

Design & Access Statement

to accompany Detailed Planning Application

Proposed new dwelling at  
190 Goldhurst Terrace  
London  
NW6 3HN

October 2018

**DESIGN  
&  
ACCESS  
STATEMENT**

PLANNING ISSUE

**CLAGUE ARCHITECTS**

Prepared by Clague Architects LLP on behalf of the Applicant

# CLAGUE ARCHITECTS

**reference** : 22447B | Reports and Minutes | Design & Access Statement

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# 01 Introduction & Overview



## 01.1 INTRODUCTION

This Design and Access Statement accompanies and supports a detailed planning application for a new residential dwelling and associated infrastructure at 190 Goldhurst Terrace, London, NW6 3HN.

This Design and Access Statement (DAS) has been prepared in accordance with the guidance produced by CABE. It sets out the background to the proposals, an analysis of the application site, and an explanation of the design process that has informed the evolution of the development proposals.

The DAS is a supporting document with illustrative material, it should always be read in conjunction with the formal scaled drawings and documents which constitute the planning application.

# 02 Site & Surrounding Context



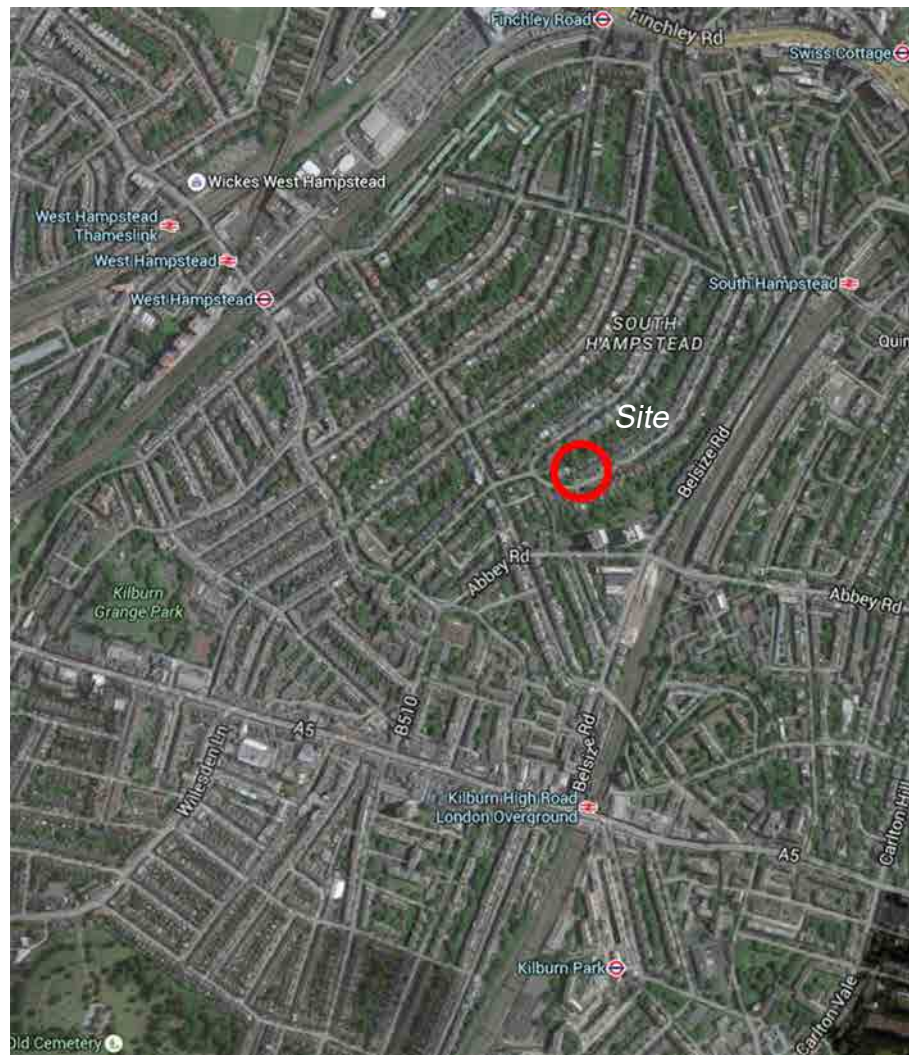


## 02.1 APPLICATION SITE

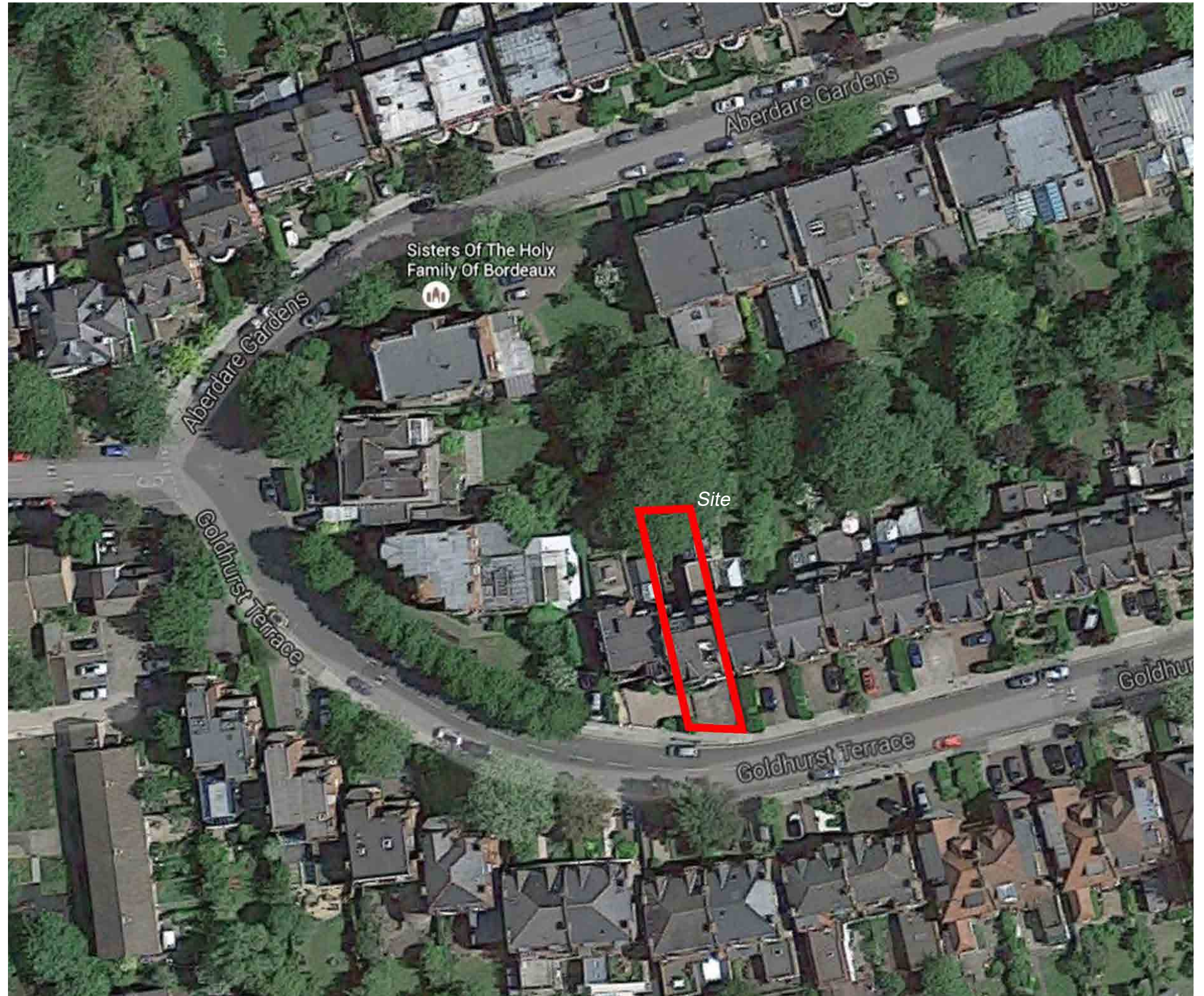
### The Application Site

The site is located at 190 Goldhurst Terrace in the NW6 postcode of London which falls within the residential South Hampstead Conservation Area.,

