

DESIGN and ACCESS STATEMENT

Prepared by D'Soto Architects

2nd Floor 192 Goldhurst Terrace, London NW6

1 Features of the Existing site

Description:

The existing property is a late 19th century brick built house within the South Hampstead Conservation Area situated at the end of the terrace. It comprises of three floors with a mansard roof. It was originally a single dwelling but today has been divided into three flats. The Ground Floor flat is accessed through the original front entrance and both the 1st and 2nd floor flats are accessed through a side entrance. The Ground Floor flat has the sole use of both the front and rear gardens and the 1st floor flat have a roof terrace over the rear ground floor extension.

Description of the proposed work:

It is proposed to use a small part of the flat section of the mansard roof as a roof terrace for the sole use of the 2nd floor owner. It will be a roof terrace only, with no habitable space.

Access to the roof will be provided by means of a private stair within the 2nd floor flat and a retractable roof light. There will be no stair enclosure extending above roof level as is to be found elsewhere.

2 Proposed Development

The need for the provision of private open space in association with residential accommodation is recognised in guidance on the use of roofs published in 2008 by the Mayor of London it encourages the use of roof spaces stating

"Accessible roof space provides necessary outdoor living space in London. This will become particularly important as planning policies start to drive a more compact and denser urban form with proportionally less space for immediate gardens. As such, accessible roof space can be viewed as an integral element of a well-designed, high quality, high density, more efficient, attractive and liveable city" (Page 5)

Subsequently the Mayor of London's Draft London Plan seeks a minimum, provision of 5sq metres of open space for every dwelling. Currently there is no open space associated with the second floor flat at No. 192 Goldhurst Terrace and the only way in which provision can be made is by way of a roof terrace as proposed.

The current building is set back from the main run of terraced houses by 1.7m. The main roof line for the terrace is of a pitched mansard roof but the roof at 192 is a flat mansard roof so at roof level the side gable parapet wall separating it from No 190 is 3m high at its highest point tapering to the front to 0.6m acting as a prominent divide between the end house and the remainder of the terrace.

The front façade has two gabled details above the kitchen window and the bay window structure protruding above the roofline by 1.4m.

Our proposed design for the roof terrace will involve a new decked area surrounded by a metal balustrade to match the existing to the front façade. Around the external perimeter of the handrail we propose to install a wall of plants within a timber planting box both to hide the metal balustrade and for the wall of green to merge with the mature trees surrounding the house and thereby become part of the greenscape.

The roof terrace will be placed against the tall parapet wall and away from front and rear facades and only close to the edge of the side façade so from the street level it will be practically invisible.

In formulating our design we have taken full account of relevant adopted planning policies. We have also been guided by the South Hampstead Conservation Area Character Appraisal and Management Strategy (February 2011). In addition the appropriate approach to applications of this nature is helpfully set out in an appeal decision concerning 70 Aberdare Gardens, NW6 3QD, and I shall be referring to this (Your Ref: 2011/5650/P).

- Preserving the character of the conservation area:

The South Hampstead Conservation area has a rich and varied architectural language with distinctive rooflines. However there are exemptions within the design of the house and roof lines that give the opportunity to add elements of design that are neutral and the character and appearance of the area will therefore be preserved.

This is what the Inspector concluded in the 70 Aberdare Gardens case (para 14) where the new roof terrace, which he allowed, has become part of the enchantment of the area by adding a pleasant, unobtrusive and barely visible line of green to the roofscape. As you can see from the permitted plans the area which now comprises the terrace is much larger than that now proposed and including railings significantly more visible from a number of angles.

Importantly the Aberdare Gardens Inspector, and an earlier Inspector, both agreed that the Conservation Area appraisal is permissive of recessed roof terraces to the rear roof slope (see his para 8 and para 13.38 of the Appraisal). What the Appraisal actually says is:

“13.38 Recessed roof terraces to the front or side slopes are unlikely to be unacceptable”

Clearly both Inspectors took the view that this applied in similar circumstances to the current proposals.

- Amenity

Because of the location of the house and the design of the current roof there is no loss of amenity to any of the neighbours by adding the roof terrace, which is well set back within the flat section of the roof. The front façade has two gables that protrude above the roofline; both of these gables will partially hide the roof terrace from the most direct views that would be from the top floors of the houses in the opposite side of the road. To the side a wall of trees will hide the terrace and the view to the building in the corner site is limited. To the rear there is no direct view to both the 1st floor roof terrace and the Ground floor Garden and due

to the siting of both 194 and 196 Goldhurst Terrace there is an urban gap and no direct views to windows or gardens.

- **Noise pollution**

Again due to the siting of the house and its surrounding noise pollution will not be a problem and it should be considered as any other outdoor areas such as gardens terraces and balconies.

3 Scale of proposed development

The proposed roof terrace has been designed with a standard balustrade of 1.1m high to meet Building Control Regulations, it is set back so it remains hidden as much as possible from street views and set so it gives privacy to both its user and neighbours. The lack of visibility of the proposed railings is illustrated by the attached photomontages drawings DS169-07P, 08P and 09P.

4 Compliances with Legislation and Policy

Camden Core Strategy 2010-2025 Local Development Framework

CS5 - Managing the impact of growth and development

CS14 – Promoting high Quality places and conserving our heritage

Shaping Camden

Camden's Local Development Framework

Preferred Development Policies

DP24 – managing the impact of developments on occupiers and neighbours.

DP25 – Noise and vibration.

South Hampstead Conservation Area – Character Appraisal and Management Strategy February 2011.

Camden Planning Guidance - Amenity 2021

Camden Planning Guidance - Design 2021