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Design and Access Statement

123A Goldhurst Terrace_ Planning

January 2020

Introduction and Context

This application constitutes the construction of a side infill and rear extension to the rear of 123A Goldhurst Terrace and the extension of the existing basement area. The works will form an enlarged dwelling house suitable for a growing single family.

123 Goldhurst Terrace is a Victorian mid-terraced house, located within the South Hampstead Conservation Area, adjacent the junction of Goldhurst Terrace and Fairhazel Gardens. The property comprises three dwellings. This application relates to the Ground Floor property, no. 123 A Goldhurst Terrace

The property is finished in red brick, with red brick arches and red brick banding to the front elevation.

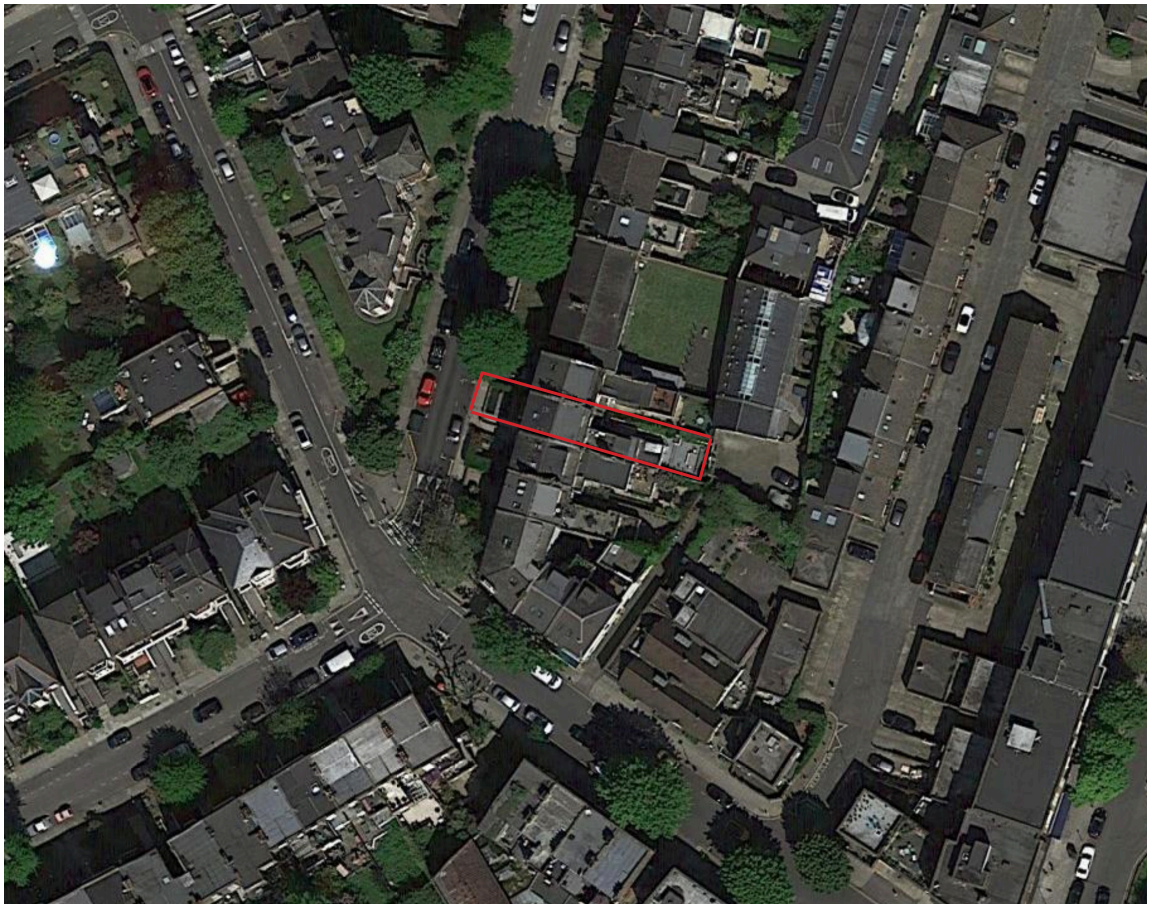


image: aerial view of 123 Goldhurst Terrace

image: aerial view of 123 Goldhurst Terrace

Existing Property

image: rear of 123 Goldhurst Terrace

image: rear of 123 Goldhurst Terrace

image: front of 123 Goldhurst Terrace

Existing and Proposed Uses

Current use is for a single-family house [C3- Dwelling Houses]
The proposal retains the property as a single-family house [C3- Dwelling Houses]

