

Flat 1, 192 Goldhurst Terrace

London NW6

DESIGN AND ACCESS STATEMENT

Prepared by D'Soto Architects July 2022



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TO BE READ IN CONJUNCTION WITH DRAWINGS

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BASEMENT IMPACT ASSESSMENT

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1.0 INTRODUCTION

This document has been prepared as part of a planning application to the London Borough of Camden in respect of proposed development at Flat 1, 192 Goldhurst Terrace, London NW6. It provides an overview of the need for the development and explains the design principles employed.

The overall objective of the scheme is to provide a high-quality dwelling by constructing a new Basement Floor and amalgamating this with the existing Ground Floor to create a 5 bedroom home.

2.0 SUMMARY OF THE PROPOSED DEVELOPMENT

- Construction of a new basement under the footprint of the existing house.
- Connect this new basement internally to the Ground Floor to create a new family home.
- Reconstructing of the existing rear extension to accommodate new lightwell which will act as a patio to the basement floor and will be connected to the main rear garden.
- Construction of new front garden/driveway lightwells to provide sunlight and ventilation to all front habitable spaces.
- Alterations to side façade rear windows.
- Improvements to sustainability of the new family house.



3.0 DESCRIPTION OF SITE AND SORROUNDING

The site is located at the western end of Goldhurst Terrace in a residential terraced street within the South Hampstead Conservation Area. It is a building with a red brick front façade and yellow London stock to sides and back, characteristic of the area, and is the last of the row of terraces in Goldhurst terrace adjacent to the property of the Sisters of the Holy Family of Bordeaux.

The house consists of a Ground Floor flat, which has the sole use of the rear garden and the large front driveway, which is partially planted.

Originally, as with like most of the houses within the conservation area, it was a single-family dwelling which has now been divided into three flats on the Ground, First and Second floors with a flat roof. This is different to the rest of the terrace. Both 1st and 2nd floor are accessed through a side passage and the original entrance to the house is now for the sole use of the Ground Floor flat.



SITE PLAN

4.0 RELEVANT PLANNING HISTORY

There is no record in the London borough of Camden planning portal when the house was divided into flats, but there are two previous planning applications pertaining to the flat:

- Planning Reference 930074 21/06/1993
- The erection of a single storey rear extension to Ground Floor flat and alterations to the roof of the existing rear extension.
- Planning Reference 2017/2830/P 01-06/2017
- Installation of double glazed timber framed windows to the front, side and rear elevations of Ground Floor flat.

5.0 PROPOSAL

The main purpose of the proposal is to create a large family home to meet the need of the current occupiers.

It is proposed to add to the existing Ground Floor a new Basement floor with both front and rear lightwells.

The new basement will cover the footprint of the house and the rear lightwell will not extend beyond the line of the existing rear extension. The existing external decking outside the kitchen extension sliding doors will become part of a new basement patio. There will therefore be a net gain of amenity space of 12m².

To the front we will construct 2 lightwells in line with the bay window and the window to the left hand side of the main entrance. The will extend by only 1.3m from the main façade to allow for adequate lighting and ventilation to both of the habitable rooms to the front of the house at basement level. The current front garden and driveway excluding the side passage is approximately 80m² and the proposed lightwells will reduce this area by 11% (9m²). The lightwells will have grills and no railings thereby remaining unobtrusive as many examples within the conservation area. Railings around lightwells in the conservation area have been considered to be harmful and it is important to stress that none are proposed in this case since no new access from the front of the property is necessary.

A new internal staircase will join both the existing Ground Floor to the new Basement, which will accommodate the following spaces:

- 2 front bedrooms.
- Wardrobe Space.
- Family Bathroom,
- Utility and Storage.
- Nanny Suite,
- Guest Suite.
- Playroom
- External Patio.
- Front Lightwells.

We intend to demolish the current pitched roofed kitchen extension excluding the original rear bay window structure and replace it with a similar shaped extension but reduced in depth from 6.6m to 4.3m to allow for patio below. We will also reduce its width to be in line with the sidewall of the existing bay window structure and also its height.

