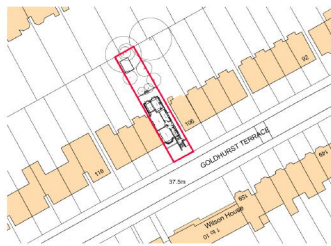


**Nicholas Williams Chartered Architect**



**London Borough of Camden Application No. 2018/4019**

**Proposed Residential Extension**  
108a Goldhurst Terrace, South Hampstead, London NW6 3HR



Site Location Plan (NTS)

#### Site Application History 108 Goldhurst Terrace

##### **H6/10/18250**

Aug 1958 - Creation of self contained flats to upper floors  
- Consented

##### **9501445**

Aug 1995 Dormer and conversion of loft space to be added to 2nd floor flat  
-Consented

##### **PWX0202271**

July 2002 Erection of single storey rear extension to lower ground floor flat  
- Consented

##### **2008/-1945/P**

July 2008 Erection of single storey timber garden building in connection to existing dwelling

- Consented

##### **2012/2988/P**

June 2012 Installation of new window opening to side elevation

-Consented

##### **2017/617/P**

December 2017

Creation of new first floor balcony

-Consented

#### Policy Environment:

Camden Local Plan 2017

The site falls within the South Hampstead Conservation Area.

##### Local Planning Guidance:

CPG1 – Design (2015; updated 2018)

CPG2 – Housing (2016; updated 2018)

CPG3 – Sustainability (2015; updated 2018)

CPG6 – Amenity (2011; updated 2018)

CPG7 – Transport (2011)

CPG8 – Planning Obligations (2015)

CPG – Amenity (2018)

CPG – Basements (2018)

CPG – Housing (partial review) (2018)



108 Goldhurst Terrace  
end of terrace (108a Lower GF)

### Site Description

The application property 108a Goldhurst Terrace is the lower ground floor apartment of an end of terrace property (as shown opposite)  
The property sits within the South Hampstead Conservation Area.

The property is typical of the developments of Goldhurst Terrace erected just before at the turn of the C20th in South Hampstead. Originally built as a single dwelling, the property, as a large percentage in the area, has been converted into apartments , in this case many decade ago.

The existing property consists of 5 floors ( of accommodation, a rear garden, side access and front yard.

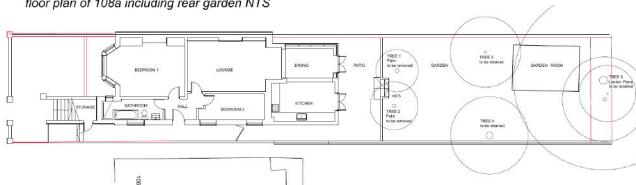
The application property forms the lower ground floor apartment which covers the whole floor plate of the property. This has sole use of the whole rear garden of the property, and the the passageway. The front door to the property is via the side passage and not utilising the raised front entrance door to the street facade. the lower ground floor of 108 as is visible from the picture opposite, extends to approximately 2 metres above street level. The property also benefits from a a front light well.

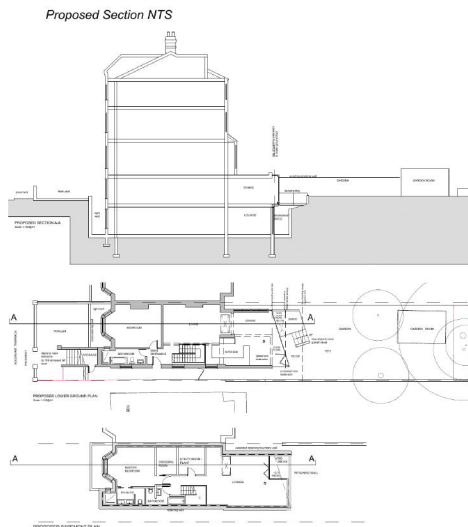
The property has also been previously extended at the rear with brick and glazed conservatory type structure forming part of the accommodation extending into the rear garden.