Planning History

2014/4565/P | Granted
Erection of roof terraces at 2nd and 3rd floor levels to the rear

Relevant neighbouring planning history

1. 2017/4684/P | Granted March 2018
   123 Broadhurst Gardens, NW6 3BJ
   Excavation of existing basement, including lightwells to the front and rear

2. 2016/4083/P | Granted March 2017
   63 Goldhurst Terrace, NW6 3HB
   Excavation of basement with front and rear lightwells

3. 2016/0320/P | Granted June 2017
   29 Compayne Gardens, NW6 3DD
   Excavation of existing basement including basement extension

4. 2015/6429/P | Granted May 2016
   Flat 3, 70 Greencroft Gardens, NW6 3JQ
   Excavation of basement including a lightwell to the rear and the erection of a single storey extension at ground floor level

5. 2014/6787/P | Granted December 2015
   Flat A 156 Goldhurst Terrace, NW6 3HR
   Excavation of basement with front and rear lightwells, erection of a rear extension

6. 2013/6914/P | Granted July 2015
   67 Goldhurst Terrace, NW6 3HB
   Excavation of single storey basement

Pre-Application Advice

Pre-application advice was sought from Camden Council prior to the submission of this application [reference **2019/2650/PRE**].

Case Officer: Alyce Keen

- The pre-application considered the side infill and rear extensions to be subordinate and respectful to the original design and proportions of the host building. As such these additions would preserve and not adversely impact the character of the conservation area and the original dwelling
- Advice was provided to design the front lightwell to ensure it follows the outline of the bay window, secured with a metal grille fitted flush at natural ground level
- Regards amenity, it was deemed the rear extension would not cause harm to the privacy of the neighbouring properties with no effect of increased overlooking, outlook or affect on sunlight/ daylight
- Advice was provided to commission an BRE Sunlight/ Daylight Assessment which should accompany any planning application
- The response stated the basement development would likely comply with Policy A5, however requested a Basement Impact Assessment to be submitted with the planning application

Policy Considerations and Application to Design

The proposal has been considered in reference to the National Planning Policy Framework (NPPF), the London Plan (March 2016), the Camden Local Plan (2017) and Camden Planning Guidance (2019).

Specifically, the following policies and guidelines have been considered:

- Policy A1 Amenity (Camden Local Plan 2017)
- Policy A4 Noise and Vibration (Camden Local Plan 2017)
- Policy A5 Basements (Camden Local Plan 2017)
- Policy D1 Design (Camden Local Plan 2017)
- Policy D2 Heritage (Camden Local Plan 2017)
- Policy CC3 Water and Flooding (Camden Local Plan 2017)
- Policy T4 Promoting the Sustainable Movement of Goods and Materials (Camden Local Plan 2017)
- CPG Altering and Extending Your Home
- CPG Amenity
- CPG Basements

The following sets out how the proposal meets the aforementioned planning policies and guidelines.

Policy A1 Amenity

- the scale, massing and height of the proposal have all been considered in regards to the neighbouring properties and street scene
- through considered design, the proposal preserves and enhances the character of the area, whilst retaining amenity space to the neighbouring properties and providing sufficient amenity space for future occupiers
- the proposed scheme does not overlook nor would cause harm to the privacy of the neighbouring properties with no effect on the outlook of or sunlight/ daylight to the neighbouring properties

Policy A4 Noise and Vibration

- the new development will not generate unacceptable noise or vibration as such cause no harm to the neighbouring properties

Policy A5 Basements

- the proposed basement meets the criteria set out in Policy A5; it is single storey; does not exceed more than 50% of the existing garden space; is less than 1.5 times the footprint of the existing property; does not extend into the garden area; does not cause the loss of garden or amenity space
- a Basement Impact Assessment has been commissioned. The document demonstrates how the development has minimal impact on the neighbouring properties and does not adversely affect drainage and run-off
- the proposed basement does not harm the visual appearance or setting of the property within the established character of the surrounding area

Policy D1 Design

- the new development will deliver high quality sustainable design, responding to the positive and natural features of the site and improving and enhancing the street scene
- all materials will be responsibly and locally sourced where possible and be of the highest quality
- pre-application advice considered the development would contribute positively to the local urban context, enhancing the street scene, identity and distinctiveness of the terrace

