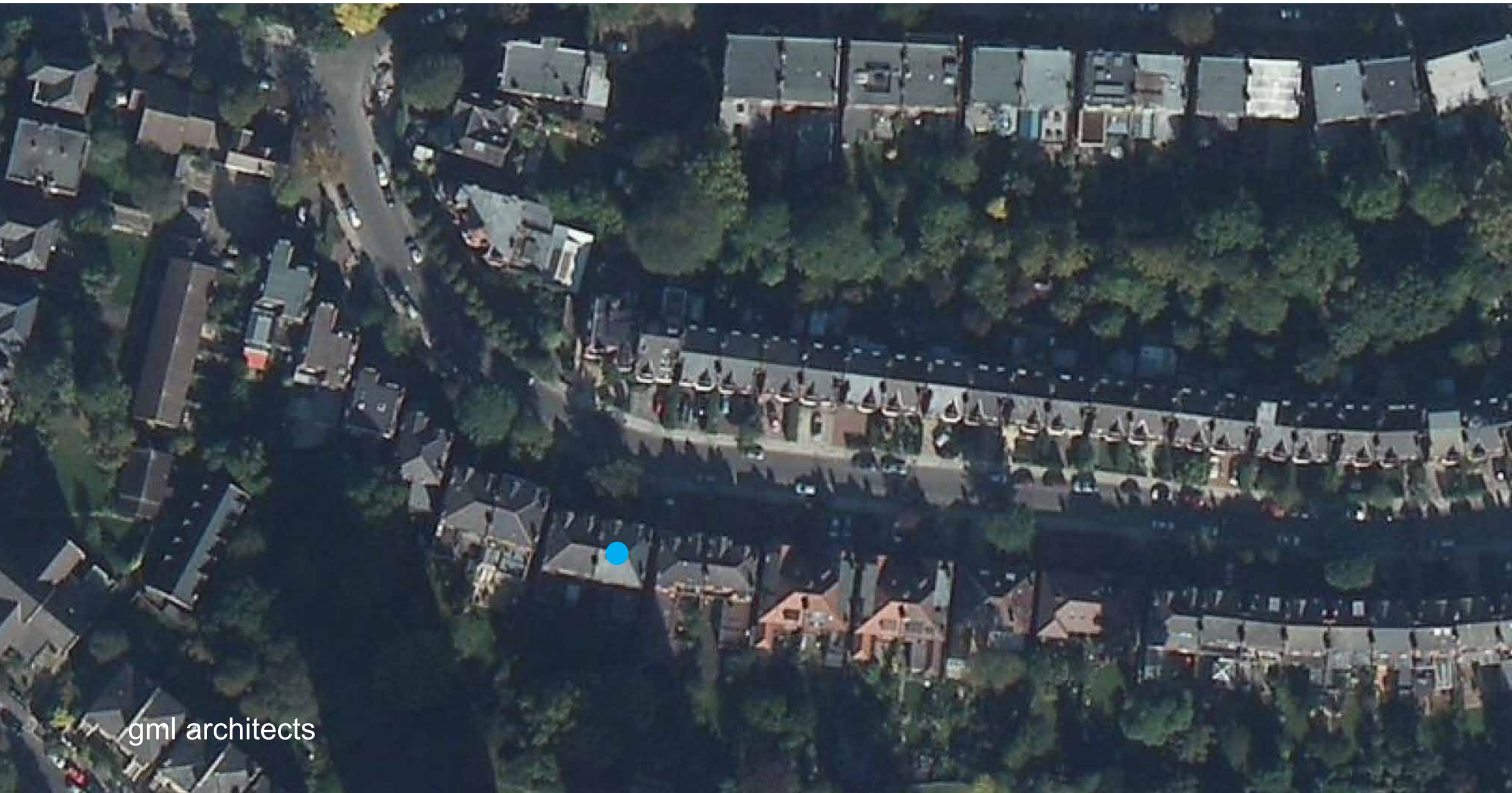
DESIGN AND ACCESS STATEMENT



CONTENTS:

1. INTRODUCTION:

GML Architects present this Design and Access Statement as part of the Planning Application for a scheme for additional residential at no. 251 Goldhurst Terrace.