The site location plan and aerial photo are shown opposite and below

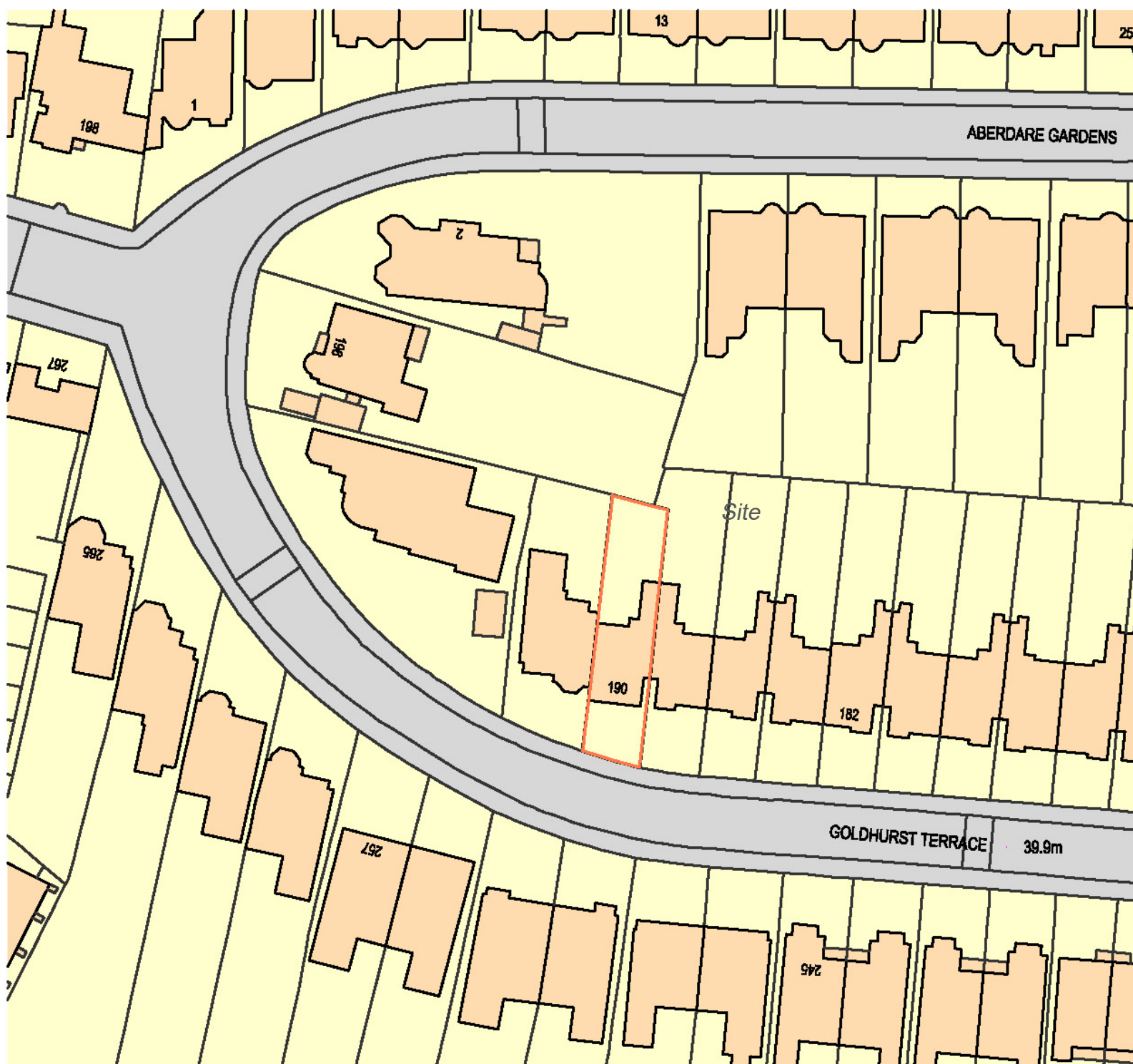


Greater London within UK



Aerial photo of site within Goldhurst Terrace





Ordnance Survey Plan - site indicated in red

Context

The site is located at the western end of Goldhurst Terrace, within the residential South Hampstead Conservation Area.

Goldhurst Terrace is typified by three and four storey terraced houses with red brick facades and tiled roofs and the application site; a three storey terraced property falls into this character description.