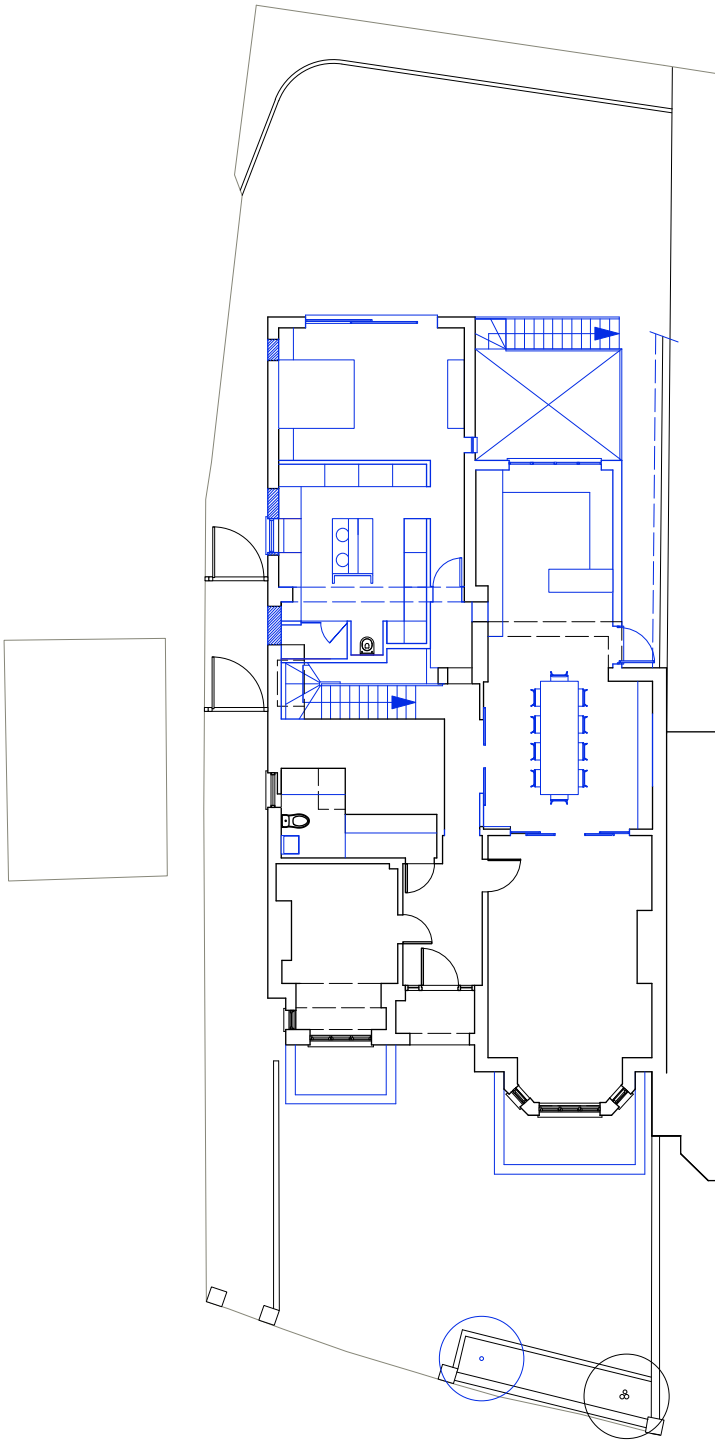
This replacement kitchen extension will comprise a timber frame structured cladded to receive a render finish to add to the sustainability of the design.

All new sliding doors and windows for the replacement kitchen extension, the patio at basement level and the new sliding door to Ground Floor Master Bedroom will be double glazed within a minimal metal frame.

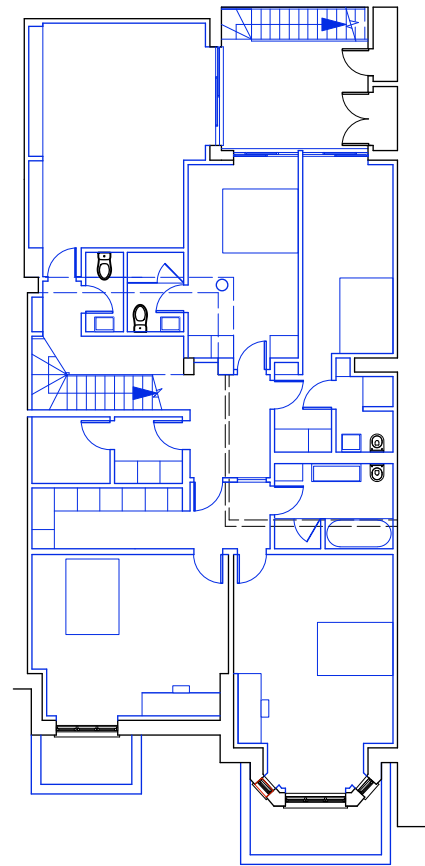
We will adapt 2 existing side windows to provide light to the new staircase compartment and the master bedroom wardrobe. Two small windows on the side façade of the rear extension are to be removed since they will not be necessary within master bedroom.