The proposals are for an excavation at basement level for ancillary residential floor space with front and rear lightwells and the erection of a rear dormer with front and rear rooflights.

It is proposed to retain the Golhurst Terrace street elevation with no alterations to the main frontage, whilst providing an additional basement floor to the building.

The proposed is designed to comply with existing planning policies and to preserve and enhance the surrounding character of the immediate area through the use of a sensitively designed rear dormer and detailing to match the historic character of the area.

Divided into chapters, this report aims to clearly identify the purpose, use and design of this scheme, location description, planning history, planning policies, the quantity of development and access arrangements.

2. LOCATION AND SITE DESCRIPTION

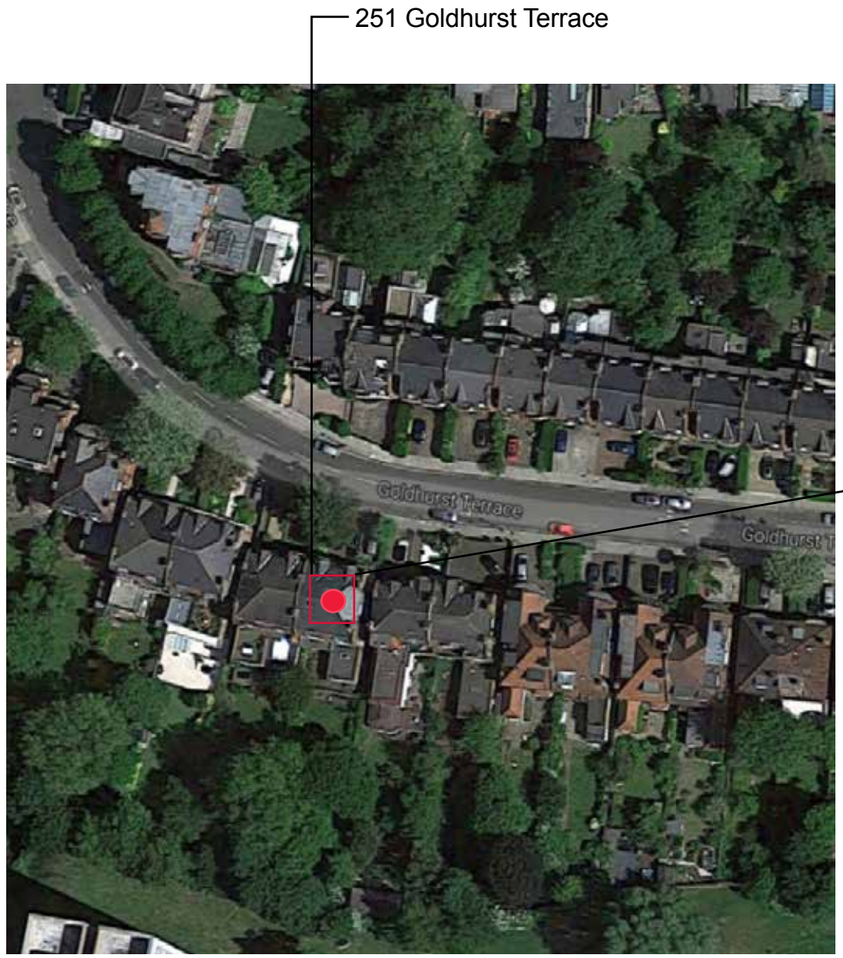
- The site is located on Goldhurst Terrace, in the Borough of Camden in North West London.

-Shown outlined in red on the maps (on the right) 251 Goldhurst Terrace is a private residence.

-The building's location provides easy access and transport, because it stands parallel to Belsize Road where there are numerous bus routes. It is also an 8 minute walk from South Hampstead Station and a 13 minute walk from Swiss Cottage Station.

