

DESIGN & ACCESS STATEMENT

To accompany the planning application, for the proposed basement extension

At Flat 1, 44 Goldhurst Terrace, NW6 3HT.

November 2017



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1. Introduction

1.1 This Design and Access statement has been prepared in support of the planning application at flat 1, 44 Goldhurst Terrace, which is submitted by Kokorelia Architects Ltd on behalf of Nir Agam. The proposal is to be read in conjunction with the accompanying drawings.

1.2 44 Goldhurst Terrace is a mid-terraced house. Flat 1 is the ground floor flat.

1.3 The site is located on the western side of Goldhurst Terrace. It comprises a four storey, mid terraced building which is sub divided into flats

1.3 The applicant seeks planning advice in regards to build a basement extension, including t floor with associated alterations namely the installation of lightwell with walkable Luxcrete floor panels at rear ground floor level to allow light to the new basement accommodation and a lightwell at the front with walkable steel grills

1.4 Planning History of property:

There has been planning approval for a proposed rear extension in 2014.

2. Site and context

2.1 The building is located on 44 Goldhurst Terrace, in Swiss Cottage Conservation Area. It is not listed. It is an attached terraced house. The front entrance of the house is from Goldhurst Terrace. There is no rear access to the flat.

2.2 Goldhurst Terrace is a residential street. The surrounding area is characterized by a mix of residential and commercial properties.

2.3 The street has access to public transport. The nearest tube station is Swiss Cottage and Finchley Road.



3. Proposal

USE and AMOUNT

3.1 The applicant seeks planning permission for a basement extension, extending below the footprint of the building and the approved extension to the rear.

The total Gross Internal Area of the proposed basement is 78 sqm.

LAYOUT

3.3 The extension will be used partly as an office, as a playroom and as an acoustic room.

3.4 The front entrance will remain as existing. The access to the basement will be through the apartment.

3.5 The basement will have light and ventilation coming through the proposed lightwells. The rear lightwell will be walkable with luxcrete floor panels and walkable grilles on each side. The front lightwell will have walkable grilles, flush to the ground.

SCALE

3.6 The proposed basement is, 2.6m height. It extends 2.75 m further from the proposed ground floor extension, in the garden.

3.7 The proposal includes minimal landscape work. There are no protected trees on the existing part of the garden.

DESIGN

3.8 The proposal follows the design guidelines of DP27 in that the height and the depth of the basement is considered to be subservient to the footprint to the host property. The front lightwell would be enclosed with a relatively small flush grille in front of the bay window., which is similar to the permissions granted for front lightwell elsewhere on this street.

ACCESS

3.9 The main access to the property is not altered.
No car parking is intended to be provided as part of this proposal.

RELEVANT PLANNING APPLICATIONS

3.10 There have been a number of approved applications in the same street for basement developments. The proposal follows the same design principles.

PRE-APPLICATION ADVICE

3.11 Pre-application advice was sought on the proposed development, which was that the proposal is favorable

4. Conclusion

The proposal represents a basement extension, which is in line with Camden Council design guidelines. It aims to keep in harmony with the existing design and have minimum visual impact, being however of valuable importance for the living conditions of the occupants.