

71 Goldhurst Terrace

London, NW6 3HA



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1 Introduction

This Design and access statement is submitted in support of the planning application permission seeking the approval for the proposed works to 71 Goldhurst Terrace NW6 3HA

The object of the works to carry out is:

- **Excavation of a basement and creation of a lightwell to the front of the property**
- **Erection of a single storey side infill extension and the erection of a single storey rear extension to the property.**
- **Repositioning of the existing iron railings to the front of the property**

This Statement should be read in conjunction with the application drawings and the following supporting material

1. Site and block plan
2. Existing floor plans, elevation and sections
3. Proposed floor plans, elevation and sections
4. Design and access statement (DAS)
5. Photographs
6. BIA



2. Existing context

The application site, 71 Goldhurst Terrace, is located in the Camden Borough, and is part of a residential terrace block.

It is between Greencroft Gardens to the north and Fairhazel Garden to the south. The closest station is South Hampstead to the South and the closest tube station is Swiss cottage reachable by a 10 minutes walk.

The property is not a listed building and is situated within the South Hampstead Conservation Area there are no trees subject to tree preservation orders at the site.



3. Relevant Planning History

71 Goldhurst Terrace:

2008/0974/P - Erection of a two dormer windows on the rear roofslope and installation of 4 rooflights at the front roof slope in association with the provision of additional residential accommodation for the top floor flat.
Granted 21/05/2008

9301021 - Erection of a single storey rear extension to the existing flat.as shown on drawing no G.T.1
Granted 04/11/1993

8400136 - Formation of a hardstanding and means of access to the highway as shown on one un-numbered drawing revised on 26th June and again by letter on 3rd September 1984.
Granted 12/09/1984

34750 - Change of use and works of conversion to form 3 self-contained flats.
Granted 18/10/1982

67 Goldhurst Terrace

2013/6914/P - Excavation of single storey basement level extension including front and rear lightwells, erection of single storey ground floor rear extension, erection of rear dormer roof extension, alterations to fenestration of rear outrigger, erection of waste and cycle storage enclosure in front garden and installation of entrance door on side elevation.
Granted 28/07/2015

63 Goldhurst Terrace

2016/4083/P - Excavation of basement with front and rear lightwells. **Granted 23/01/2017**

Similar granted developments in the area, like the one in the adjacent propriety of 67 Goldhurst Terrace(2013/6914/P) or the basement excavation granted for the propriety in 63 Goldhurst terrace (2016/4083/P), show that this kind of development are accepted and are becoming characteristic of the area.

Excerpt from the planning permission for
67 Goldhurst Terrace
2013/6914/P



4 Existing house

The existing building is a 3 stories terraced house with an habitable loft and a cellar. the building dates from the late 19th century and has been divided into flats. The extension will be added to the ground floor flat. The main access to the property is Goldhurst Terrace, that leads to the front garden.

4.1 Ground floor:

The access of the ground floor is on the front, after the front garden. On the back of the house there is a small courtyard on the side of a already existing 3 storey back extension, there is a deep rear garden.

4.2 Upper Floors:

The flat interested by the work is only the one on the ground floor, the upper floors won't be interested by any modification



Section of the existing state of the house.

5 Proposed

The proposed development seeks mainly to improve the quality of the internal division and the comfort of the spaces and increase the habitable space adding a lower ground floor and extending to the side the rear extension, with the changing of the windows layout of the facades to reflect the modification that the new layout and the addition of the new basement floor will bring.

5.1 Basement:

The new basement level will have a lightwell to ensure the correct level of ventilation and natural light providing at the same time a mean of escape.

5.2 Ground floor:

The access to the house won't be changed and the amendments to this level will reflect the new internal layout and the addition of the new single storey- infill extension. On the front garden a lightwell will be added to ensure the correct level of ventilation and that light can enter into the bedroom on the front part of the basement.

On the side, in the courtyard, a stair will be installed to allow the passage from the basement level to the garden.



Proposed- Section showing the addition of the basement and the side addition

6. Assessment of the proposals

It is considered that the main planning considerations relevant in the determination of the application are as follows:

- The principle and design of the proposed basement and lightwells
- The principle and design of the proposed stretching toward the rear and the side of the rear extension
- The principle and design of the side and rear façade modifications.
- The principle and design of the skylight additions
- The impact on the South Hampstead Conservation Area (Heritage Assessment)

The principle and design of the proposed basement and lightwell

The proposal design does not add more than 1 storey under the footprint of the house and the size of the development is considerate of the appropriate scale.

Due to the distance of the development from the trees in the rear garden is believed that no impact there will be to their roots or water environment or land stability.

The basement won't be self-contained and a mean of escape, through the lightwell, will be assured by the lightwell.

The lightwell to the front garden, due to the size of it is believed that will be a discreet addition and railings of 1.1m height will protect from falling.

