

TONY FRETTON ARCHITECTS



194 Goldhurst Terrace, NW6

FEASIBILITY STUDY

JUNE 2022

307 16B 220622 REV C

CONTENTS

1. Introduction

1.1 Executive Summary

2. The Site

2.1 Site History

2.2 Site Photos

3. Regulatory Context

3.1 Conservation Area Status

3.2 Planning History

3.3 Daylighting/ Rights to Light

4.0 Proposals

4.1 Proposed schemes

5.0 Appendices

5.1 Areas

5.2 Local Property values

1.0 Introduction

TONY FRETTON ARCHITECTS

Tony Fretton Architects have a consistent track record in the adaptive reuse of historically significant buildings and in the design of contemporary architecture in historically sensitive locations. In 2010 Tony Fretton Architects were asked to design a restaurant in one of the worlds most historically significant locations. Commissioned by the charity Historic Royal Palaces, the site forms the intersection between the UNESCO world heritage site of the Tower of London, and Tower Bridge on the historic Tower Wharf to the Thames. Recently English Heritage published this project as a exemplar in their biannual conservation report. Tony Fretton Architects completed a new mixed-use building in the historically significant Frederiksstad district of central Copenhagen, which completes the classical square of apartments around the Marble Church with architecture of the present time. The Red House, is located in an area of architectural and historical significance. Christopher Wren's Royal Hospital is at the rear and its grounds run up to the back garden of the House. The Chelsea Physic Garden is located opposite along Dilke Street. Domestic rooms occupy the ground floor and a double height living room the first. Above are bedrooms arranged around a roof garden. Facades are of red French limestone and windows of bronze. Works within the Borough of Camden include the award winning Camden Arts Centre, a thoughtful modernisation of a former library and V bomb site on Finchley Road. Tavistock Registry office for Camden Council, and Templewood Avenue, the remodelling and extension of a large red brick house adjacent to Hampstead Heath. Elsewhere in London, the Practice has completed infill and renovation domestic schemes on Britton Street, a House for the Artist Brad Lahore in Hackney, and a house for Anish Kapoor in Chelsea.



TOWER WHARF CAFE VIEWED FROM TOWER BRIDGE



TIETGENS ÆRGRELSE, ON RIGHT, COMPLETES THE SQUARE



RED HOUSE VIEWED FROM CHELSEA EMBANKMENT



TEMPLEWOOD AVENUE



CAMDEN ARTS CENTRE



HOUSE ON BRITTON STREET

1.1 Executive Summary

Notes

This report has been written based on available information. Drawings within the report, are similarly, based on available information and in future stages of work we recommend that appropriate surveys are carried out to ascertain accurate base information.

The separate planning Appraisal produced by the Regeneration and Place Service of the Local Authority document states that;

“Proposals involving total or substantial demolition of the property would be resisted by the LPA.” It goes on to say that;

“There is the potential for a first floor extension that is suitably subservient to the main part of the property and setback to minimise risks of overshadowing and overlooking, particularly to the property to the north.” It also states;

“After fully exploring adaptation/remodelling options and satisfactory heritage justifications, demolition and replacement of the later extension with a single storey or potentially two storey extension (potentially integrating the detached garage) to create additional residential floorspace and better private amenity space may be acceptable, subject to the quality of design and minimising potential amenity impacts.”

The potential options that follow in this report have used the above statement as a starting point, and are indicative/illustrative only. The acceptability or otherwise to the LPA have not been tested through a formal pre-application process and proposals would need to consider and address relevant heritage, design and housing legislation.

The site description that follows in the Introduction is quoted from the Planning Appraisal.

Introduction

“194 Goldhurst Terrace is a vacant detached property last used as residential accommodation providing support for people with special needs. This supported housing has been relocated to new accommodation in the borough at Oakley Square, providing higher quality and more accessible homes for people needing care and support. As a result, and because the property is considered no longer fit for purpose, it has been declared surplus to requirements by the Council (see the reports at Appendices 2, 3 and 4 confirming Council decisions in relation to this property and re-provision proposals).

It is located to the west of the borough in the South Hampstead Conservation Area, a primarily residential area characterised by wide tree-lined streets with large, mainly red brick, semi-detached and terraced late Victorian residential properties. It is located in between three town centres (West Hampstead, Finchley Road/Swiss Cottage and Kilburn) each offering a range of shops, services and facilities.”

“The site occupies a prominent corner plot measuring approximately 0.2 acres located on the eastern side of Goldhurst Terrace at a point that meets Aberdare Gardens and Acol Road. Unlike the more traditional street character of the area and street as a whole, the property has an unusual setting positioned on the inside bend of a crescent and sits as a distinct detached property that differs from the more typical terraced and semi-detached properties to the east and across the wider area. Positioned slightly north-west of no.192 Goldhurst Terrace it sits back from the street with most of its garden area to the front.”

Brief

- (i) To undertake a site inspection that will be arranged LSH/LBC and to familiarise yourself with the planning history of the site.
- (ii) To review current planning policy (an LBC prepared planning appraisal will be provided to assist) with the expectation that the building will be used for C2 and/or C3 planning uses.
- (iii) Preparation of a feasibility study showing the development options on a two-stage basis. First to consider alternative refurbishment/redevelopment options and then secondly to work up a Council preferred option (in line with planning policy). The study should include due consideration of the planning and design constraints, opportunities and challenges.
- (iv) Provide floor area calculations to include total gross internal areas (GIA) and, net sales area (NSA) for the proposed residential accommodation (accommodation schedule) of the preferred option
- (v) Presentation of plans, CGI's and drawings of the scheme options and preferred option

Conclusion

This report presents two alternative schemes which may be mixed and matched between the new build and refurbished elements.

Both schemes assume the demolition of the single storey buildings to the east of the property.

A housing scheme, with the remaining parts of the existing property forming one house and the addition of two new build houses to the East of that property.

A flatted scheme, with the remaining parts of the existing forming flats and there being a new build block of flats to the East of that property

Apart from a lift enclosure in the flatted scheme, and dormer windows to the lower block in the houses scheme the external envelopes are identical.

A 'mix and match combination' scheme mixing flats and houses could be; The existing building being converted into flats, with the new construction being two houses.