Policy D2 Heritage

- the new development is compatible with the characteristics of the area, its buildings, spaces, scale, form and materials
- the proposal does not have a negative impact more adversely affects the character and appearance of the conservation area
- in the design process, the height, scale and mass of the new form has been considered in respect of the local context to ensure it relates to this urban typology
- the proposal is subordinate to the local context and considered to contribute positively to the urban context without impacting upon local heritage and character assets

Policy T4 Promoting the Sustainable Movement of Goods and Materials

- the new development will deliver high quality sustainable design using best principles and practice
- all materials will be responsibly and locally sourced where possible and be of the highest quality

National Planning Policy Framework (NPPF)

NPPF offers guidance on design issues, paragraph 60 stating that:

> *'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to confirm to certain development forms or styles'*

In line with the NPPF the scheme seeks:

- to take the opportunities available for improving the character and quality of the area
- to adopt relevant sustainable measures to create an efficient building, which has less impact of the environment and in turn climate change
- enhances the existing green infrastructure to encourage biodiversity

Analysis of Conservation Area

The South Hampstead Conservation Area was formed in November 1988. It is bounded by West End Lane to the west, the Metropolitan Tube line to the north, Belsize Road to the south east, the rear boundaries of properties on Abbey Road to the south west, and the rear boundaries of properties of Fairfax Place, Marston Close,Naseby Close to the east. At its north eastern extremity it includes Canfield Gardens up to the corner of Finchley Road.

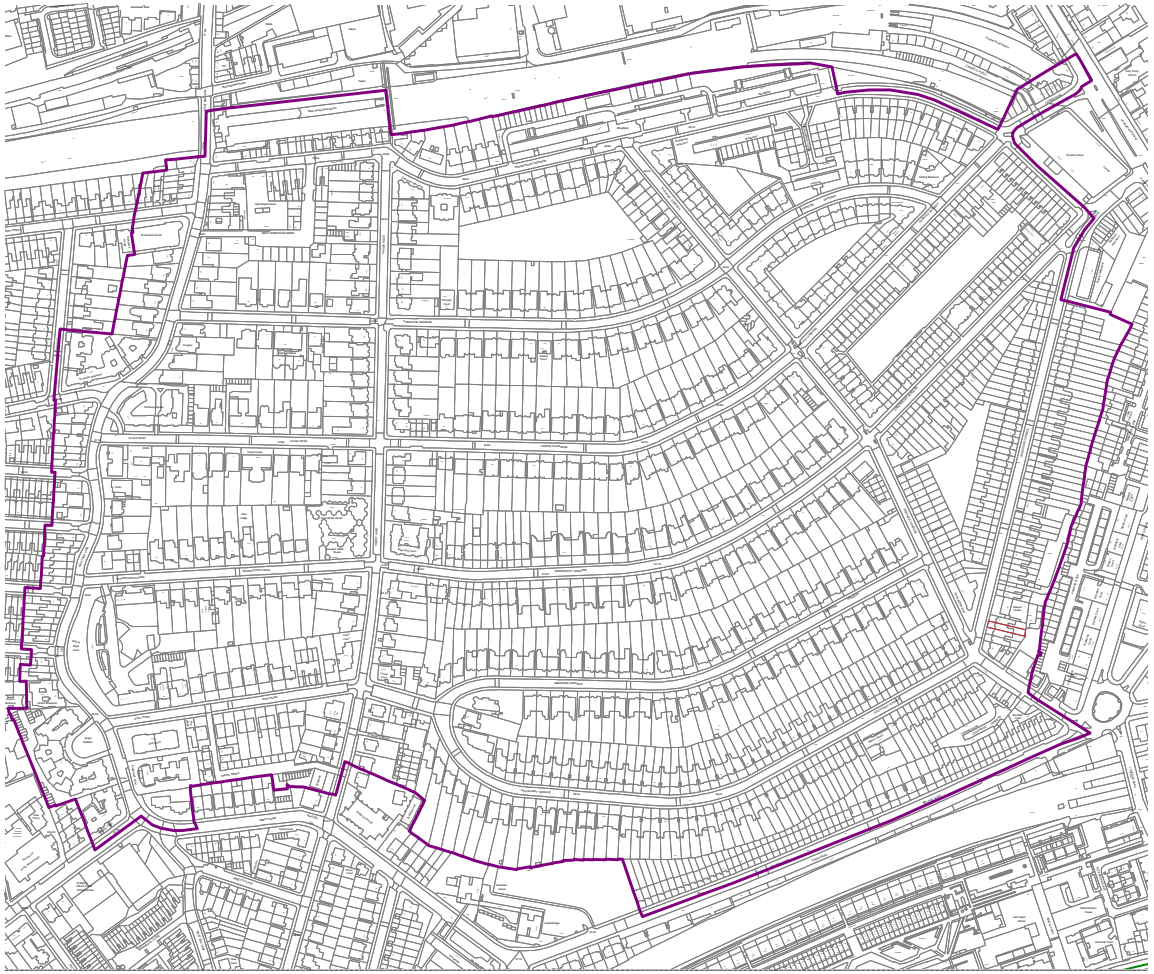
South Hampstead is described a leafy Victorian suburb, almost exclusively residential in nature, characterised by large, semi-detached and terraced late-Victorian properties, in red or gault brick, with particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys.