To enable the basement works and expose the façade architectural details we will need to remove the existing Bull Bay Magnolia tree that has been planted on the corner of the front bay window structure and main façade. This tree blocks the light to both the front rooms at Ground and First floor level but most importantly is too close to the structure of the house and will eventually damage the foundations. The tree roots have already damaged the underground rainwater drainage and is lifting the paved area.

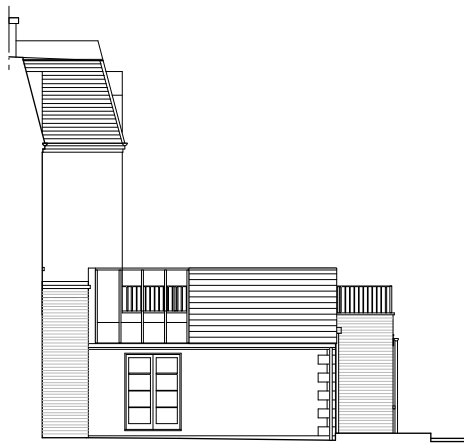
The applicant is happy to replace this tree with a new specimen agreed with the Council at the front of the driveway in the existing planting area where it will grow freely and will make a greater contribution to the landscaping of the street.



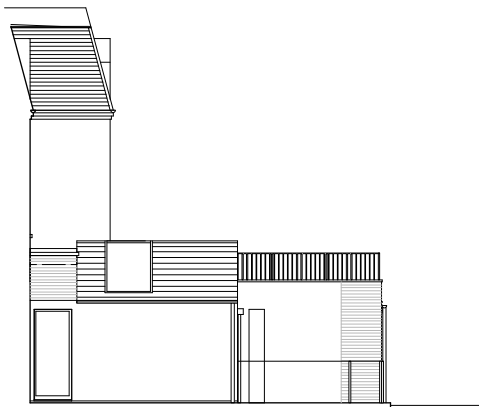
Ground Floor



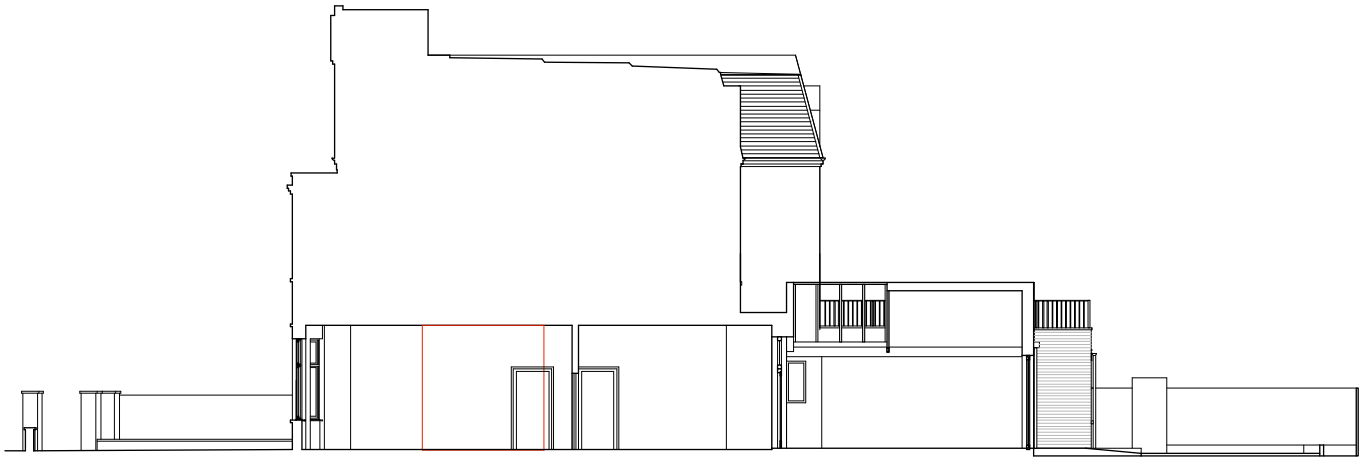
Basement



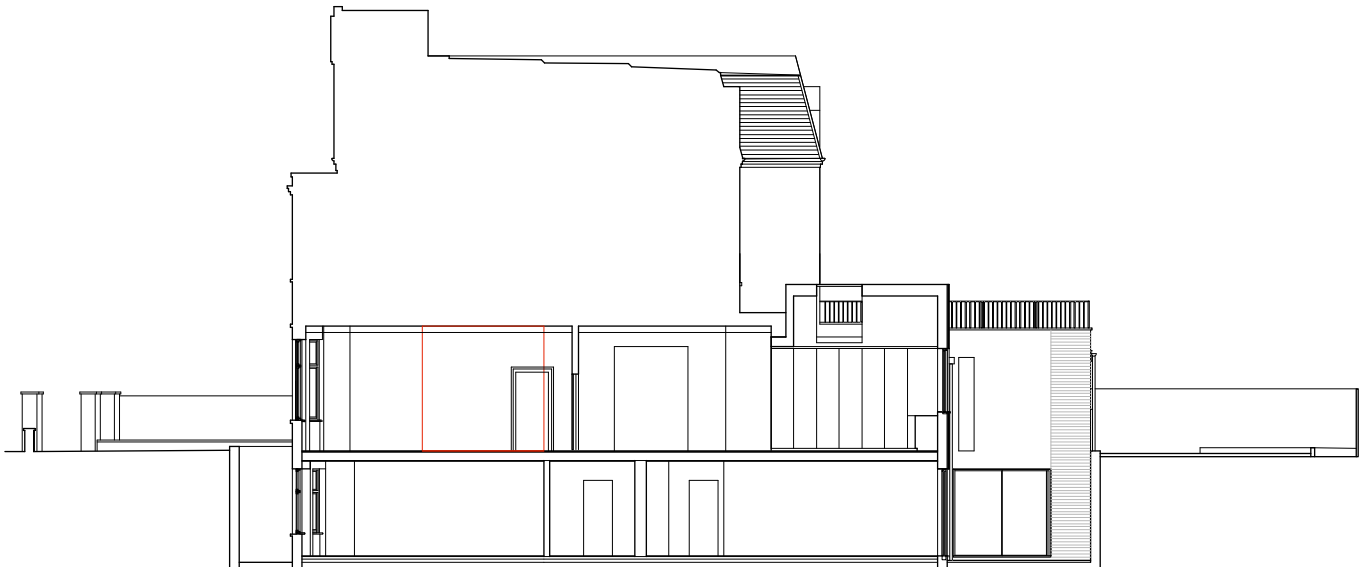
Side and Rear Elevation as Existing



Side and Rear Elevation as Proposed



Section as Existing



Section as Proposed

6.0 EFFECTS OF THE PROPOSALS TO OTHERS IN THE LOCALITY

The proposed alterations and additions to the Ground floor flat will have no adverse effect on others in the locality. The new front lightwells will both be covered by grilles and well setback from the street. They will therefore have no effect on the character of the Conservation Area.

The reduction in depth, width and height of the replacement kitchen extension is beneficial with respect to light and volume to the occupiers of 190 Goldhurst Terrace. No other building is affected by the proposals due to the position of the site in relation to its surroundings.

There is no loss of amenity to the rear garden or planting but rather a gain in external space with the basement patio and the front area is large enough to accommodate the new lightwells in a way which will be imperceptible.