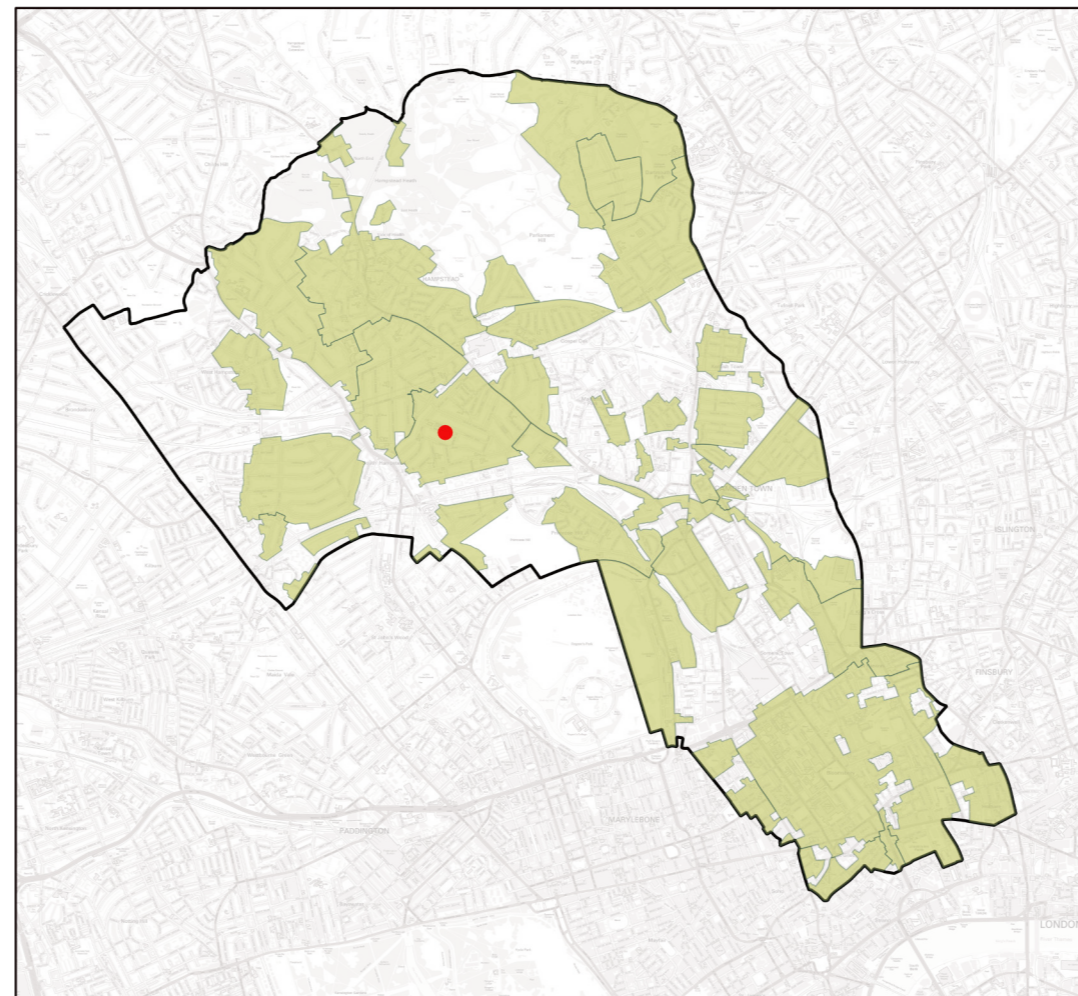
2.1 Site History

LOCATION



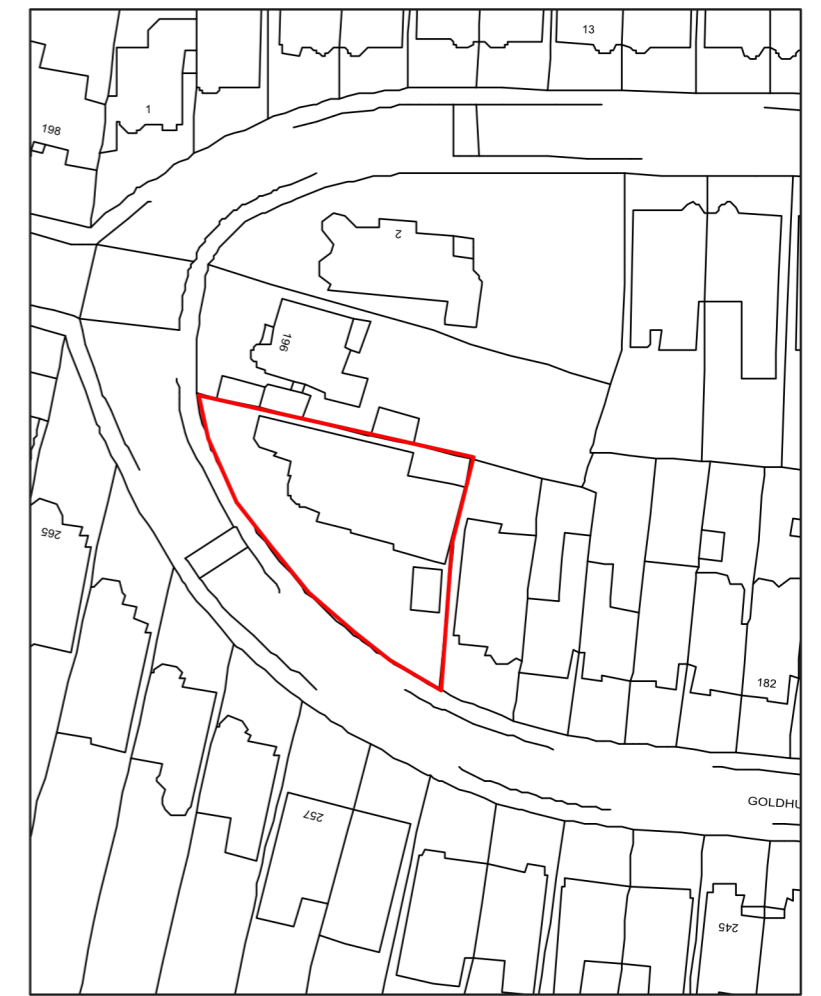
THE BOROUGH OF CAMDEN WITHIN LONDON

LOCATION OF GOLDHURST TERRACE



CONSERVATION AREAS WITHIN THE BOROUGH OF CAMDEN

LOCATION OF GOLDHURST TERRACE IN THE SOUTH HAMPSTEAD CONSERVATION AREA



LOCATION OF 194 GOLDHURST TERRACE

2.1 Site History

URBAN HISTORY

The entire area originally belonged to the Manor of Hampstead, Priory Road and West End Lane are remnants of the original Estate, and mark the eastern and western boundary, belonging to the hermitage and medieval Kilburn Priory.

The 45 degree curve of Goldhurst Terrace marks the Priory Estate's northern boundary, and the extent of land owned by the Maryon Wilson Estate until the mid-19th century when the area was first developed. From the late 1870's development commenced in earnest on Maryon Wilson's demesne lands (then owned by Sir Thomas's son, Spencer), and the streets which now make up the conservation area was the first major development in the southwestern section of their Estate.

Roads were named after Maryon Wilson estates in Essex and Sussex and building began from the east end of the land with 20 houses by Charles Kellond in Goldhurst Terrace in 1879 and another 50 there between 1880 and 1885. From 1886 to 1900 a further 101 houses, some flats, and a riding school were developed, mostly by T. K. Wells of Kentish Town. In 1884-5 eleven stables and six houses were built on Canfield Place by Ernest Estcourt and James Dixon, who also, with Wells, built Canfield and Greencroft Gardens, which by 1891 reached Fairhazel Gardens from its eastern junction with Goldhurst Terrace.

109 Goldhurst Terrace is a back land former stables site accessed through an arch between no's 107 and 111, more recently used as a car repair workshop. The buildings here appear on the 2nd edition Ordnance Survey map and thus are contemporary with development in the area. An adjacent backland site is accessed via a lane adjacent to 10 Fairhazel Gardens. This has been redeveloped for residential use. Maryon Wilson Green Triangle/Goldhurst Open Space to the rear of Fairhazel Gardens and Goldhurst Terrace is a community garden with sycamore dominated woodland and ivy ground cover. There is an amenity area, well stocked herb garden beds and parts planted with shrubs and trees such as rowan, oak yew and silver birch. Flower and herb beds have been planted with species to attract insects. A pond has been incorporated into the site and hedging using native species has also been established.

Maryon Wilson Green Triangle/Goldhurst 194 Goldhurst Terrace is understood to have been originally built as a house in the late 19th century and comprises three main components: the original three-storey house with a single storey rear extension (though in effect a side extension when facing the property from the south) which retain much of their original external decorative features, the detached garage and a later large single storey extension.

The later extension was built sometime between 1915 and 1935, possibly as an artist's studio, adjoining the earlier extension and infilled most of the original rear garden area and appears to have undergone some more recent alterations. The front boundary of the site is bordered by mature trees that add character and greenery to the street and the conservation area and also act to shield views of the property and garden from the road.