The rear facade extends to a level approximately 1 metre below the street level and the levels steps back up to its natural grade within the garden.

The rear garden contains a number of mature native species trees, and is overhung by similar in other gardens as well as some decorative non-native species.

floor plan of 108a including rear garden NTS





Proposed Plans -NTS

### Proposed Works

The proposed works are to construct an additional basement floor below the existing lower ground floor as an extension to the existing lower ground floor apartment known as 108a Goldhurst Terrace.

This is proposed to involve the removal of the existing rear extension (consented and constructed under consent PWX0202271 in 2002) and its replacement with a newly constructed structure.

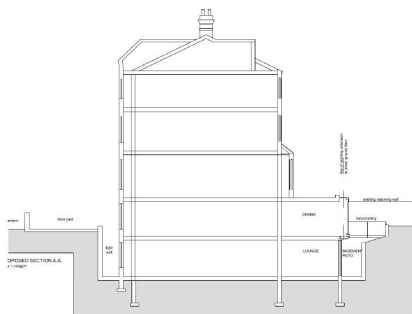
The proposed basement is designed to occupy the full floor plate of the existing property. As a result of the pre-application submission (2018/1406/PRE ) it has been reduced in size to be no more than 1.5 times the floor area of the 'original' 108 Goldhurst Terrace Structure. As such the size of the rear extension has been reduced (from its existing footprint) in order to make this compliant with Policy A5 (Local plan)

### Street facade:

There are no proposed changes to the existing street facade. The existing light well to the front yard will be increased in depth to serve the basement floor with a window (not visible from the public realm) with an iron railing balustrade at ground level. The only other works in this area are a proposed improvement to the ground scape of the front yard with a re-surfacing. (currently broken concrete)



Garden Elevation -NTS



Proposed Section NTS

## Proposed Works (cont'd)

### Rear Facade:

Proposals to the rear of the property seek to preserve the high quality of landscape and external space. All mature native planting and the form of the garden remain unchanged. The removal of two Palm trees close to the property allow the re-modelling of the garden steps to tie into the re-configured extension

The proposal includes the creation of a small patio area at the basement level in order to provide natural daylight and ventilation to the rear facade of the newly created space. This is critical to provide quality amenity space. In order to comply with the 150% area rule, this is kept as tight as possible.

A vertical wall (proposed to be planted) extends to 450mm below the existing patio level, and then a graded area to patio level, maximises daylight into this space.

This in addition, minimises the impact on the character of the garden space.

The replacement extension at ground level is proposed to be a 'glass box' approach with minimal structure. A contemporary extension onto the original brick facade. (all of the 2002 extension other than part of the side wall being removed).

The proposal follows the roof line of the existing extension to ensure there is no negative impact on the neighbouring party (110) over the existing extension. Similarly the side wall of the extension is on the same line as the existing extension, away from the boundary line.

## **TRANSPORT**

### ***Car parking***

Car parking for the property is via LBC Resident Parking Permit.

This will remain unaffected by the proposals.

There is no increase in unit numbers

### ***Vehicle Access***

No vehicle access to the site

### ***Cycle parking***

Adequate spaces for cycle parking exist within the extensive garden area and garden building.

### ***Public Transport***

The property is very well served by public transport on foot.

The property is within 6 minutes walk to Finchley Road and South Hampstead Tube stations and 2 minutes to the C11 bus route. Finchley Road is a major arterial route for public transport systems. West Hampstead Underground, Overground and Thameslink Train Station is also 6 minutes walk.

**Landscape**

The application includes a full Arboricultural Impact Assessment and Method Statement in compliance with BS 5837 to address the current and projected impact and preservation of mature landscape within the property.

**Basement Planning Guidance - Supporting Documentation**

the application includes the following supporting documentation as required under CPG Basements 2018:

- Basement impact Assessment
- Construction Management Plan
- Ground Water investigation