Houses are finished in a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.

One of the most prominent features of the area is vegetation both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature specimen trees, are essential in giving the streetscape its attractive and serene quality.

The property at 123 Goldhurst Terrace is located within what is known as the East of Fairhazel character zone. This area is characterised as containing mansion blocks and tight terraces. It was developed later and closer to bustle of Finchley Road. The built form is simple; recession and projection to the terraces with details such as grand brick and terracotta porches and large stained and leaded glass timber-painted front doors.

The property is described as a positive building, however is not listed.



map showing conservation area with 123A Goldhurst Terrace outlined in red

Design

The proposed alterations that constitute this application are:

1. Construction of a bin store and privacy screen to front of the property
2. Construction of a single storey side infill extension and rear extension at Ground Floor level
3. Excavation under existing property to extend the existing basement

The existing layout at ground floor provides a small kitchen, dining and living area, with limited natural light and with no connection to the garden. The bedrooms just about meet residential space standards, however run off a long corridor. Access to the rear garden is through bedroom spaces.

2. Construction of a bin store and privacy screen to front of the property

There is currently no where to store the bins on the property, and leaving them out front can be unsightly. We propose to construct a bin store in timber slats to the front of the property to store the bins. Behind that we also propose to construct a privacy screen in timber trellis to prevent any loss of privacy to the living room bay window. Both the timber screen and the bin store are to be painted in black.

2. Construction of a Single Storey Side Infill Extension and Rear Extension at Ground Floor Level

We propose to construct an infill extension to the rear retaining an inner courtyard bringing natural daylight and ventilation into the centre of the house. Living areas are pushed to the rear as an open kitchen, dining, living area directly connected to the garden, maintaining privacy and maximising space. The ground floor extension is finished with a flat roof and slimline glazing, aligned with the existing line of the property.

The extension:

- is subordinate to the host building
- is materially in keeping with the original Victorian property
- is not overly dominant or visually bulky
- does not result in significant lose of garden amenity

Given the orientation of the terrace, the existing levels and the neighbouring extensions, there will be no detrimental affect on the neighbouring properties, their amenity or their privacy. The extension does not increase overlooking nor any overshadowing on the neighbouring terraced properties.

3. Excavation Under Existing Property to Extend the Existing Basement

The new basement space, an extension of the existing coal store used as a utility, will provide three large double bedrooms, each with access to natural daylight and sunlight through a light well at the front and the internal courtyard to the rear.

Along the street, there is a precedent for basement extensions. The lightwell to the front will be finished with a metal grille, flush with the external floor level. The glazing to the basement rooms follows the profile of the bay above.

The development requires minimal change to the front elevation and retains the character of the property and that of the street scene.

Massing, Scale and Site Position:

The surrounding context has been considered when establishing the scale and volume of the proposal, along with the parameters of the site.

The neighbouring properties have extensions of varying height and depth. The proposed extension will be 3.1m high. As such, the proposal for a single storey rear extension will not have adverse impact upon the massing to the rear extension and will be in-keeping with other extensions along the terrace.

Land Use & Massing:

Total site area: 200 sq. m.

Existing Footprint: 98.5 sq.m
Existing GF GIA: 80 sq.m
Existing Basement GIA: 8.5 sq.m

Proposed Footprint: 115.5 sq.m
Proposed GF GIA: 95 sq.m
Proposed Basement GIA: 87 sq.m

Materiality

The design maintains materials found onsite, with London stock brickwork used for the rear extension, with slim profiled glazing and rooflights. The detailing and specification of materials will be sympathetic to the original building.

Sustainability

The design seeks to take advantage of natural ventilation and natural lighting where possible. Basic design principles have been carefully considered with the aim to reduce the environmental impact and requirement of the development.
The materials proposed will be of high quality and sustainably responsible. Where possible materials will be sourced from local or UK based producers and suppliers.