The street is typical of many suburban boroughs erected in the late 19th Century / early 20th Century with substantial properties set back behind private frontages with a clear delineation between the public road / footpath and the property residential boundary. Originally the frontages would have been landscaped however the advent of the private motor vehicle and lack of off street car parking has led to the paving of many frontages which has evolved into a typical feature of the street scene.

190 Goldhurst Terrace although handsome is not unusual in its character or appearance and its sub-division into 3 apartments not overly evident nor harmful to the street scene; the frontage facade being largely original. The frontage area has been sensitively hard paved behind substantial and fitting metal gates.

The property has been the subject of a rear ground floor extension along with other minor elevational alterations, whilst a significant garden enclosed at the rear by mature trees is present (for the sole use of the ground floor apartment).

Basement and lower ground floors are popular within Goldhurst Terrace and 190 has a small cellar with internal access at the front of the property. Where present the basements are provided with light wells guarded by metal railings, some with stepped access from the upper frontage level. These basement areas are a traditional feature of substantial houses of the period.

A number of recent planning consents have been granted for enlarged basement areas to extend / provide new dwellings including under planning reference 2016/2689/P consent for a new dwelling at this site.

Photos of Goldhurst Terrace and the site are shown overleaf



## 02.3 SITE PHOTOGRAPHS



Goldhurst Terrace



Entrance 190 Goldhurst Terrace



Frontage to 190 Goldhurst Terrace



Vehicle gates to 190 Goldhurst Terrace



02.3 SITE PHOTOGRAPHS



Side passage to 190 Goldhurst Terrace



Rear facade to 190 Goldhurst Terrace with recent extension in foreground



Rear facade to 190 Goldhurst Terrace with recent extension in foreground



Rear ground floor facade to 190 Goldhurst Terrace



Rear garden area to 190 Goldhurst Terrace



02.3 SITE PHOTOGRAPHS



Rear facade to 190 Goldhurst Terrace



Adjoining neighbour

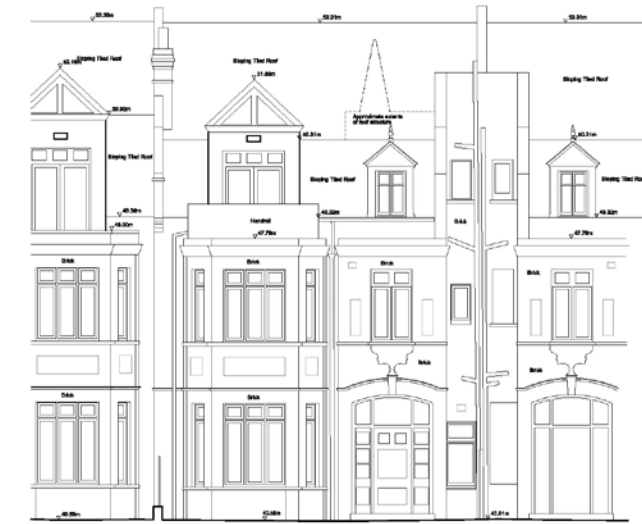
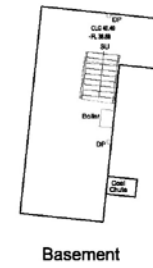
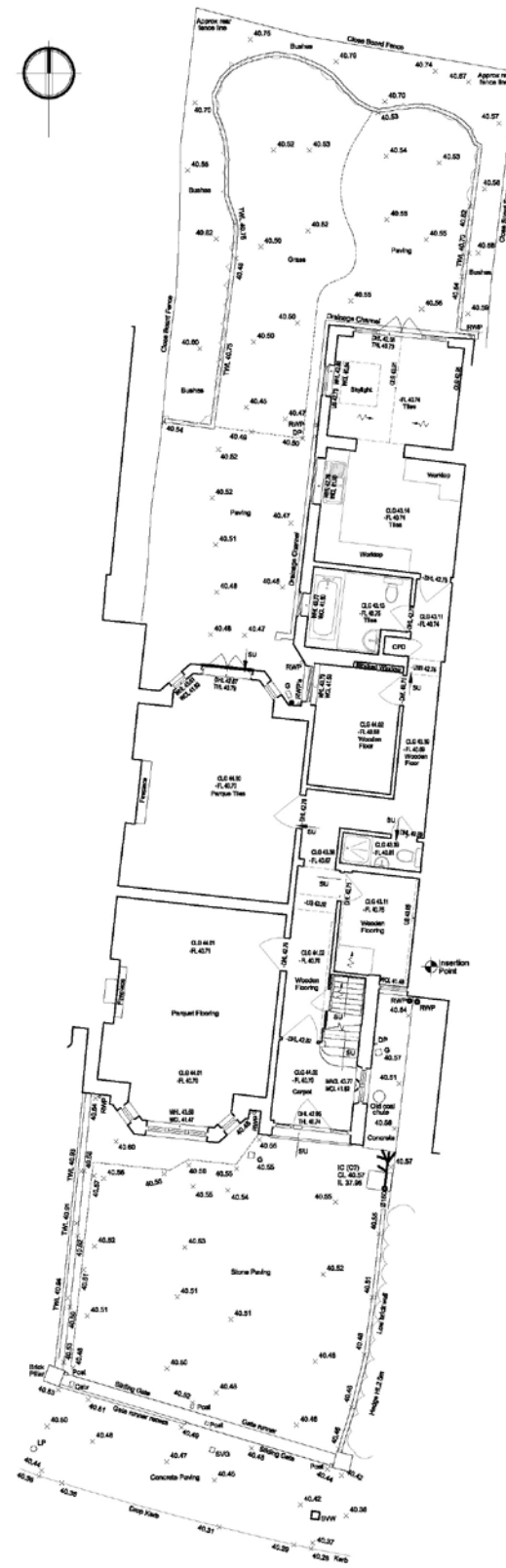


