

Design & Access Statement

Site Address: 73 Goldhurst Terrace – NW6 3HA

Proposed Work: Basement Conversion including front and rear light wells and erection of ground floor part rear/side extension.

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1. INTRODUCTION

The Design & Access Statement has been prepared with regards to the proposed work at 73 Goldhurst Terrace. It is to be read in conjunction with the planning application and the drawings enclosed with this report. It is intended to explain some of the design approach within the context of the site and surrounding area.



2 APPLICATION SITE AND SURROUNDING AREA

2.1 The Property

No.73 Goldhurst Terrace is situated in the London Borough of Camden. It is located on a popular and road in the heart of Hampstead and is presented in an excellent condition. It is a mid terrace residential property, found in the middle of the street. Goldhurst Terrace is a highly residential street of identical/similar properties which appear to be built around the same time historically.

73 Goldhurst Terrace is a three-storey period property with a small existing basement/cellar. At the rear of the property is a three-storey outrigger characteristically built with this type of property located in the area.

2.2 Planning Statement

The use of the property would be classified as a C3 Dwelling and is situated in a Conservation Area. The use would remain the same under the proposed planning application.

The purpose of the design, is not to increase current occupancy levels, but to allow to further improve the quality of the living accommodation for the current occupants.

The proposed works would do very little to affect or alter the current street scene or local amenity.

2.3 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 setback 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”

2.4 Access Statement

All vehicular access and transport links are via Goldhurst Terrace. Due to the nature of the proposal, it is viewed that it will have no access or transport implications.

In terms of internal access considerations, there will be very limited internal changes to affect this too.

3 DESIGN STATEMENT

3.1 General Description

Proposed Work: Basement Conversion including rear light well with structural safety glass and erection of ground floor rear infill extension and front light well.

The proposed basement will be constructed under the extent of the current property, allowing the occupants to create some additional amenity space within the property. At Ground floor level it is proposed to create a modest single storey part rear extension, in keeping with the current ground floor design.

3.2 Design & Amount

The basement will incorporate the footprint of the current property plus the newly proposed ground floor extension, to create a number of new amenity spaces for the inhabitants. These will include a new home cinema room, storage room, utility area, shower room, Games room and home gymnasium.

There will be two light wells as part of the work. However only one located to the front of the property, that will be discretely covered with a structural grill. Therefore, maintaining use of the off-street parking. The rear light well will provide much needed natural light to basement area to improve the quality of the living space.

At ground floor level it is proposed to have a modest rear extension with a flat roof. The proposed extension will create additional area for the current kitchen and new access stairs to the proposed basement area.

3.3 Impact

The proposed basement excavation will not be seen from any aspect at street level other than the flush grill to the front of the property. There will therefore be no impact of the proposal on the appearance to the front elevation of the existing property.

The purpose of the basement is to improve the quality of the internal living accommodation of the occupants, without having a negative or detrimental impact to the wider community or local street scene.

The proposed rear extension will be extremely modest in height and form to minimize its impact on the adjoining neighbours. All materials used will match existing materials used, to ensure a harmonious fit.

4. CONCLUSION

In light of a changing world due to covid, and its impact on the way people are now working and living from home, it is now more important than ever to improve our built environment and the way we inhabit it.

Therefore, basements are a good way of doing this without affecting or influencing the character of the local area. All external aspects/changes have been kept modest to protect the conservation area whilst still providing improved internal living areas.