Refuse and Recycling

Residential waste collection will remain as existing.

Precedents

image above shows the rear extension to
186 Goldhurst Terrace

image above shows use of
brick to rear extension

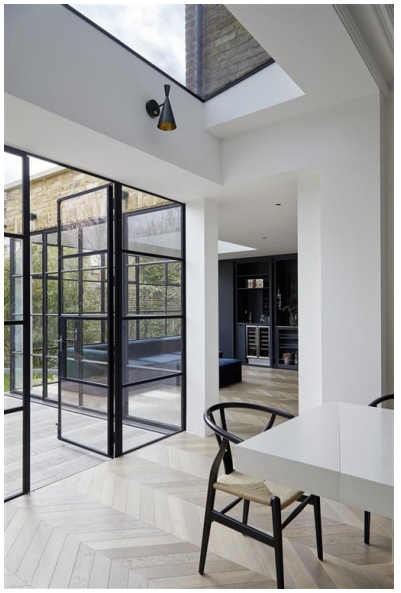


image above shows corner crittal glazing connected to garden/ external area

Daylight/ Sunlight Assessment

Below we have summarised the main points taken from the Daylight, Sunlight and Shading Analysis, submitted as part of this planning application. Please refer to this document in conjunction with below.

Vertical Sky Component [VSC]

- the VSC, usually expressed as a percentage, is the measure of skylight reaching the mid-point of a window from an overcast sky. It can be used to represent the amount of visible sky seen from a given reference point
- BRE Site Layout Planning for Daylight and Sunlight indicates for residential properties that a VSC value of 27% or greater is acceptable, however a 20% VSC is considered to be good for an urban area
- the BRE Guide itself states advice given is not to be seen as an instrument of planning policy but rather an aid to the designer. Any values should be interpreted flexibly and as a whole
- tests show that the VSC results in the proposed dwellig are within a good range for an urban area

Average Daylight Factor [ADF]

- the ADF, usually expressed as a percentage, is the ratio of the light level inside a structure as compared to the light level outside the structure from an overcast sky
- In housing BS 8206-2 gives minimum values of ADF as 1% for bedrooms
- testing of the proposed development indicates the proposed basement bedrooms meet the BS standards for ADF. The only exception is a gym room, where there is no required ADF as the room is not constantly occupied

Annual Probably Sunlight Hours [APSH]

- the APSH is the total number of hours in a year that the sun is expected to shine on the centre of each window
- the tests indicated that the proposed development meets the recommended APSH

No Sky Line

- the No Sky Line is the outline on the working place of any area from which no sky can be seen, used to determine light distribution in a room
- testing shows that the bedrooms achieved the required sky view percentage

Conclusion

- the VSC results show that the windows and glazed doors of the tested bedrooms receive good levels of daylight given their urban setting
- the ADF levels in the tested bedrooms are above recommended levels
- this is also true of the Sky View percentage and the APSH
- overall the habitable rooms of the proposed lower ground floor will received good levels of daylight to provide well lit spaces

Access

The proposal is designed in accordance with part M of the building regulations.
Emergency egress from the basement will be provided via the front lightwell and external courtyard. It is further proposed a misting system is installed to comply with Building Regulations.

Basement Impact Assessment and Flood Risk Assessment

As part of this application, a Basement Impact Assessment has been included as advised at Pre-Application. This has been prepared by the Michael Barclay Partnership [MBP], Soil Consultants and Stephen Buss Environmental Consulting

As part of the assessment, the following areas were examined:

- Local Geology and Hydrogeology
- The Existing Building
- The Proposed Development
- Drainage and SuDS
- Risks To and Impact Upon Surrounding Buildings
- Construction Methods and Sequencing
- Noise and Nuisance

In addition, appendices are listed providing the SI report and GMA, MBP drawing set, MBP calculation set, procedures for monitoring adjacent buildings, procedures for control of dust and noise and a checklist.