- It's elevation is facing north on to Goldhurst Terrace, which is a street that originally consisted mostly of a row of private residences with gardens to their rear. Within the last few decades many of the properties on the street have been upgraded with a number of rear and top floor extensions. (eg. 231 and 28 Goldhurst Terrace.)

- The site is situated within the South Hampstead conservation area which was designated as such in 1988.



251 Goldhurst Terrace, site boundary

Surrounding greenery - Abney Park Cemetary

Permission granted for dormer windows

Existing buildings with dormer windows

Front view of the building

North-east view of the building

North-west view of the building

The proposed new floor will not be visible from the street level.

- The property has a frontage of approximately 11m and a depth of 22.4m. Additionally there is an extra depth of 34.6m of rear garden.

- The building is a residential unit and consists of a ground floor level and two upper floors.

- The rear garden is accessed through an alleyway on the right of the residence. Ancillary residential floorspace will be added in the basement and on top by adding a rear dormer window so as to extend the overall residential unit.

Rear view of site

Looking east along Goldhurst Terrace

Looking west along Goldhurst Terrace

3. PLANNING HISTORY

As part of our site appraisal and research of the sites context, we have undertaken a search of the councils planning website so as to best inform our development approach. The following nearby applications have been found to be of relevance to these proposals:

231 Goldhurst Terrace
Application Number: 2015/2384/P
Application agreed 19th May 2015
Proposal: Excavation at basement level for ancillary residential floorspace with front and rear lightwells, erection of a single storey rear extension at ground floor level with bay window and roof lantern, installation of external staircases between the ground floor and basement at front and rear elevation, new lift platform to the front and disabled ramp to the rear elevation.

Decision: Granted

28 Goldhurst Terrace
Application Number: 2016/0392/P
Application agreed: 8th Feb 2016
Proposal: Erection of rear dormer and installation of 2 x rooflights to front roofslope to create 1 x 1 bed flat in loft space.

Decision: Granted

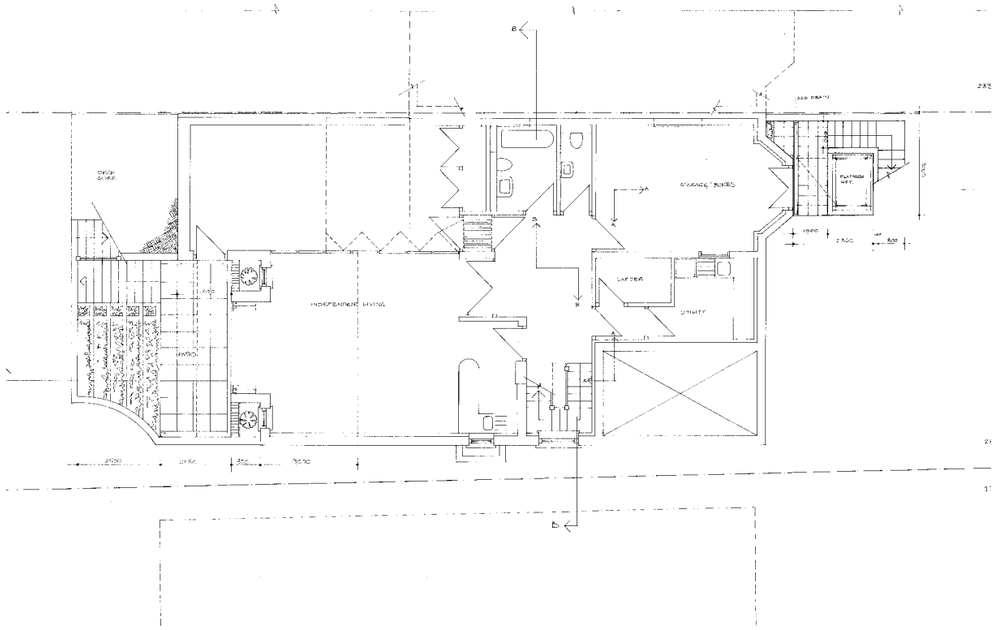
Flat C, 99 Goldhurst Terrace

Application Number: 2015/5172/P
Application agreed: 10th Nov 2015
Proposal: Loft conversion involving 2 no. front rooflights, 1 no. rear rooflight and 1 no. rear dormer window; creation of 3rd floor roof terrace with metal railings above existing rear extension.