Is believed that the design of the lightwell as well any exposed area of the development is:

- subordinate in size to the building being extended.
- respect the original desing and propriotions of the building style.
- retain a reasonable sized garden

The principle and design of the proposed stretching toward the rear and the side of the rear extension

Is believed that the proposed scretching of the rear extension is acceptable because in line with other development already approved in the area.

- The principle and design of the side and rear façade modifications.

All the materials will mimic the existing fabric of the building and the position and size of the fenestration won't modify the level of privacy of the neighbors, the bow window on the side will be retained.

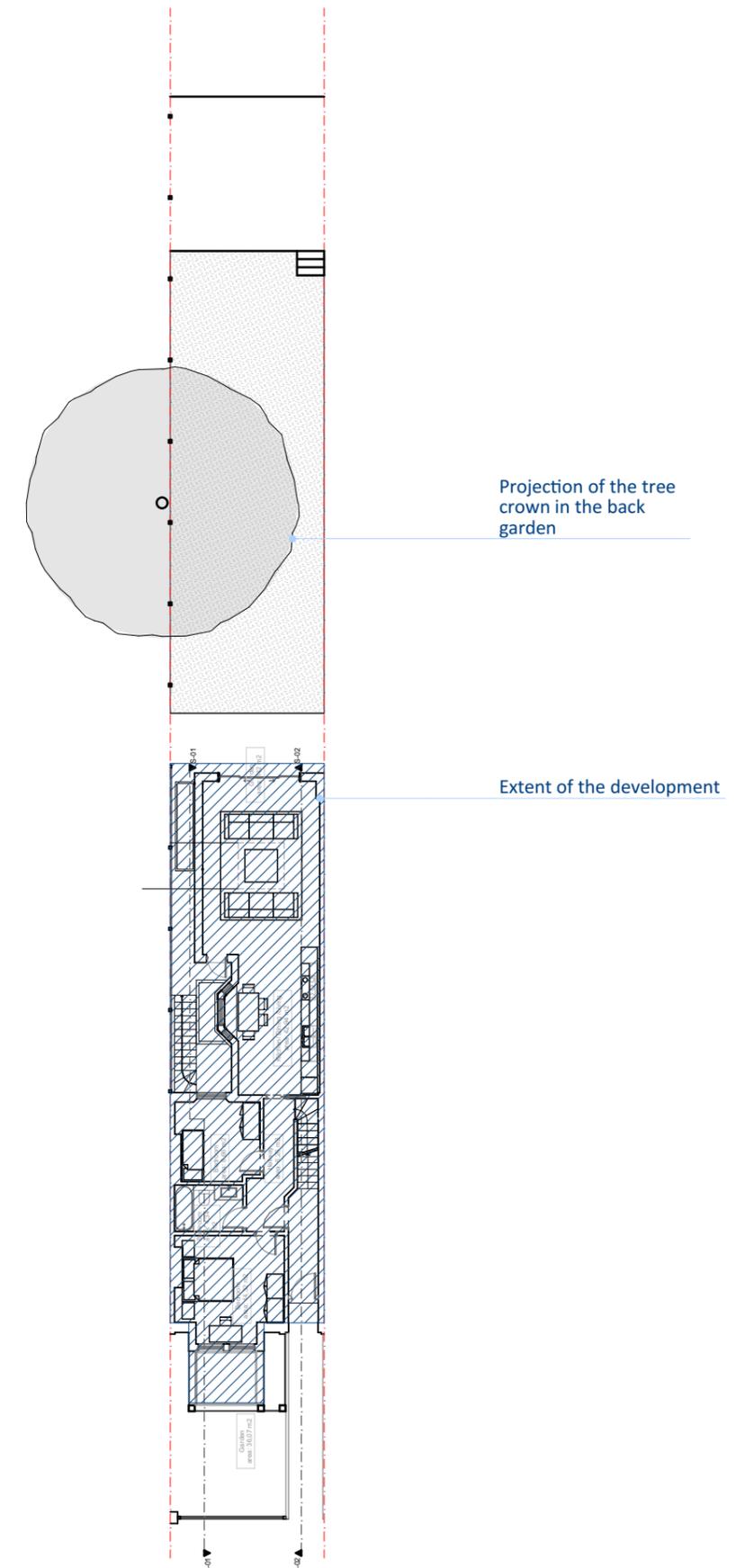
The principle and design of the skylight additions

All the skylight and walk-on glass will be discreet addition, barely noticeable from the public realm. The walk on glass will be frosted to protect the basement users privacy.

- The impact on the South Hampstead Conservation Area (Heritage Assessment)

It is considered that the modification proposed won't affect the character and will be in line with the recent fashion of the local area.

