



LOCKSLEY
ARCHITECTS

**DESIGN AND ACCESS
STATEMENT**

at

**150-152 Hamilton Terrace
(Joint Application)**

Location

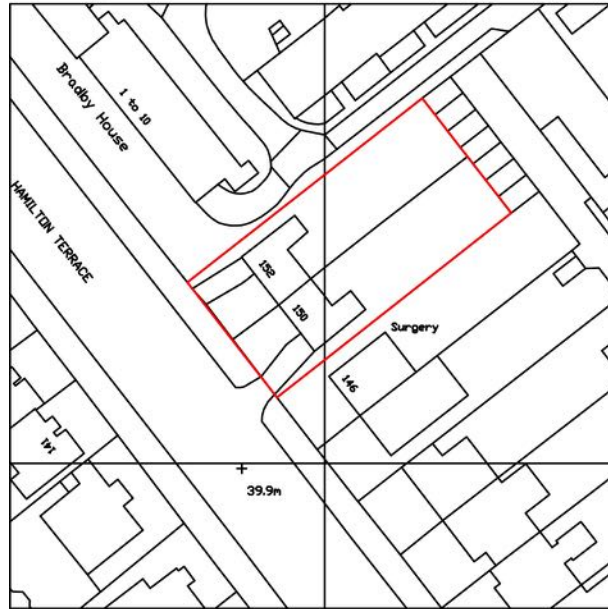
The application site is located within the St John's Wood Conservation Area and comprises of No. 150 -152 Hamilton Terrace, two four storey semi detached properties that are currently independent single dwellings. The buildings on site are not listed.

Hamilton Terrace is a road a tree lined road with large 19th century detached residential houses and villas on the Western boarder of the St John's Wood conservation area.

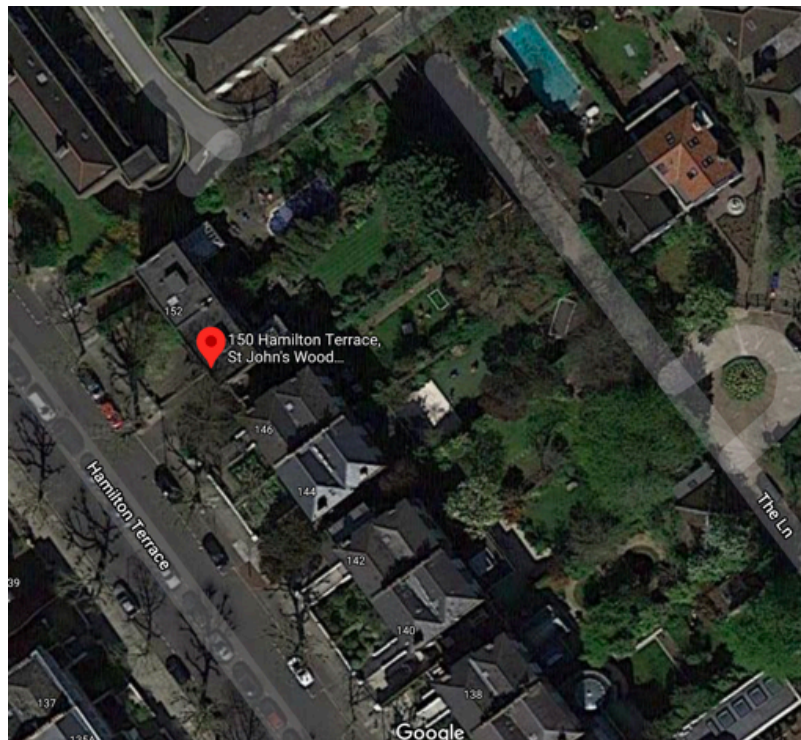
Recent Relevant History

There is no relevant planning history recorded in relation to No. 150 & 152 Hamilton Terrace.

Site Location Plan



Site Plan showing 150–152 Hamilton Terrace



Map of 150–152 Hamilton Terrace



Aerial View of 150-152 Hamilton Terrace from the North



Aerial View of 150-152 Hamilton Terrace from the West

Local Policy & Design Justification

In preparation of this scheme we have taken into consideration the following documents: -

National Planning Policy Framework July 2018

Westminster's City Plan (July 2016): -

- - S25 (Heritage)
- - S26 (Views)
- - S28 (Design)

Unitary Development Plan Policies: -

- - DES5 (Alterations and extensions)
- - DES9 (Conservation Areas)
- - DES1 (Principles of urban design and conservation)

SPG Development and demolition in conservation areas. Construction (Design & Management) Regulations 2015.

The changes to the front façade are in keeping with local planning policies and will have a beneficial impact on the architectural style of the street scape. The brickwork will be repointed and cleaned, with new rendered mouldings to the windows to match neighbouring properties.



Photo of adjacent property at 147 Hamilton Terrace, showing the window mouldings front portico to be replicated.

The existing garages are to be converted to residential rooms and new timber casement windows are to be installed. The driveways are to be relevelled and new Yorkstone is to replace the existing paving slabs. All the existing windows are to be replaced with new like for like timber casement windows with double glazed units. Where new windows are proposed they shall match the existing style.

The rear extension is to be constructed in matching brickwork with lower ground and ground floor to be rendered to match neighbouring properties. Where new windows are proposed at first and second floor they shall match the existing style. Where timber doors are proposed they shall also match the existing style. At lower ground and ground floor new aluminium framed double glazed sliding doors are proposed to match neighbouring properties. New glass balustrades and metal steps are proposed in the garden to match existing and neighbouring examples.

The natural building line has been established along the entire length of Hamilton Terrace and the new rear extension is proposed to reinforce that building line.



Site Plan showing natural building line

Conclusion

The proposal has taken a consider approach to the policy and guidelines set out by Westminster Borough Council within the St John's Wood Conservation Area and the precedents set by other properties on Hamilton Terrace, where additions, alterations and/or demolitions have been granted to the elevations at ground and upper ground floor levels.

It is our belief that the proposed design will improve the existing street scape and hve a beneficial impact on the conservation area. The extensions at the rear will reinforce the natural building line and will cause no detrimental effect on the neighbours or the existing properties amenity space.