Decision: Granted

In addition to these there have been consents for new or extended basements at nos. 58, 67, 101, 146, 156, 166, 201, 207, 211, 255 & 261 along with the neighbouring property no. 253 in recent years.

The examples of recent planning consents outlined above provide a clear precedent for similar developments within the immediate area.



Consented basement plan at 231 Goldhurst Terrace

Rear Elevation of 28 Goldhurst Terrace

4. HERITAGE

This is a proposal for the erection of a rear dormer and the addition of basement ancillary floorpsace that has been carefully designed in respect to the surrounding context. The site is located on Goldhurst Terrace.

Area

South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape. One of the most prominent features of the area is vegetation – both to the front and rear of properties. Building lines of the residential streets are generally set-back from the pavement.

Site

No. 251 Goldhurst Terrace is a typical example of the predominant building stock of the Conservation Area as described above. It is well set back from the street, with mature trees providing a certain level of visual cover when viewing the site from the pavement. The street frontage has retained most of it’s original built form and detailing.

Proposal

The proposed rear dormer takes reference from the existing building. It is on the rear elevation of the building, and does not exceed the existing ridge height so as to preclude any visual impact on the street or roofscape as viewed from street level adjacent to the property. It is our belief that the proposals presented here would not have any demonstrable impact on the nature of the Conservation Area.

5. DESIGN PROPOSALS

5.1 DESIGN PRINCIPLES

The rear dormer has been designed to provide an elegant and traditional addition to the varied roofscape of this part of Goldhurst Terrace.

The proposed 1st floor terrace to the rear rises will match the ridge of the next door building, 253 Goldhurst Terrace, which will provide greater visual continuity than is currently the case. In order to provide additional family accommodation at high level, the proposals incorporate a loft extension, with a dormer window located to the rear. Therefore the additional accommodation in the roof is set back from the street considerably and not visible from the public domain.

Our view is that the proposals represent a well-considered and appropriate design and development strategy for the site that complies with council planning policy and guidance. The proposals offer the opportunity of providing much needed additional space within a dwelling in a sustainable manner in a sustainable location.

Rear Elevation

1. Brick (to match existing)
2. New Glazing
3. Timber Balustrades
4. Glass Balustrades
5. Roof Tiles (to match existing)

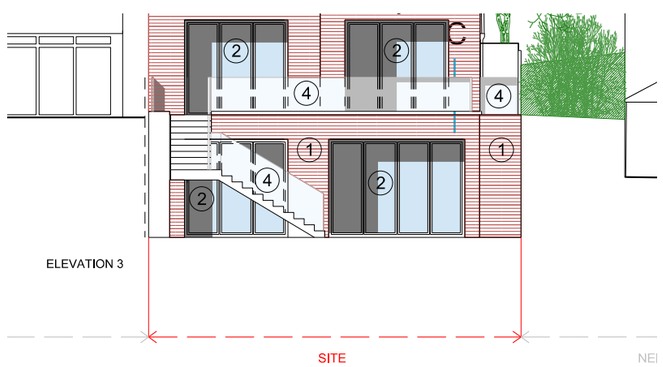
6. DESIGN DETAILS

6.1 MATERIALS, SCALE & APPEARANCE

The front elevation of the basement will be clad in brick to match existing and will incorporate the same cill, lintel & fenestration detailing as the existing property. The rhythm and proportions of the glazed openings at basement level will follow that of the existing oepnings above so as to provide visual continuity to this elevation. The rear elevation will be clad in matching brick to be in keeping with the traditional origins of the building whilst providing generous glazing, creating a lightweight and contemporary feel to the new glazing at the rear at ground and basement level. The appearance of the rear additions will be clearly subservient to the host building. The additional rear dormer extension is of a scale appropriate to its context, and of a traditional design that compliments the historic host building, using materials that are both characteristic of the area and matching to the existing roof.

