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251 Goldhurst Terrace, NW6 3EP

DESIGN & ACCESS STATEMENT

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GML Architects present this Design and Access Statement in support of a number of Planning Applications for a scheme for additional residential at no. 251 Goldhurst Terrace in the form of a loft conversion, along with new boundary treatments to the front garden, Juliette balconies and rear roof terrace at 1st floor level.

This document should be read in conjunction with the following applications:

1. New boundary treatment and vehicular gates to front garden.
2. Construction of two new Juliette balconies – at 1st and 2nd floors respectively – to the front elevation.
3. Loft conversion with associated rear facing dormer window and additional rooflights.
4. S73 application for the provision of a roof terrace at 1st floor over the existing ground floor kitchen.

Section 2 of this design document has then been split accordingly into parts covering these variation aspects of the proposals.

The proposals described here are designed to comply with existing planning policies and to preserve and enhance the surrounding character of the immediate area.

This report aims to clearly identify the purpose, use and design of this scheme, location description, planning history, planning policies, the quantity of additional accommodation and access arrangements.

1. SITE CONTEXT

1.1 LOCATION & SITE DESCRIPTION

The site is located on Goldhurst Terrace, in the Borough of Camden in North West London. No. 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.

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

Its main 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. 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 rear garden is accessed through an alleyway on the left of the residence when viewed from the street. Ancillary residential floorspace will be provided by adding a rear dormer window so as to extend the overall residential unit.

Within the last few decades many of the properties on the street have been upgraded with a number of rear and top floor extensions. (such as nos. 231 and 28 Goldhurst Terrace.)

The site is situated within the South Hampstead Conservation Area which was designated as such in 1988. 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.

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 its original built form and detailing.

1.2 PLANNING HISTORY

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

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

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

2. THE PROPOSALS

2.1 NEW GATED ACCESS & PERIMETER RAILINGS

[Please refer to drawings: 4742-PA-G-02 through to 4742-PA-G-07](#)

The design of the new vehicular gate and perimeter railings takes inspiration from the more successful examples along the street, with materials that integrate with the predominant Victorian character of the wider area and the host building. Wrought iron metal railings will be set within red brick piers to match the existing buildings brickwork. Two sets of automated double gates will allow vehicular access to either side of the centrally located garden path, which in turn will provide a smaller gate for pedestrian access. The arrangement of gates and piers are set out to maintain the symmetry of the front elevation and work with the existing vehicle crossovers. Railings will then be provided to both site boundaries, which will integrate seamlessly with the existing hedging. The wrought iron railings will be topped with a traditional Victorian spear motif which will be in keeping with the predominant original style within this part of the Conservation Area.

Both vehicular and pedestrian access to the property will remain as existing, albeit with the added benefit of site security afforded by the gates and railings.

2.2 JULIETTE BALCONIES

[Please refer to drawings: 4742-PA-J-02 through to 4742-PA-J-09](#)

The pair of proposed Juliette balconies will provide symmetry with the adjoining buildings either side of the site when viewed from the street. The arrangement of these Juliette balconies will provide visual balance when viewed from the street by mirroring the composition of the two adjoining buildings. In plan the balconies will also mirror those of the neighbours at their respective floor levels.

A simple wrought iron vertical railing system is proposed to complement the existing railings to the adjoining properties either side of the application site.

The width and style of the existing windows serving the proposed Juliette balconies will remain the same, though these will be extended down to floor level to provide access to these small balconies.

2.3 LOFT CONVERSION & NEW DORMER WINDOW

[Please refer to drawings: 4742-PA-D-02 through to 4742-PA-D-08](#)

In order to provide additional family accommodation at high level, the proposals incorporate a loft extension, with a new dormer window located to the rear. The additional accommodation in the roof is set back from the street considerably and not visible from the public domain.

The rear dormer has been designed to provide an elegant and traditional addition to

the varied roofscape of this part of Goldhurst Terrace.

It will be subservient to the host building, and is in keeping with design guidance as set out in Camden's Planning Guidance on the design of roofs, terraces and balconies. The height of the dormer window will be set lower than the existing ridge height, with its flank wall set considerably back from the existing hipped roof.

This new rear dormer extension will be of a scale that is 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. It is proposed to be clad in slate tiles to match the existing roof.

2.4 1st FLOOR ROOF TERRACE

[Please refer to drawings: 4742-MMA-02 through to 4742-MMA-11](#)

The layout of the proposed terrace has been designed as a mirror image of the neighbouring 1st floor terrace at no. 253 Goldhurst Terrace and will be set at the same height to provide visual symmetry.

A frameless glass balustrade is proposed to match that of the consented scheme at ground and basement floors. The glazing will be opaque and just over 1.5m tall to the Eastern elevation to avoid overlooking of no. 249 Goldhurst Terrace. Similarly, and extended height opaque screen is proposed locally to the Western elevation along the party wall line.

3. SUSTAINABILITY

The scheme encompasses an integrated view of sustainability, which is based on balancing environmental, social and economic aspects to minimize impact of this refurbishment and extension 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 scheme are as follows;

- The thermal performance of the rear dormer extension has been designed to meet the requirements of Part L (2018) of the Building Regulations. Improving the insulation of a building is the single-most important part in reducing its 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 on the top floor the loft conversion 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.

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

4. ACCESS

2) Approach to the Dwelling from Car Parking is level and will remain as existing.

3) Approach to All Entrances - The entrance is as existing with access to the building remaining 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 these proposals with the exception of the additional stairs to the third floor level.

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 - The new loft room can accommodate 1400x1700mm turning circles, with a wheelchair turning circle in the basement landing area.

7) Glazing and Window Handle Heights - The new glazing in the loft will begin at no higher than 800mm and at least one window will be approachable and usable by a wide range of people.

5. SUMMARY

We believe that the proposals represent a well-considered and appropriate design 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 and will provide additional architectural features to the building that will preserve and enhance the Conservation Area setting.