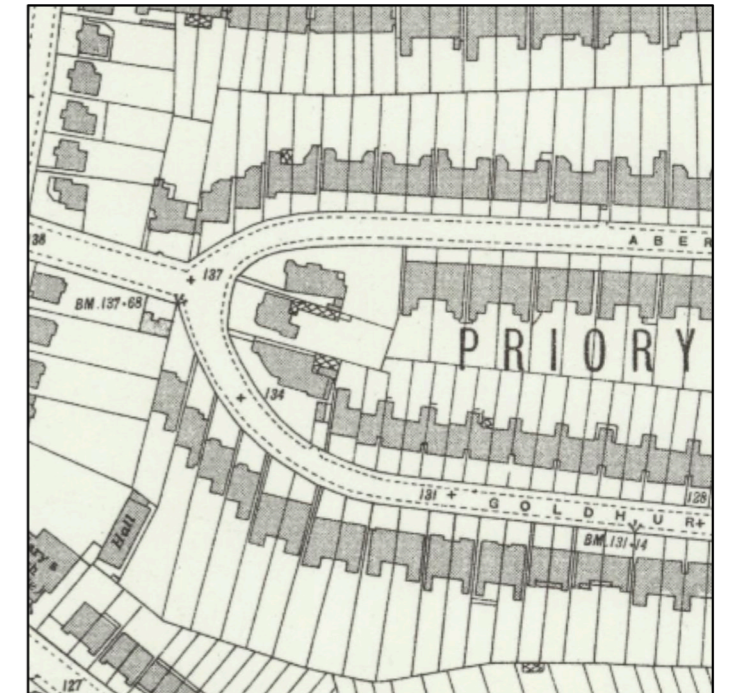
1893 MAPPING OF ROADS



BOOTH'S POVERTY MAP OF LONDON, AT THE TIME OF SURVEY



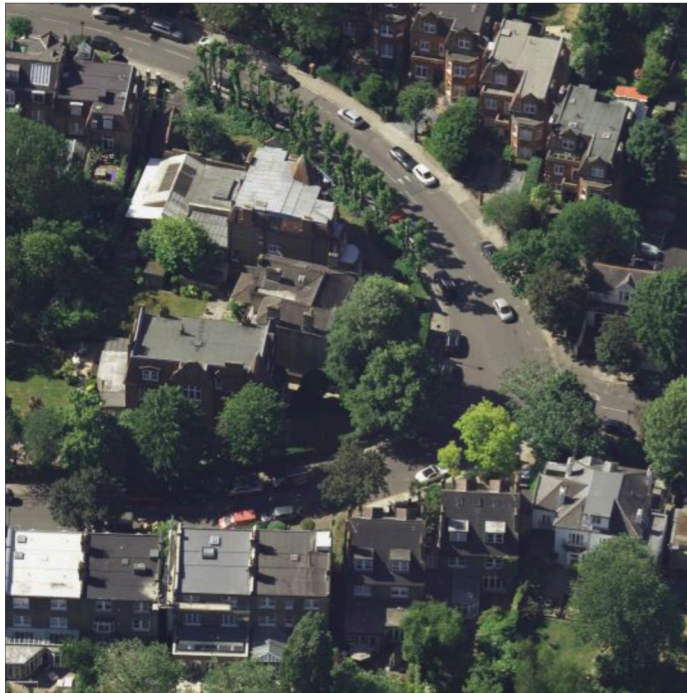
BOMB MAPS OF LONDON, BASED ON THE 1916 MAP, SHOWING A CONSERVATORY TO THE REAR



POST 1935 MAP, SHOWING INFILL BEHIND THE GARAGE

2.2 Site Photos

AERIAL VIEWS



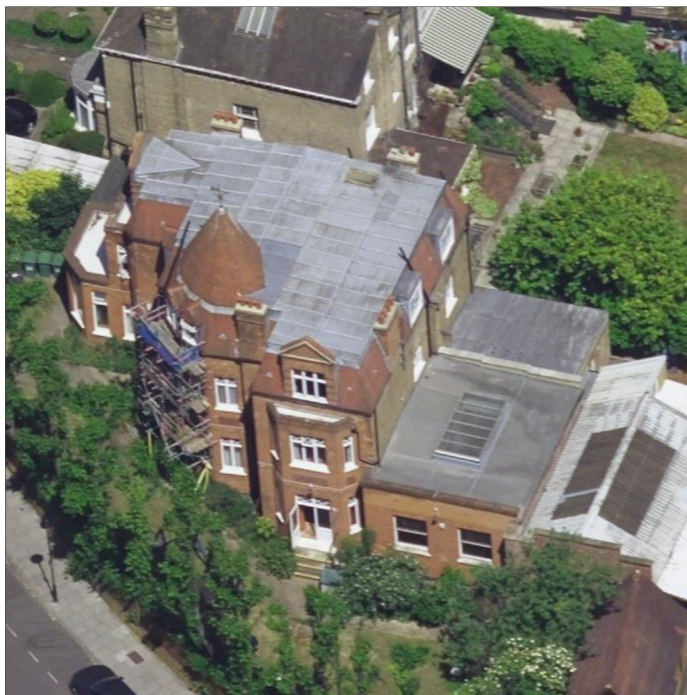
LOOKING SOUTH



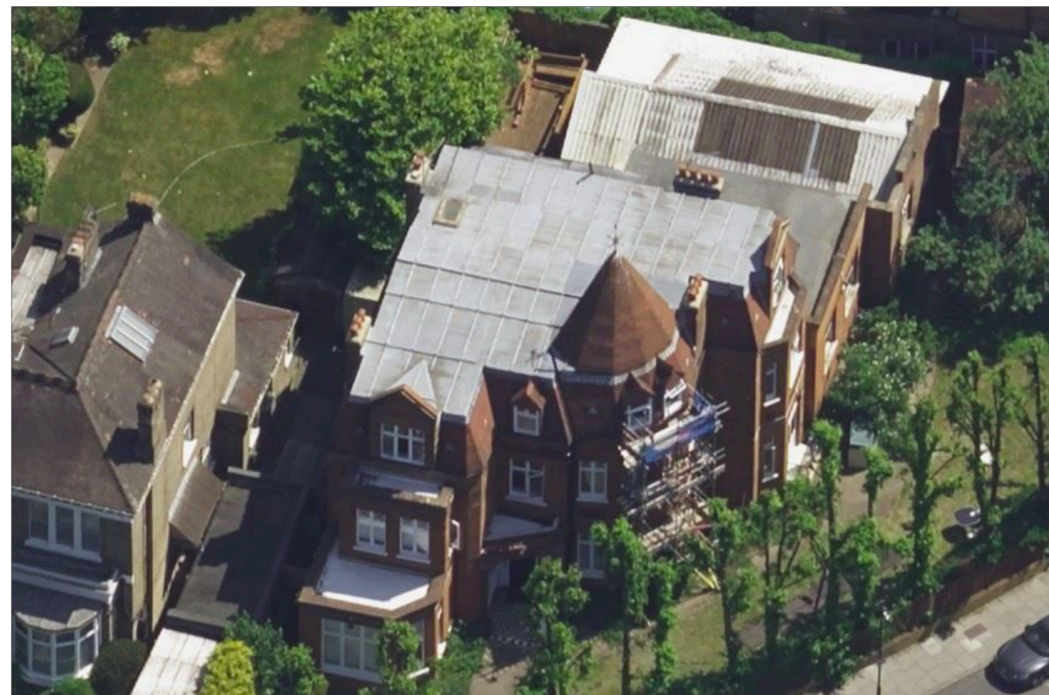
LOOKING WEST



LOOKING NORTH



DETAIL LOOKING NORTH



DETAIL LOOKING EAST



DETAIL LOOKING WEST

2.2 Site Photos



VIEW FROM STREET



VIEW CONTINUED



ENTRANCE PORCH



GARDEN



SINGLE STOREY ELEMENTS



GARAGE

2.2 Site Photos



ENTRANCE HALL



STAIRS AT GROUND FLOOR LEVEL



INTERIOR



SINGLE STOREY STUDIO AT GROUND FLOOR



ADDITIONAL ACCOMMODATION AT GROUND FLOOR



LATER EXTENSION



GARAGE INTERIOR



ROOM AT GROUND FLOOR LEVEL

3.1 Regulatory Context

CONSERVATION AREA STATUS

The site is located within the South Hampstead (formerly Swiss Cottage) Conservation Area which was originally designated in 1988. The property itself is not identified specifically, however detached properties in this area of the conservation area are described:

“The western section of the conservation area as developed by Colonel Cotton is predominantly comprised of large two and three storey detached buildings; this time with that very typical mid-19th century mix of style – while broadly Gothic in form they often enlist fashionable Classical revival details.”