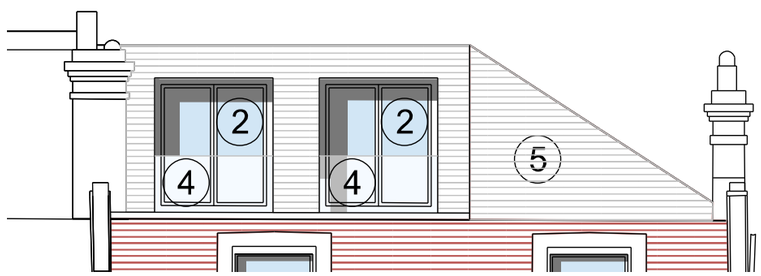
1. Brickwork as existing

Front Elevation



Rear Elevation

5. Slate Tiled dormer



Rear Elevation

6.2 SUSTAINABILITY

The scheme encompasses an integrated view of sustainability, which is based on balancing environmental, social and economic aspects to minimize impact of this development on the resources available to future generations. There are inherent sustainable features in the development of already-developed land and its location close to public transport links.

The most important sustainable design features of the development are as follows;

- The thermal performance of the rear dormer extension has been designed to meet the requirements of Part L (2015) of the Building Regulations. Improving the insulation of a building is the single-most important part in reducing it's environmental footprint, as buildings can stay in use for generations to come. This is not reliant on any new technologies or active systems requiring maintenance and it cannot be easily altered or removed by future occupiers. Being the top floor this development will help improve the insulation levels of the existing property beneath as well. New conservation style rooflights allow for high level purge ventilation in the Summertime.

- The additional basement storey is dual aspect to allow cross ventilation, which improves living comfort and will reduce overheating in summer.

Overall the scheme has been designed to meet London Plan and Camden policy with regards to sustainability.

7. ACCESS

1) Parking:
Front car parking remains as existing.

2) Approach to Dwelling from Car Parking
I slevel and will remain as existing.

3) Approach to All Entrances
The entrance is as existing.

4) Internal circulation - Stairs and Lifts
There is no lift in this scheme. The new stairs up to the proposed top floor level will meet Building Regulations.
- The handrails to the proposed staircase will extend 300mm beyond the top and bottom.
- The handrails to the new staircase will be at a height of 900mm above each nosing.
- The risers will not be open.
- Each flight of stairs is capable of futureproofing to incorporate a stair lift.

5) Internal Doorways and Hallways
The new top floor hallway width is at least 900mm , doorways will be at least 900mm, width.

6) Circulation Space
All new rooms can accommodate 1400x1700mm turning circles, with a wheelchair turning circle in the basement landing area.

7) Entrance Level Living Space
The house is multi level and includes a living space on the entrance storey.

8) Potential for Entrance Level Bed Space
The dwelling is multi level and therefore does not include a bedroom on the entrance storey.

9) Entrance Level WC and Shower Drainage
N/A

11) WC and Bathroom Walls
N/A

12) Stairs and Potential Through-Floor Lift in Dwellings
N/A

13) Glazing and Window Handle Heights
Any new glazing in living rooms will begin at no higher than 800mm and at least one window will be approachable and usable by a wide range of people.

14) Location of Service Controls
N/A

7.2 TRANSPORT & GENERAL ACCESS

The site currently has a front vehicular access point and this will remain the case for the proposed development. The proposed access to the building will be clearly visible. It is located on the ground floor’s front. There is no lift, but a staircase that goes from ground up to the other storeys. The circulation within will remain unaffected by this development with the exception of the additional stairs to the third floor level and the basement.

gml architects

Unit 3 | 1-4 Christina street | London EC2A 4PA | T: 020 7729 9595 | F: 020 7729 1801 | W: www.gmlarchitects.co.uk | E: info @ gmlarchitects.co.uk