Conclusions

- There will be no increase in man-made impermeable area so the amount, timing and quality of surface water runoff will not be affected by the development. No water will go to ground as a result of the basement development.
- There are no local surface water bodies or water wells that might be impacted by the development.
- Available geological and hydrogeological information indicates that there is no permeable aquifer beneath the site that is capable of maintaining a significant groundwater body.
- Water level measurements have been consistently above the floor level of the new basement. These are considered to be representative of an isolated pocket of water within the sub-surface and not of a continuous water table, and so basement construction is expected to have no impact on the water environment far outside of the site boundary.
- These conclusions are considered to be robust and no further investigations are recommended.
- The proposed development of 123A Goldhurst Terrace can be achieved using standard construction techniques and materials.
- The site specific site investigation has established the near-surface soil profile and the construction and loadpaths calculated to ensure that the building will be adequately supported by the existing geology.
- As outlined in Section 5 above, the construction of the subterranean basement will not affect the integrity of the surrounding building stock, will not disturb underlying hydrogeology or overload the near-surface geology.
- The site is on level ground in any case but, notwithstanding this, the construction techniques and sequences proposed minimises the risk of instability, ground slip and movement.
- There are no critical utilities or infrastructure beneath the site that cannot be relocated easily to accommodate the construction and, as there is no change in use or level of occupancy proposed there will be no significant increase in foul discharge to the public sewer.
- Although the proposed construction is below perched groundwater, it will not be beneath the prevailing groundwater level. The basement can be constructed using relatively light techniques, in controlled and pre-determined sequences and without the need for a large open excavation before construction can start and consequent extensive temporary works. Where mechanical means are necessary to construct permanent works these can be of a type that generates low vibrations to which the surrounding buildings have a form and construction that is robust and resistant to.
- The excavation for, and construction of the basement will need to be completed without involving or disturbing the existing ground and upper floors and finishes throughout the building. Underpinning will commence from the middle of the existing walls and will be cast in 1m-sections of reinforced concrete. Some local groundwater management will be required to manage water inflows into excavations. Temporary props will be installed between the existing walls before the existing ground floor is removed. Refer to sections 7, 8 and 9 above.
- The subterranean works have been positioned to avoid any impact to nearby retained trees.
- By adopting an underpinning technique and following a hit-&-miss sequence, as described in Section 8 it will be possible to construct the basement without extensive temporary works.
- Any temporary works will be designed by the Contractor to current British Standards.
- The surrounding roads are wide enough and without tight bends or corners that will hinder or prevent site traffic and will not cause site traffic to hinder or delay local and residential traffic.

Conclusions

The proposed extension seeks to compliment and retain the character of the host building.

The addition of a refined but distinctly contemporary extension is a well considered and sensitive approach that ultimately adds value to the character of the property and further enhances the surrounding area. The scale, size and massing of the rear extension is proportionate to the size of the house and in-line with modern standards of living.

The proposed basements provides additional space without compromising the character of the property nor the street scene. The rooms offered are comfortable and meet natural lighting requirements whilst providing suitable outlook.

Equally, the construction and installation of the proposed basement does not present any risk nor impact to the neighbouring properties. The report indicates the development will not overload the local geology or hydrogeology.

Groundwater will be managed effectively and there will be no increase in surface water runoff nor local water bodies that will be affected. In regards to the flood risk, the design of the basement allows effective management to mitigate the risk with emergency egress provided as required.

The proposed works help to create a family home in which the owner can remain for the foreseeable future.

It is our view that the alterations proposed do not adversely impact on the building setting and appearance, nor that of the surrounding area but instead enhance it's character in a contemporary manner.

PRACTICE PROFILE

Russian for Fish is a young award-winning architectural practice based in London. We have built a reputation as a go-to practice for elegant, playful simplicity – characterised by minimal materials and a human touch. With projects throughout the UK – from the Isle of Arran to East Sussex – our work spans renovations, new builds, exhibition design and product design, and has earned us inclusion in the Architecture Foundation's publication, New Architects 3.

Publications
The work of the practice has been published in professional journals as well as national newspapers and magazines in the UK and abroad. Recent publications include Wallpaper*, Dezeen, The Evening Standard, The Independent, Archdaily and RIBA Journal (UK).

Selected Awards and Exhibitions
2017 - Chestnut Road Selected for NLA Don't Move Improve! 2018 Exhibtion
2017 - Walford Road Selected for NLA Don't Move Improve! 2018 Exhibtion
2016 - College Road NLA Don't Move Improve! 2016 Special Prize
2015 - AM Live Work shortlisted for the New London Awards
2015 - College Road shortlisted for the AJ Retrofit Awards
2013 - Crane TV, Featured Architectural Practice online video.
2012 - Tapestry Court Pavilion shortlisted for NLA Don't Move Improve!
2006 - Bermondsey Tea Set, first place, Southwark Council. Bermondsey Square redevelopment proposal.