

Address: Flat 1, 253 Goldhurst Terrace, Hampstead, NW6 3EP

Date: 01/10/2022

DESIGN AND ACCESS STATEMENT PLANNING STATEMENT

1. INTRODUCTION

- This document is submitted to support the application for works to Flat 1, 253 Goldhurst Terrace, London NW6.
- The works involve:
 - the excavation of an additional part of the basement,
 - the extension / redesign of the rear terrace,
 - the redesign of the conservatory,
 - the improvements to the rear elevation arrangement and treatment.
- It is proposed to retain the Goldhurst Terrace street elevation with no alterations to the main frontage.
- The proposal is designed to comply with existing planning policies and to preserve and enhance the surrounding character of the immediate area.

2. SITE & LOCATION

- The site is located on Goldhurst Terrace, in the Borough of Camden in North West London. The topography is generally flat, albeit it falls away to the rear of the dwelling (i.e. to the south).

- The building's location provides easy access and transport because it stands parallel to Belsize Road, where numerous bus routes exist. It is also within walking distance from South Hampstead Station, Swiss Cottage Station, Finchley Road Station and West Hampstead Station.
- The street dwellings are arranged symmetrically in their respective pairs, with large bays over the ground and the first floor on the inside of each pair; the entrance is set between this and a smaller, square bay on the ground floor only on the outside of each pair.



Photograph 1,2 : Street view

- The building consists of a substantial, brick-built, semi-detached 3 storeys Victorian house. The property is sub-divided into 3 self-contained flats and has a large rear garden.
- The applicant owns the flat 1 at ground floor level (including the front area and the rear garden).



Photograph 3: Front Elevation - Front Area



Photograph 4: Rear Elevation – Rear Garden

- The building is not listed but is located within the South Hampstead Conservation Area, which was designated as such in 1988.

3. PLANNING HISTORY

- **Application Ref: 2007/2339/P**

Planning permission was granted on 04/10/2007 for excavation of a basement level of accommodation beneath the existing conservatory, alterations to the existing conservatory with the replacement of windows and doors, plus reconfiguration of access from the ground floor and basement to the rear garden of the existing flat. This permission has been implemented with the following application.

- **Application Ref: 2012/2911/P**

Planning permission was granted on 17/07/2012 for excavation at basement level for the provision of an enlarged extension between basement and ground floor level throughout the footprint of the existing building, installation of new balustrade and door to create raised roof terrace to the rear ground floor elevation and new obscured window to the side elevation in connection with the use as residential flats (Class C3).

- **255 Goldhurst Terrace**

- **Application Ref: 2011/5554/P**

Planning permission was granted on 22/12/2011 for excavation of basement and rear lightwell with balcony over at rear ground floor level and steps to the garden, erection of extension at rear ground floor following removal of conservatory including raising of boundary wall and alterations to doors/windows at rear ground level all in connection with existing flat (Class C3).

4. RELEVANT POLICIES

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP22 (Promoting sustainable design and construction)

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP27 (Basements and lightwells)

Camden Planning Guidance 2011

CPG 1 (Design)

CPG 4 (Basements and lightwells)

CPG 6 (Amenity)

South Hampstead Conservation Area Appraisal

5. DESIGN PROPOSAL

- This application concerns :
 - **The implementation of the rear connections**, introducing a new full-width balcony from the conservatory to the raised terrace. The existing side stair will be shifted to the rear (mirroring the stair of the unit 255), to allow the connection between terrace and garden.
The existing stair from the garden to the basement will be enlarged.



Rear Elevation in context

- **The extension of the existing basement** under the rear part of the building:

Part of the existing basement (14 sqm, under the kitchen) has a floor-to-ceiling height of 1.8m; this would be increased to 2.4 m, lowering the floor level to the existing bedroom level.

The existing terrace, extended by 1 m, will be increased in height by 0.65m to match the ground floor level.

The basement area would have a maximum floor-to-ceiling height of 2.4 m, resulting in an excavation of approximately 1.5m below the garden level.

The new space (47 sq.m) will provide additional space for a bedroom, bathroom, utility room, and storage space.

The full basement would measure approximately 84 sq. m.

- **The installation of 1,1 m high glass balustrading** to enclose balcony and terrace (matching the property at 251 and 255).

- **The implementation of the existing fence-privacy screen adjacent to no.255** to avoid any overlooking.
- **The reconfiguration of the rear-side windows**, including replacing the existing conservatory glasses with aluminum high performance new items.
The existing kitchen window will be replaced with an aluminum sliding door, following the alignment of the upper window.
A window and a fixed glass, aligned with the kitchen opening, will be added to the rear elevation to serve the new utility room and the basement bedroom .
The existing kitchen door to the side of the building will be replaced with fixed glass for lighting the new internal stair.
- **The redesign of the conservatory**, with the introduction of a green flat roof . A rooflight 2,5 x 2,5 will sit in the middle of the roof.