All the modification will be barely noticeable from the public realm and the lightwell, the only manifestation of the presence of the basement, will be hidden by black painted iron railings.



7. Acknowledgement of the pre-application advice

ref. 2017/4694/PRE

This submission took advantage of the pre application service offered by the council of Camden.

The proposal to which the pre application refers to has been received by the council on the 01/09/2017, this paragraph of the Design and Access statement tries to summarize how the current proposal reflects the suggestions risen from the officials report.

The section in blue are excerpts of the report received the 19/10/2017.

Principle of basement development

The proposed basement would be one storey in depth and would not extend beneath more than 50% of the garden and therefore there is no objection to the size of the basement.

Any formal application submitted would need to include a full Basement Impact Assessment (BIA) as a validation requirement. (...) BIAs must be prepared according to the specifications set out in CPG4 (Basements and Lightwells) and the Camden Geological, Hydrogeological and Geological Study (ARUP 2010).

The Pre-application advice suggests that there shouldn't be any objection to the size and the principle of the basement development and therefore the revised proposal proposes a similar dimension basement.

The Pre-application report underlines the requirement to submit a full Basement Impact Assessment (BIA); a geotechnical and structural report has been prepared by GSE engineers together with Gabriel GeoConsulting Ltd that is believed to fulfil the specifications set out in the CPG4 mentioned above.

Design - Rear and side infill extension

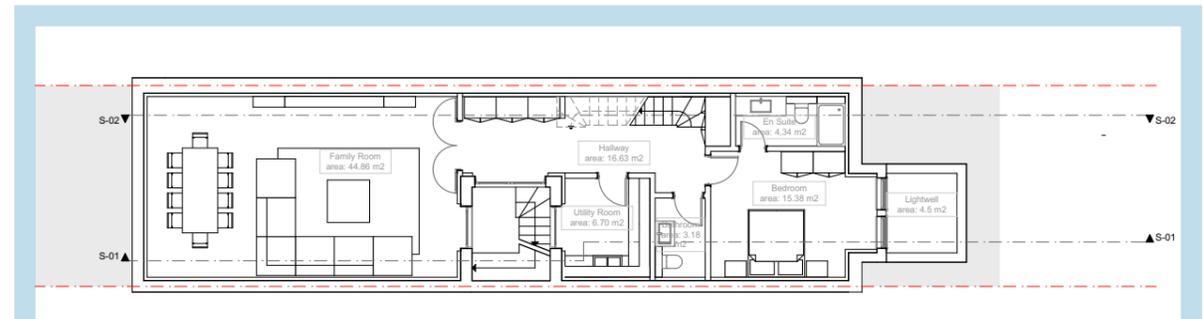
The infill extension would also include the loss of the side bay window feature and the replacement with a new window and glazed balustrade to the north elevation. The loss of this window would be resisted as it is considered a characterful feature of the property and the loss of it would be detrimental to the appearance of the host building.

The side bay window has been retained in the current proposal

The side infill extension may not be considered favourably as it is of a large size and bulk. The proposed window on the side elevation of this extension would not be in keeping with the design of the property and would detrimentally impact on the appearance to the conservation area. The existing bay window should be retained as the loss of it would be considered detrimental to the character of the host property.

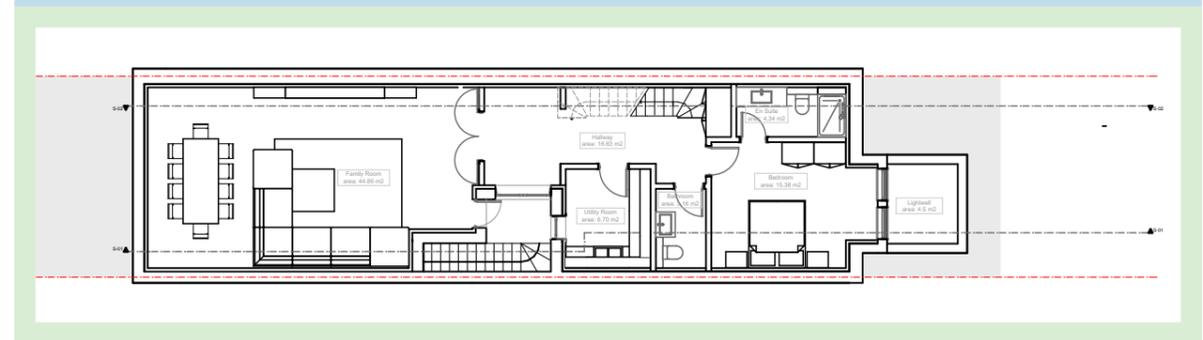
The dimension of the infill extension has been reduced as well as its height, although there are similar or larger development approved nearby the property the current proposal is believed to be acceptable on the ground of the size.