The property is not listed, but is identified as providing a positive contribution to the conservation area. This is true of most of the buildings on Goldhurst Terrace and those immediately surrounding the site as identified on the plan below.

DESIGNATION

The South Hampstead (formally known as the Swiss Cottage Conservation Area) was originally designated on 15th November 1988.

CHARACTER ANALYSIS

The spatial character of South Hampstead is derived from the interplay of wide streets lined with mature trees and large and rhythmically spaced brick buildings. These substantial residential properties could easily dominate views to either side, however their bulk is moderated both by their placement within the plot - set back from the street in verdant front gardens - and because their elevations are carefully modelled, using recession and projection and decorative details to great effect. The whole ensemble is further enlivened by variety at roofscape level – again carefully designed to balance the height and mass of the properties and yet retain an attractive, homely character.

The character of South Hampstead Conservation Area relies significantly on the attractive, wide variety of prominent roof forms. Roofs are formed by decorated gables to the frontage, with terracotta decoration and timber windows, sometimes as oculus (round) openings or balconies with railings, capped by elaborate Dutch gables and pediments, or elsewhere treated as steep French style hipped and mansard roofs, some with original dormers, their size, shape and materials designed to harmonise with the host building. Turrets and ogee-shaped domes – for example up and down Fairhazel Gardens – terminate the corners of streets in grand Victorian style. All these original, carefully designed roofscapes play a very important role in maintaining the character of the conservation area.

The corners of streets in the east of the area – notably Fairhazel Gardens – are characteristic late Victorian theatre - with turrets, cupolas and grand canted bays giving the built form stature and solidity. The central section of the conservation area is much more homely in character, and the gentle curve in the gridiron used to great visual effect. Ornate boundary walls in brickwork with mature hedges and in some cases with surviving railings were designed to increase the green, leafy environment of these quiet residential streets.

The serene character of the conservation area is further enhanced by lush green front gardens, mature trees, and the private open spaces behind houses which make a positive contribution and provide visual and practical amenity for many residents.

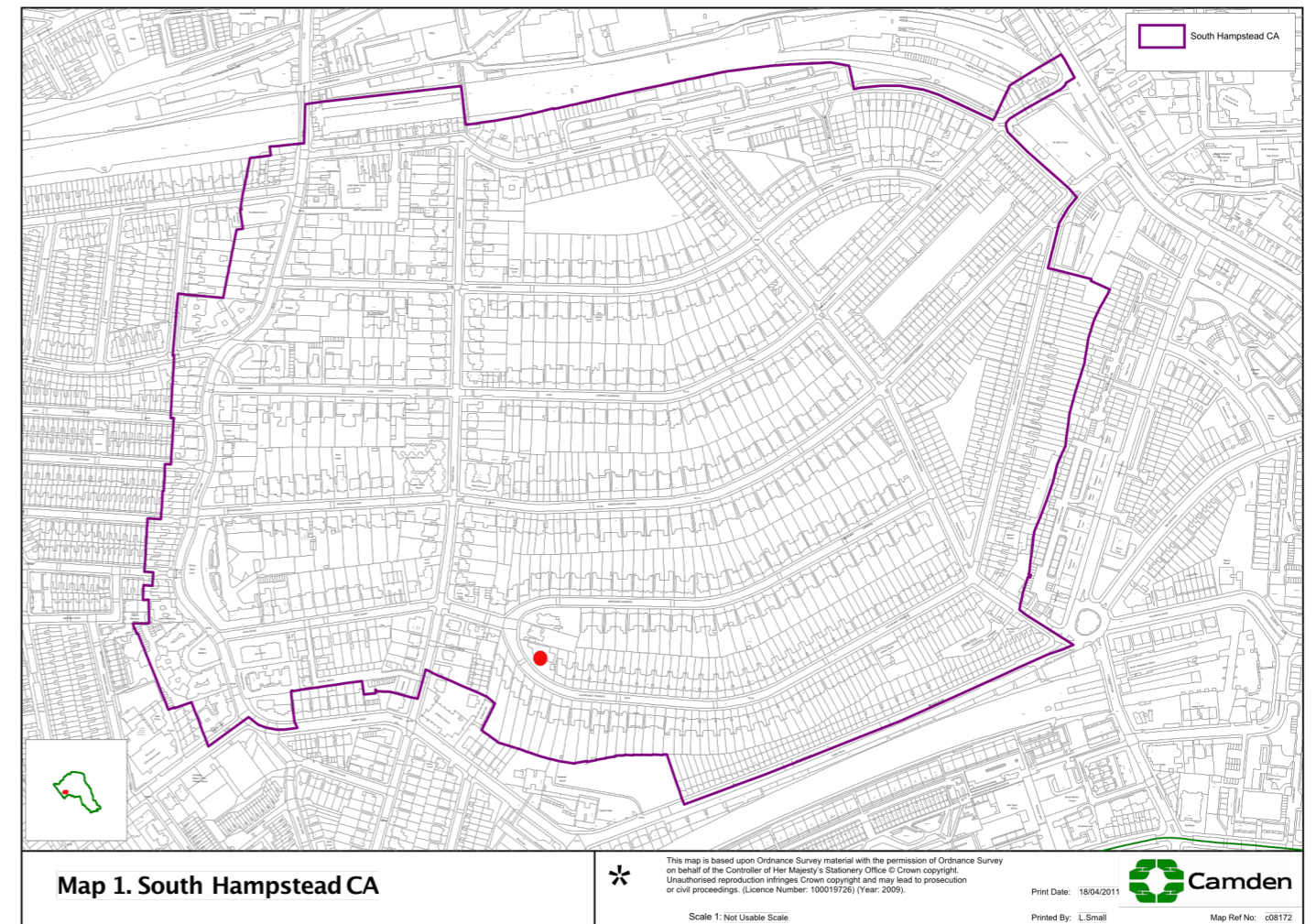
Open Space is also a Site of Nature Conservation Importance in Camden’s Core Strategy.

BUILT HERITAGE AUDIT

Listed Buildings : Goldhurst Terrace

Conservation Area Map

● Location of Goldhurst Terrace



2-78 (even inc 34a), 80-198 (even, inc 148a, 192a 194a)
23-81(odd), 87-109 (odd), 111 & 113, 121- 159 (odd)
171-267 (odd, inc 243a)

Elements of Streetscape Interest :

Goldhurst Terrace
Corner of Greencroft and Goldhurst (2 Goldhurst)-
postbox
On boundary wall of Fairhazel Mansions- Goldhurst
Terrace tiled streetsign
On corner of Goldhurst/Fairhazel (Fairhazel Mansions
side) – 7 x bollards

Outside 129 Goldhurst - 1 x bollard
Outside 131 Goldhurst - 2 x bollards
Outside 80 Goldhurst - 2 x bollards
Outside 215/217 Goldhurst - postbox
Side wall of 58 Priory Road- Goldhurst Terrace tiled
streetsign
Junction of Goldhurst/Acol/Priory road- 14 x bollards (5
x outside Cecil Court, 4 x outside Parsons Lodge, 3 x
outside 58 Priory, 2 x outside Lynne Court)
Goldhurst Terrace has old style streetlights but they do
not appear to be historic
All streets have granite kerbs

3.1 Regulatory Context

PLANNING HISTORY

The site was consented for conversion into flats with the construction of a block of adjacent flats in 1979.