6. **SUSTAINABILITY**

- The development's sustainability has been considered. and the new glazing on both floors will exceed Building Regulation requirements for thermal insulation.
- The new systems will be designed with regard to the energy efficiency (i.e. **introduction of Heating pump**).
- Wherever possible, subfloor brickwork will be reused in the construction, and the existing paving reused for the new terrace.
- The existing roof of the conservatory will be replaced with a green flat roof.
- Although the BIA does not consider the basement at risk from flooding all walls will be rendered, and services will run from above to mitigate rebuilding costs should such an event occur.
- No green space or planting is being lost as a consequence of the development.
- Overall the scheme has been designed to meet London Plan and Camden policy with regard to sustainability.

7. **ASSESSMENT**

- **Design/visual impact of the proposals on the main building and South Hampstead Conservation Area**

Basement

Policy DP25 of the LDF requires that all alterations and extensions within designated conservation areas preserve and enhance the character and appearance of the area. The proposed basement would extend underneath the footprint of the main dwelling to a depth of

2.4 m; however, only 1.5m below the existing ground level. This is considered a minor increase to the depth of the existing basement.

The basement accords with existing policy DP27, as supported by CPG4. The basement would be almost entirely under the footprint of the existing dwelling. This means a large area of the rear garden (well over 50%) remains unexcavated.

The proposed basement also accords with all the design criteria set out at points f) and m) of Draft Policy A5. The basement is not more than one storey deep; not built under an existing basement; it does not extend into the garden more than 50% of the depth of the host property or exceed 1.5 times the footprint of the host building; it is set back from the boundary of no.251 and 255 in so far as it allows planting to grow, and it does not involve the loss of trees of townscape or amenity value. Thus, while only limited weight can currently be applied to an emerging policy in this regard, the proposed basement nonetheless accords with its provisions.

Design alignments and materials (including brick that match the existing rear elevation) would be employed to harmonise the terrace with the existing house.

Alterations to rear-side elevation

The proposal includes replacing a damaged kitchen window – a conservatory sliding door, with attractive and slim profiled sliding doors. These would enable the kitchen and dining room to open onto a new terrace, allowing it to be properly utilised and enjoyed. The existing, unattractive, and dated terrace would be transformed into an attractive raised terrace with a glass balustrade, with side steps leading down to the garden and then to the basement terrace.

The proposal adopts a contemporary yet harmonious solution to the treatment of the rear elevation, addressing the inconsistencies caused by unsympathetic extensions and alterations in the intervening years.

The approach has been taken having regard to the justification in support of policy DP24, vis: “The Council seeks to encourage outstanding architecture and design, both in contemporary and more traditional styles. Innovative design can greatly enhance the built environment and, unless a scheme is within an area of homogenous architectural style that is important to retain, high-quality, contemporary design will be welcomed.”

Given the improvements made in design terms and the lack of any contribution made by the rear to the setting of the Conservation Area, it is considered this proposal chimes with the requirements of Policies CS14, DP24 (plus CPG1), and DP25, and emerging Policies D1 and

D2.

- **Impact on the neighbouring properties:**

The basement is not visible from adjacent properties as the tops of any new windows will be below the height of the garden fencing on either side.

The raised terrace may allow a degree of overlooking of No 255's garden but has a privacy fence. The neighboring garden has erected a screen along this portion of the mutual garden boundary, which also prevents overlooking. That fence will be implemented to 1,7m height, following the new site stair to the garden, to avoid any overlooking.

The boundary with No 251 has an existing tall fence which will prevent overlooking even with the increased terrace height.



Photograph 5: Boundary with No 255



Photograph 6: Boundary with No 251

The proposal would not have an adverse impact on the amenity of no. 255 in terms of daylight, or sunlight. There would be no change to the views from the neighboring property at no. 251 and would be no impact on the amenity of this property in terms of daylight, sunlight, or loss of privacy.

The replacement of the conservatory rooflight would not have an adverse impact on the amenity of the flats on the upper floors of the building in terms of loss of privacy or potential light spill. Also, the introduction of the green roof will positively impact the aesthetic of the building.

- **Hydrogeological risks:**

The creation of new basements is subject to Camden's CPG4 'Basements and lightwells'. This requires that a Basement Impact Statement is undertaken. A stage 1 and Stage 2 study has been undertaken, and a copy of the report for No 251 is included as a reference. This report was undertaken for No 251 late last year and concluded that no further investigation is required and that the development poses no additional hydrogeological risks.

For this submission, it is assumed that due to the very close proximity of No 251 that reference to this report can be used to demonstrate that a separate study is not required as this demonstrated no additional risk.

- **Transports:**

The excavation works to create the basement would be undertaken by hand and would be a relatively slow process. It would, therefore, not involve large truck movements in any significant number, and it is considered that the works could take place within the statutes of using a parking bay for skip use and operational activities. It is therefore considered that no construction management plan would be required in this case.

8. ACCESS

- Entrance:

The main entrance of the building is as existing.

- Internal circulation - Stairs and Lifts:

There is no lift in this scheme. The new stairs up to the proposed top floor level will meet Building Regulations.

The handrails to the new staircase and new balustrade will be at the height of 1100 mm.

9. CONCLUSIONS

- The proposed development has been assessed against the policies of the development plan where these are considered relevant and up-to-date, and other material considerations.
- All facets of the proposed development are, therefore in accordance with the policies set out, in the decision-making framework, and the application should therefore be supported.