Basement Plan submitted for pre-application revision



Proposed Basement Plan

The current proposal is similar in size and design to the one believed to be acceptable with the pre-application advice.



Section S-01
As submitted for pre-application revision



Section S-01 Proposed

1. The Bay window, as suggested, has been retained.
2. The sliding doors on the side have been removed to protect the adjoining property privacy.
3. The rear extension has been reduced in plan and in elevation.

7. Acknowledgement of the pre-application advice

ref. 2017/4694/PRE

This submission took advantage of the pre application service offered by the council of Camden.

The proposal to which the pre application refers to has been received by the council on the 01/09/2017, this paragraph of the Design and Access statement tries to summarize how the current proposal reflects the suggestions risen from the officials report. The section in blue are excerpts of the report received the 19/10/2017.

Design - Lightwell/ Walk-on glass

Lightwells are a characteristic feature of the area with numerous neighbouring properties having large front lightwells including No.67 which borders the immediately adjoining neighbour. It is therefore considered that the proposed lightwell would not be detrimental to the character and appearance of the conservation area.

To the rear a section of reinforced walk on glass is proposed in the rear courtyard area providing natural light into the rear element of the basement. This would be minimal in size and not visible from a public view. The Council therefore has no objection to this element of the development.

The Pre-application advice suggests that there shouldn't be any objection to the principle of the addition of the lightwell and walk-on glass as shown in the proposal reviewed by the council pre-application officer, the current application proposes a similar design and therefore is believed to be acceptable.

Amenity

The side infill extension would include large French doors and the installation of two new side windows facing the neighbouring property 69 Goldhurst Terrace. While there is an existing side bay window, the addition of these windows would potentially cause a loss of privacy for the occupying residents of this neighbouring property and would therefore be resisted.

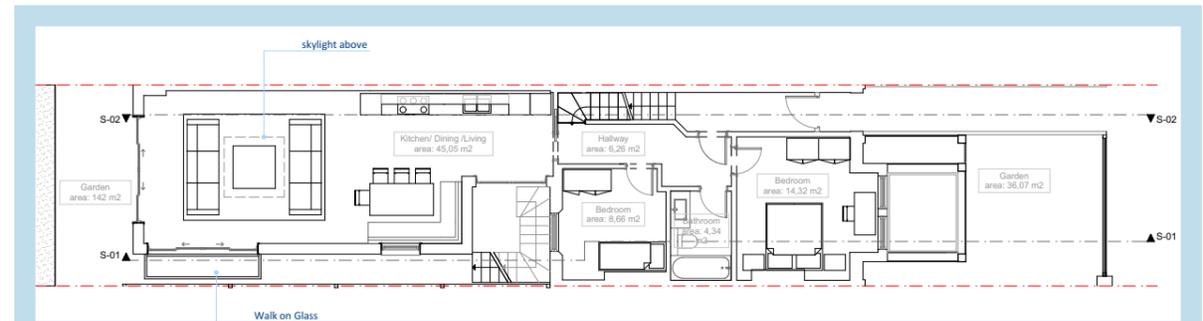
The sliding door subject of the comment is not proposed in the current application

Transport/Planning Obligation

As noted previously, the construction of the basement could result in additional noise and disturbance to neighbouring properties which should be carefully managed by a CMP. A CMP would manage on site impacts arising from construction or demolition and manage construction traffic flow.

A CMP will be implemented on a later stage previous the commencing of the works.

Ground Floor Plan submitted for pre-application revision



Proposed Ground Floor Plan
The current proposal is similar in size and design to the one believed to be acceptable with the pre-application advice.



Section S-01
As submitted for pre-application revision



Section S-01 Proposed
The Bay window, as suggested, has been retained.



The sliding doors on the side have been removed to protect the adjoining property privacy.

The rear extension has been reduced in plan and in elevation.

8. Scale

Due to the dimensions of basement proposed it is deemed that the application respect the characteristic without modifying in a drastic way the appearance of the building

9. Landscaping

The proposal is not of a scale or type to require a specific structural or detailed landscaping.

10. Appearance

All materials to be used in the construction of the extension will match as closely as possible the existing building.

The materials used will be of high level quality and high environmental credibility
The materials will be as follows:

Doors and windows:

Painted Timber frame

Extension Bricks:

to match the existing brick appearance

External paved area:

to match existing material

External Railing:

To match existing appearance.

11. Access

All access to and within the property remains unchanged, lightwells with escape ladders will be added.

12. Sustainability

The priority will be given to the materials with the highest environmental concern.

The basement and every construction element will be designed and built with high levels of thermal insulation. The lifetime of the property will be extended by the refurbishment and the upgrade.

All the openings will be upgraded if needed to allow the best thermal performance and the maximum comfort for the users.



A. White wooden windows to match existing
B. Brick to match existing
C. Metal Railing, black painted (similar design)