The site was also consented for conversion into flats, largely within the existing envelope in 1981.

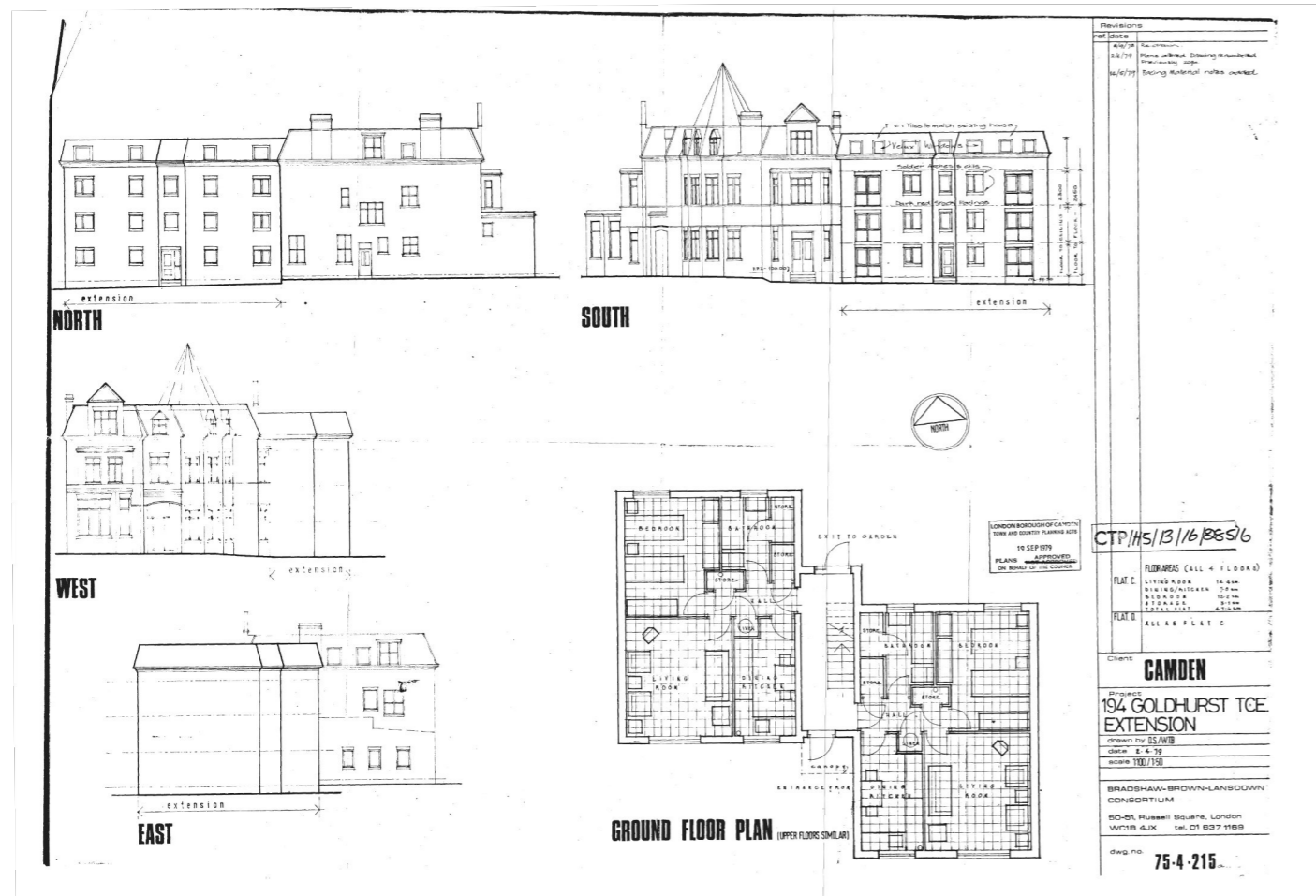
At the time of writing we have not seen evidence that these schemes were commenced.

A Planning Appraisal has been produced by the Regeneration & Place Service of Camden Council. They state:

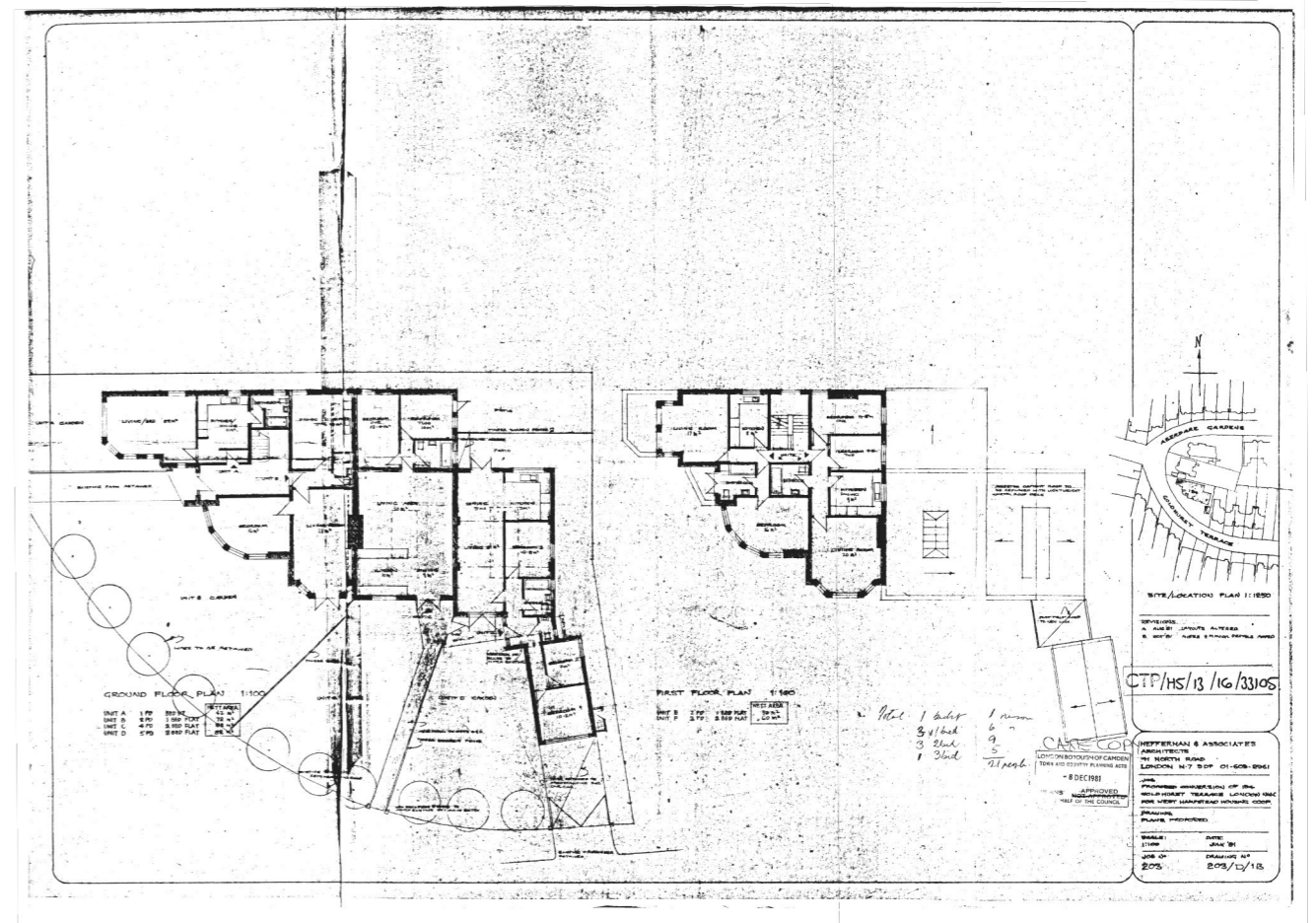
Until 2021, the property was operated as residential accommodation for people receiving care and support, which, if occupied by more than 6 residents, would typically fall within class C2 (Residential Institutions).

