 2014/5288/P).

In 2015 permission was granted for the excavation of basement with front and rear light wells, erection of a rear extension following the demolition of the existing rear extension, the formation of a side door to front facade, and replacement windows at front ground floor level to ground floor flat (ref.: 2014/6787/P)

DESIGN APPROACH MATERIAL AND DETAILING

The proposed extension is marginally smaller in design than the approved extension granted 16 October 2014 and 2015 (ref.: 2014/5288/P & 2014/6787/P). In the original design we proposed a green roof, however having been in contact with specialists we were informed that green roof would not work at a north facing location. We were asked by the owners to rethink the proposal. The new design is now altered to complement the hosting house and to blend with the original brick façade reducing its visual impact.

AMENITY

The proposal will have no impact on the adjoining properties in terms of amenity. There will be no new shadowing or increased sense of enclosure created by the proposal.

CHARACTER

Overall we believe that the works should be considered to preserve the character and appearance of the host building.

RELEVANT POLICY CONSIDERATION

Replacement UDP 2006

The Development Plan Policies are contained within the Camden Replacement Unitary Development Plan (saved) adopted June 2006 and also the policies of the London Plan as adopted and amended.

Policy SD6 – Amenity for occupiers and neighbours

Policy B1 – General Design Principles

Policy B3 – Alterations and Extensions

Policy B7 – Conservation areas

Policy CS5 Managing the Impact of growth and development

Policy CS6 Providing quality homes

Policy CS14 (Promoting high quality places and conserving heritage) is a very general and wide ranging policy, which seeks high quality development and conservation of our heritage.

Policy DP22 (Promoting sustainable design and construction) requires all developments to incorporate elements of sustainability into the design.

Policy DP24 (Securing high quality design) seeks high quality design, by considering the character and proportions of the existing buildings and existing natural elements.

Policy DP26 (Managing the impact of development on occupiers and neighbours) seeks to take into consideration the protection of the quality of life of the occupiers and neighbours by making sure that the developments does not cause harm to amenity. In this case visual privacy and overlooking; overshadowing and out looking; sunlight and daylight.

South Hampstead Conservation Area Character Appraisal and Management Strategy



Similar approach to the new design

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