Rear patio to 190 Goldhurst



Recent garden with extension in foreground

## 02.4 SITE TOPOGRAPHY



Front facade survey



Rear facade survey

The site has been subject to a detailed digital site survey such that the topography and features are accurately recorded as the basis for site analysis and design development.





03

Planning history

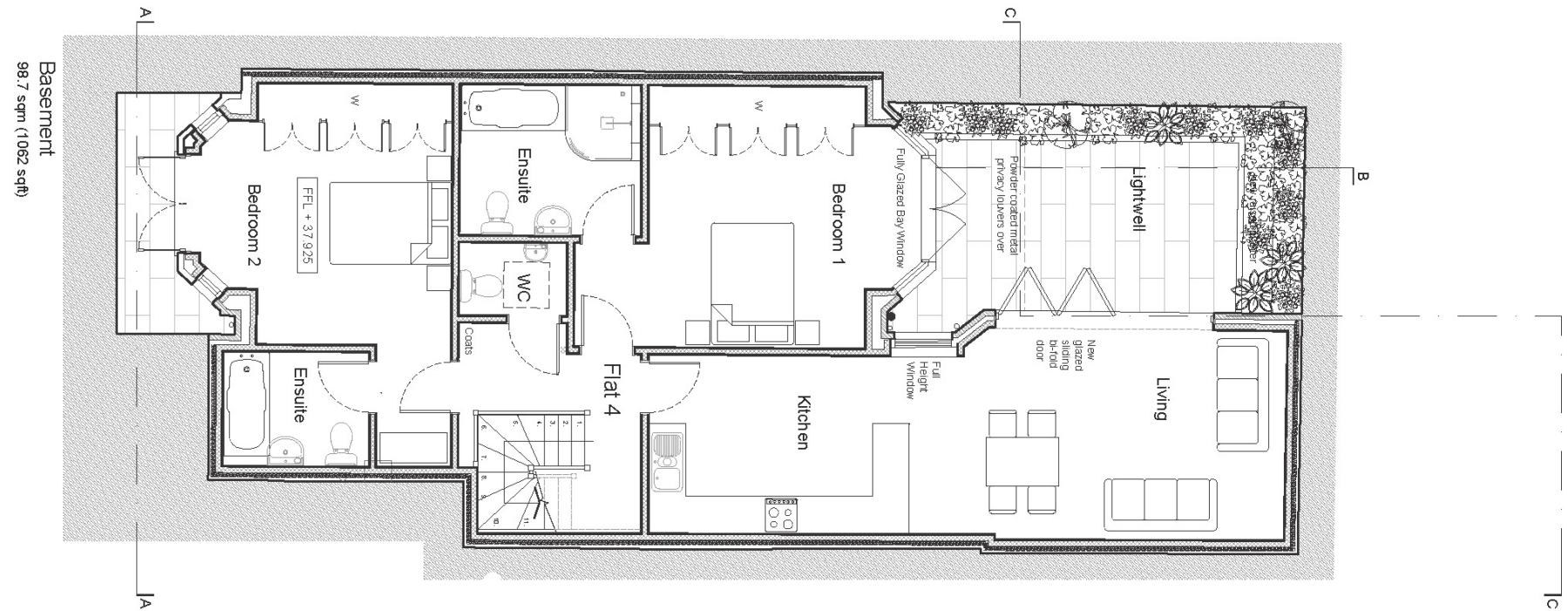


## 03.1 RECENT PLANNING HISTORY

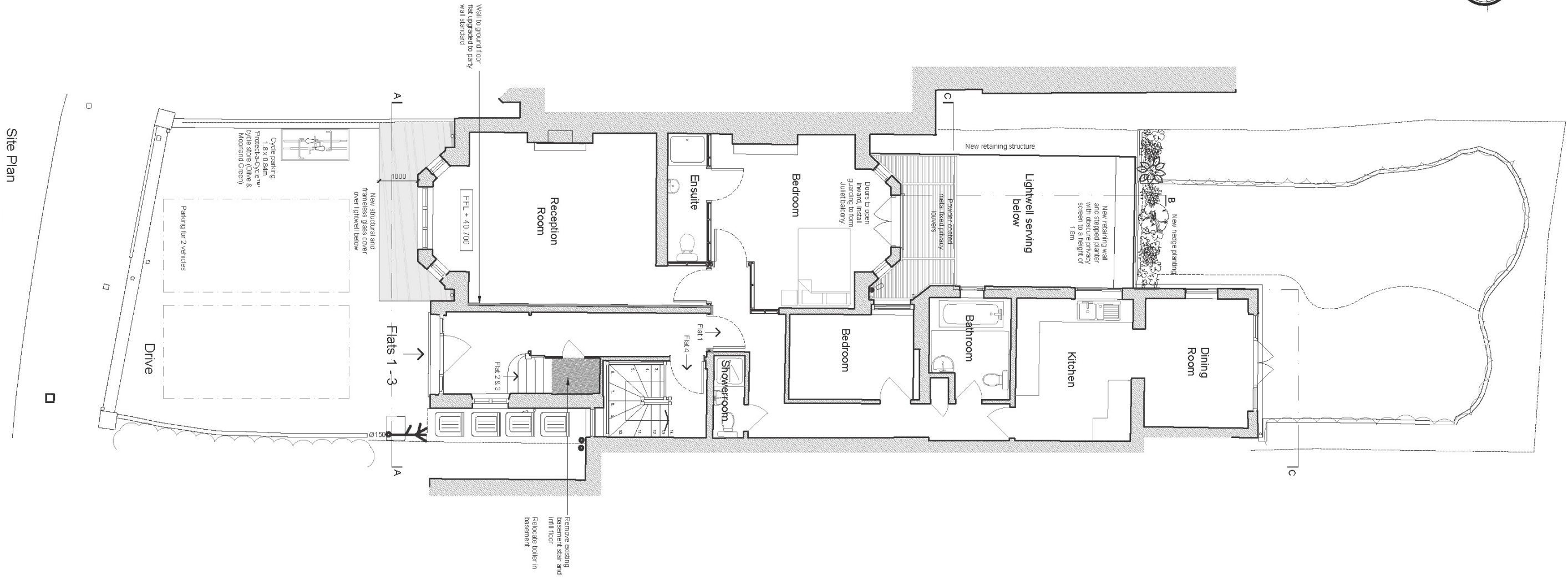
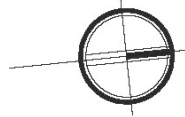
Planning consent reference 2016/2689/P

Planning consent has been granted for a new full basement to form a new 2 bed apartment. The consent included proposals the same as that now sought apart from a separate external access to the proposed dwelling. Access in the consented proposals was via a modification of the internal layout of the existing ground floor apartment.