The removal of the Bull Bay Magnolia not only will expose the architectural features of the front façade allow for greater light to living rooms but also its replacement will be better positioned and will make greater contribution towards the landscaping of the street.

7.0 ACCESS

There will be no changes to the current access to the property.

8.0 SUSTAINABILITY

It is proposed to use the brickwork of the existing kitchen extension to block up windows openings to the side façade and the remainder as hard-core for the new basement slab.

Existing sliding doors to rear extension will be carefully removed and sold for re-use.

It is proposed to future proof the house by upgrading the insulation requirements under current Building Regulations and introduce a air-source heat pump system to replace the current gas boiler to supply both the hot water and heating for the house.

9.0 STORAGE OF WASTE AND RECYCLABLE MATERIALS

It is proposed to construct a timber enclosure to hide bins in their current position.

10.0 COMPLIANCES WITH LEGISLATION AND POLICY

National Plan Policy Framework (NPPF 2019)

Local Planning Policy

- Camden Planning Guidance for Basements Jan 2021

Camden Local Plan

- Policy A5 Basements
- Policy A1 Managing the impact of development
- Policy D2 Heritage
- Policy CC3 Water and Flooding
- Policy A3 Biodiversity
- Article 4 Directions
- South Hampstead Conservation Area – Character Appraisal and Management Strategy February 2021

It will be apparent from the above that the relevant policies have been taken into account and fully complied with. The precedent for what is proposed is already well set and reference to such cases which were determined both on application and on appeal has guided the design process.