

DESIGN AND ACCESS STATEMENT

New rear terraced area, conversion of existing window to a door, new glazed balustrades around the new terraced area, and green roof covering to existing flat roof extension to discharge Condition 4 of Planning Approval 2019/3705/P

73 Goldhurst Terrace NW6 3HA, London



DESIGN AND ACCESS STATEMENT

This design and access statement has been prepared in support of Householder planning application for carrying out alterations to a single family dwelling at 73 Goldhurst Terrace NW6 3HA, London. The property is within the boundaries of the South Hampstead Conservation Area.

Please refer to Architect's drawings for further information and also refer to the previous planning approval 2019/3705/P.

We propose the creation of a roof terraced area over the ground floor extension previously approved; the terraced area will cover only part of the roof area similarly to other terraced areas in proximity to the property. A glazed balustrade will provide protection from falling and a privacy screen along the shared boundary will reduce risks of overlooking. A new door is proposed to an enlarged window opening.

As part of this application we look to discharge Condition 4 of planning approval 2019/3705/P; please see the green roof specifications that accompany this submission.

Our proposals are in-keeping with the character of the host building and of the terrace as well. They do not affect the amenity of the adjacent properties and we do not propose to alter the access around the front of the building or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.

HERITAGE STATEMENT

“The South Hampstead Conservation Area 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 (including part of Finchley Road Underground Station).

The South Hampstead Conservation Areas was known as the Swiss Cottage Conservation Area until February 2011. The name of the conservation area was changed to reflect the historical development of the area and its spatial and historic relationship with Hampstead as opposed to Swiss Cottage, which is on the east side of Finchley Road.

The conservation area (CA), adjoins the Priory Road Conservation Area to the south west, with the West End Green and Fitzjohn's/Netherhall CAs to the north west and east respectively.

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 including turrets, gables, and tall chimneys. Houses are made special by 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 open green spaces of the private rear gardens and the communal gardens between terraces of houses remain undeveloped and are a very important amenity for local residents – both for those who look onto the spaces and those who have access to them. In some cases they are managed as natural wildlife spaces, in others as more formal parkland. These copses and gardens are a haven for wildlife with areas set aside as natural habitats, as well as picturesque herbaceous borders, flowering shrubs, fruit trees, communal vegetable plots and a number of mature trees. These private spaces, along with the green front gardens, are vital in providing wildlife corridors, enhancing biodiversity and reducing flood risk as well as in preserving the attractive, tranquil character of the conservation area”

The proposed alterations to No73 Goldhurst Terrace are in-keeping with the character of the terrace and of the Conservations area, and match in scale, proportions, materiality and design similar other single family dwellings in the area.



View of similar roof terrace along the terrace



View of similar roof terrace along the terrace



View of similar roof terrace along the terrace



View of existing roof as built ahead of making this application.