The floor plans and elevations of the consented proposals are shown opposite and over leaf:



Approved basement apartment floor plan



Site Plan

Approved site layout / ground floor layout



# 03.1 RECENT PLANNING HISTORY



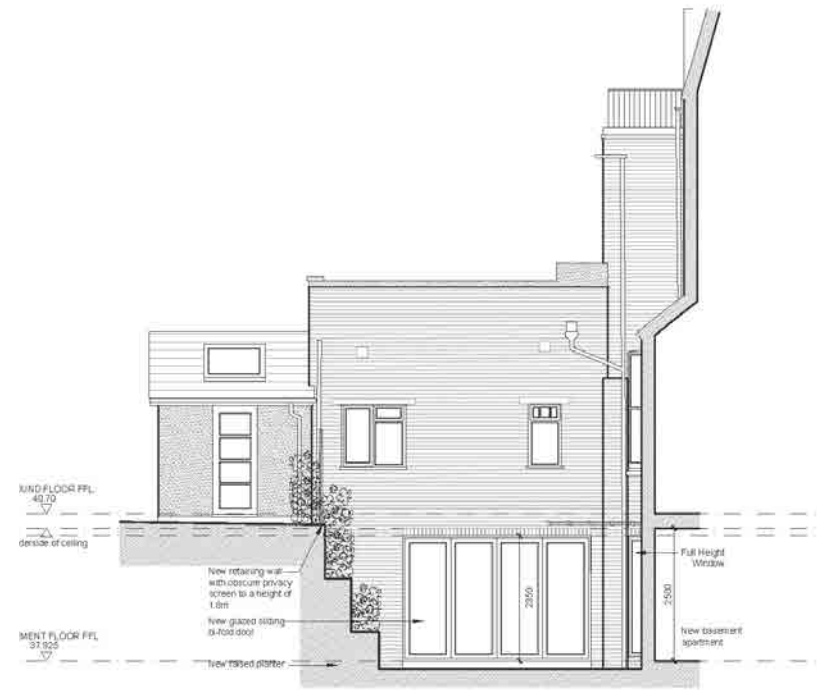
Approved front elevation

Approved front elevation showing basement facade

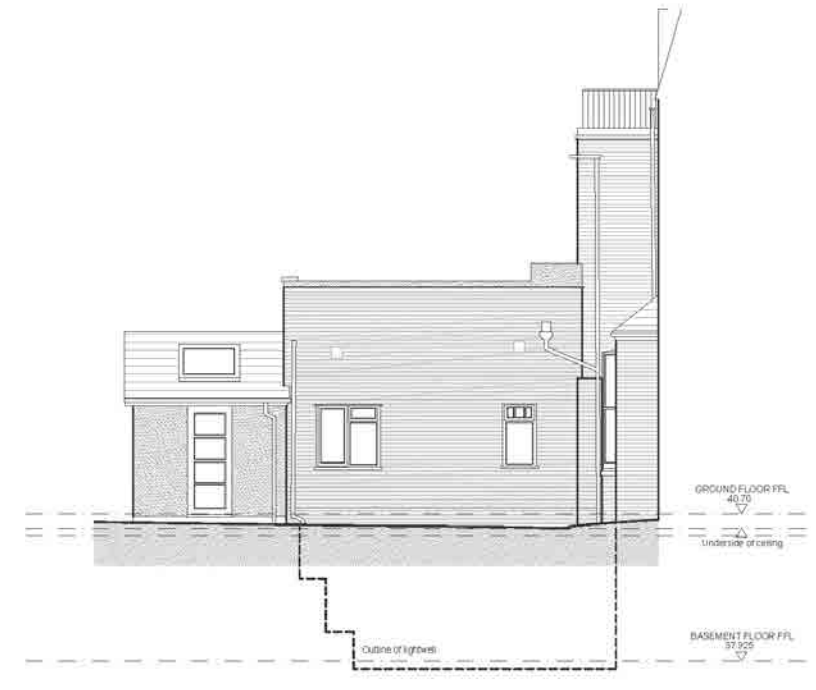
Approved rear elevation



Approved rear elevation showing new basement garden facade



Approved side elevation showing new basement garden facade



Approved side elevation