If sufficient evidence exists to show that the historic occupancy of the property did not exceed six residents living as a household and receiving care, then a case could be made that the property falls within class C3 (b) and therefore could be used for any of the other uses defined within class C3 (Dwelling houses) without the need for planning permission.

For the purposes of the accompanying feasibility scheme we have assumed that a change of use is not required, and thus have not planned for access to a lift in the refurbishment element of the scheme, nor allowed for Part L change of use levels of insulation etc.. in the retained part of the project.



1979 SCHEME



1981 SCHEME

3.1 Regulatory Context

RIGHTS OF LIGHT / DAYLIGHTING

Rights of Light

A right to light is a legal right or an easement between landowners which allows them to receive light from the sky through windows and apertures in their property without disturbances.

According to the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight', a right to light is infringed when the light received by a property reduces to below sufficient levels after a development was erected.

This easement can be acquired if a window on a property has been in place for more than 20 years or there has been an uninterrupted enjoyment of light in that period (Section III of Prescription Act 1832). However, a landowner will have no rights of light if it was excluded in the deed.

It is recommended to conduct rights of light assessment at the earliest time possible to avoid serious consequences including monetary compensation to affected neighbours.

Sunlight and Daylight

Sunlight and Daylight assessment, on the other hand, measures the natural light received by dwellings and properties that need adequate levels of daylight and sunlight such as hospitals and educational buildings.

When assessing Sunlight and Daylight, the impact of a proposed development on the natural light received by surrounding properties is inspected. This is to help planning authorities determine whether a proposed development is suitable or inappropriate for the area.

In our professional opinion, Sunlight and Daylight assessment should be conducted at the beginning of planning and should be submitted along with planning applications as support.

Although both are important considerations during the planning process, the two differ in such a way that Rights of Light is a legal issue while Sunlight and Daylight is a planning issue and a means that help Local Planning Authorities determine if a proposed development will cause injury to surrounding properties.

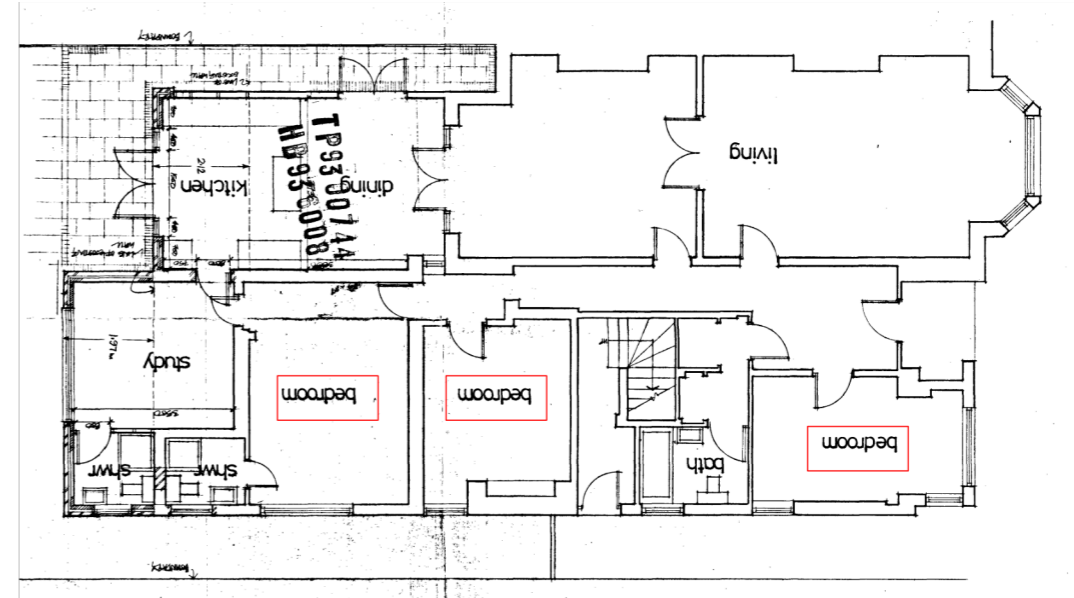
In terms of assessment criteria, Rights of Light measures the sky factor, while Sunlight and Daylight reports use the 25 Degree and 45 Degree Rule, Vertical Sky Component, No Sky Line, Daylight Distribution or Average Daylight Factor and Annual Probable Sunlight Hours.

The margins for establishing material impacts established by the BRE are essentially suburban, and in the case of projects within London greater levels of reduction are often considered.

192 Goldhurst Terrace

A search of the Planning register and site photographs suggests that the proposals may impact 192 Goldhurst Terrace. There are very few windows facing onto the land at 194 Goldhurst Terrace from this property, however there are two on the ground floor that appear to be bedrooms.

This information has led us to propose a scheme with a lower block adjacent to the property.



GROUND FLOOR PLAN AND WESTERN FACADE OF 192 GOLDHURST TERRACE ILLUSTRATING THE HABITABLE WINDOWS.

THE WINDOW IN THE SOUTH FACING BEDROOM (TO THE RIGHT OF THE PLAN) HAS BEEN INFILLED SINCE THE ABOVE PLAN WAS DRAWN, AND THE ROOM BENEFITS FROM A LARGE SOUTH FACING BAY.

4.1 Proposals

PROPOSALS

The proposals work to 'complete the terrace'.

Their forms are inspired by the former extension and garage that they replace, and by the colouration and materiality of their context.

They follow the local context of facades stepping back on party wall lines.

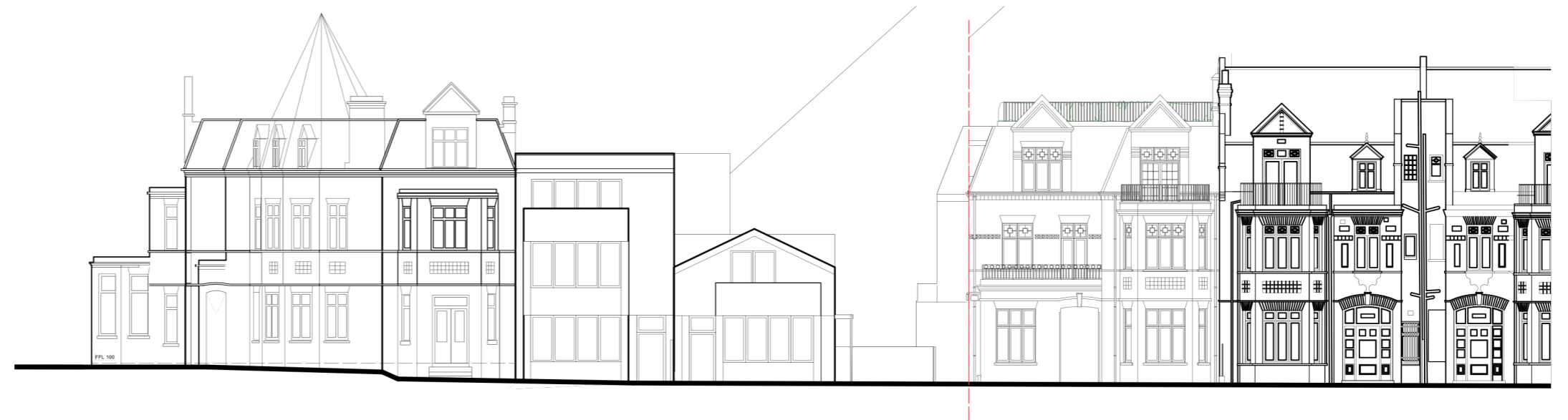
They are intended to maintain the amenity of adjacent properties.

The proposals continue the use of bays, flat and pitched roofs, mansards and dormers seen in the adjoining properties.

The proposals maintain the strongly planted boundary to the street and neighbours.



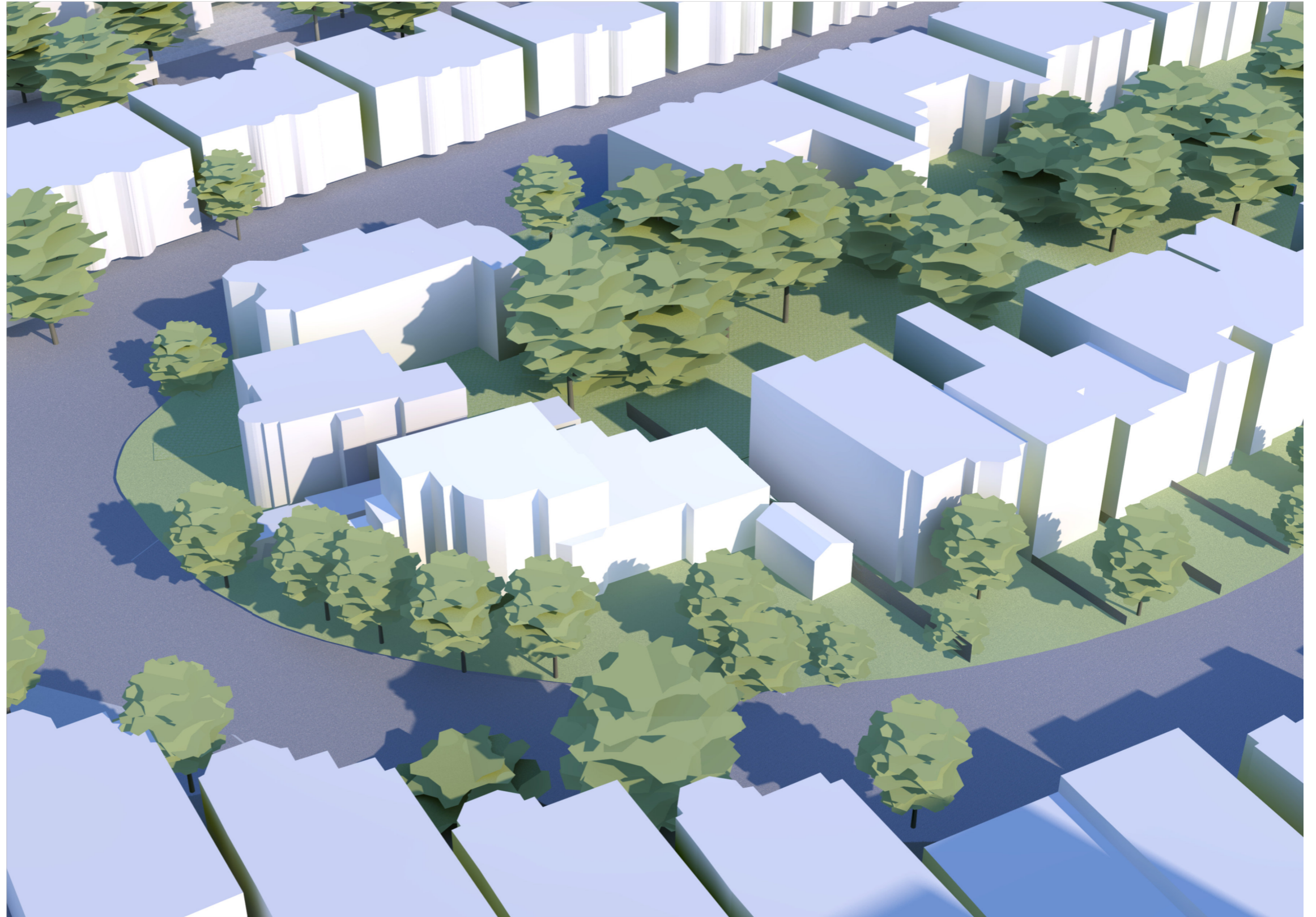
EXISTING



PROPOSED

4.1 Proposals

EXISTING



NOTES

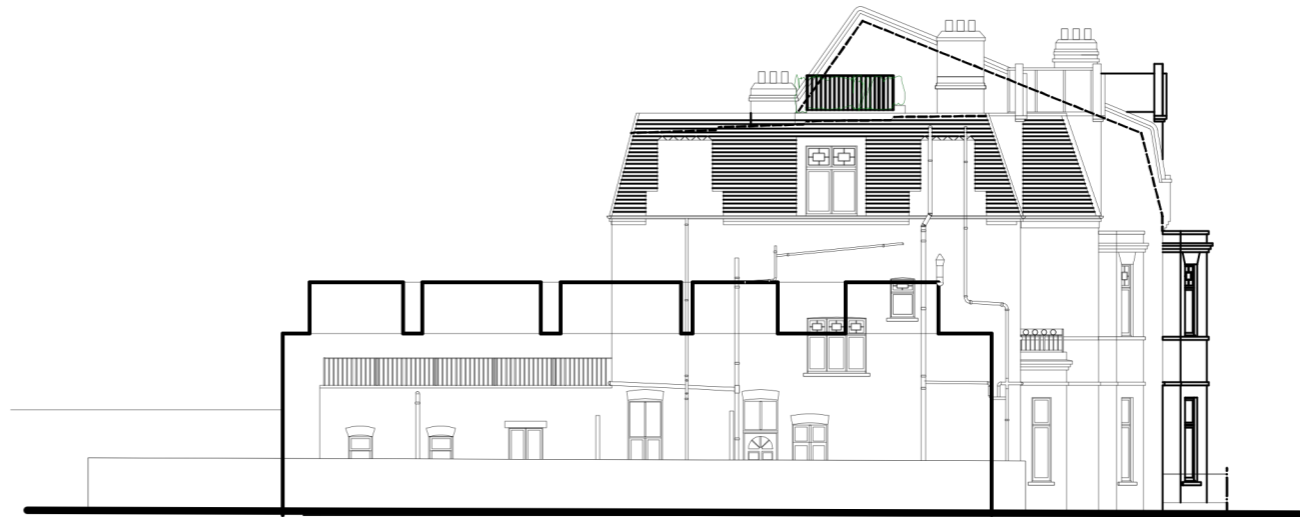
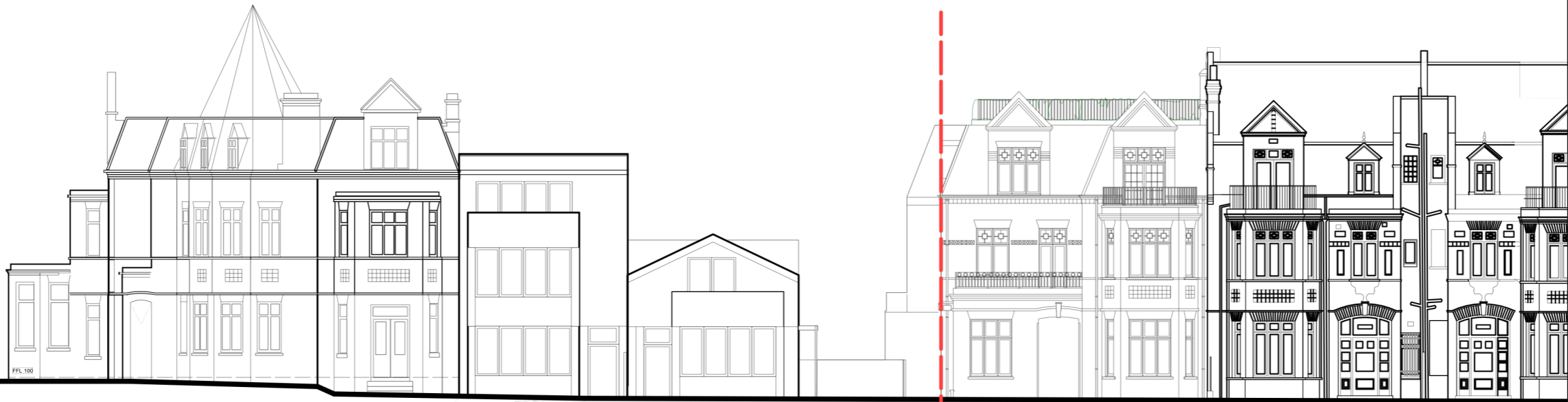
All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
Rev Date
© Copyright Reserved



TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd
21 Berners Street, London W1T 3LP
T+44 (0)20 7284 2000, F+44 (0)70 1197 5379
mail@tonyfretton.com, www.tonyfretton.com

Job No: 307

Project: Goldhurst Terrace

Drawing title: Existing

Scale: 1:200 @ A3

Origination Date: 04, 2022

Status: Information

Drawing No: 307_1_300

Rev -



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
 Rev Date
 © Copyright Reserved

TONY FRETTON ARCHITECTS	
Tony Fretton Architects Ltd 21 Berners Street, London W1T 3LP T+44 (0)20 7284 2000, F+44 (0)70 1197 5379 mail@tonyfretton.com, www.tonyfretton.com	
Job No:	307
Project:	Goldhurst Terrace
Drawing title:	Ground Floor Plan
Scale:	1:200 @ A3
Origination Date:	04, 2022
Status:	Information
Drawing No:	307_1_1001
Rev	-



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
 Rev Date
 © Copyright Reserved

TONY FRETTON ARCHITECTS	
Tony Fretton Architects Ltd 21 Berners Street, London W1T 3LP T+44 (0)20 7284 2000, F+44 (0)70 1197 5379 mail@tonyfretton.com, www.tonyfretton.com	
Job No:	307
Project:	Goldhurst Terrace
Drawing title:	First Floor Plan
Scale:	1:200 @ A3
Origination Date:	04, 2022
Status:	Information
Drawing No:	307_1_1002
Rev	-



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
Rev Date
© Copyright Reserved

TONY FRETTON ARCHITECTS	
Tony Fretton Architects Ltd 21 Berners Street, London W1T 3LP T+44 (0)20 7284 2000, F+44 (0)70 1197 5379 mail@tonyfretton.com, www.tonyfretton.com	
Job No:	307
Project:	Goldhurst Terrace
Drawing title:	Second Floor Plan
Scale:	1:200 @ A3
Origination Date:	04, 2022
Status:	Information
Drawing No:	307_1_1003
Rev	-



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
Rev Date
© Copyright reserved

TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd
21 Berners Street, London W1T 3LP
T+44 (0)20 7284 2000, F+44 (0)70 1197 5379
mail@tonyfretton.com, www.tonyfretton.com

Job No: 307

Project: Goldhurst Terrace

Drawing title: Roof Plan

Scale: 1:200 @ A3

Origination Date: 04, 2022

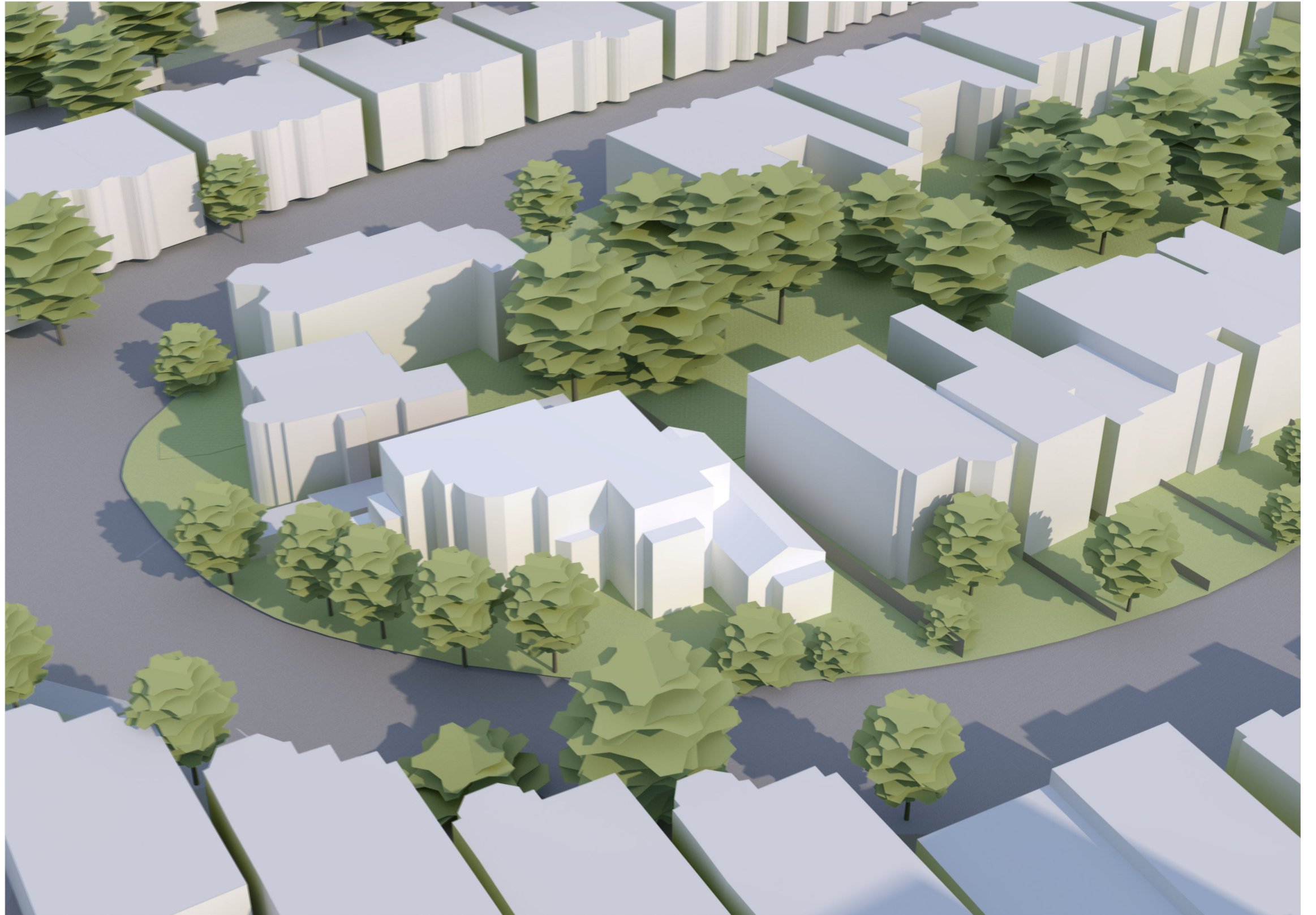
Status: Information

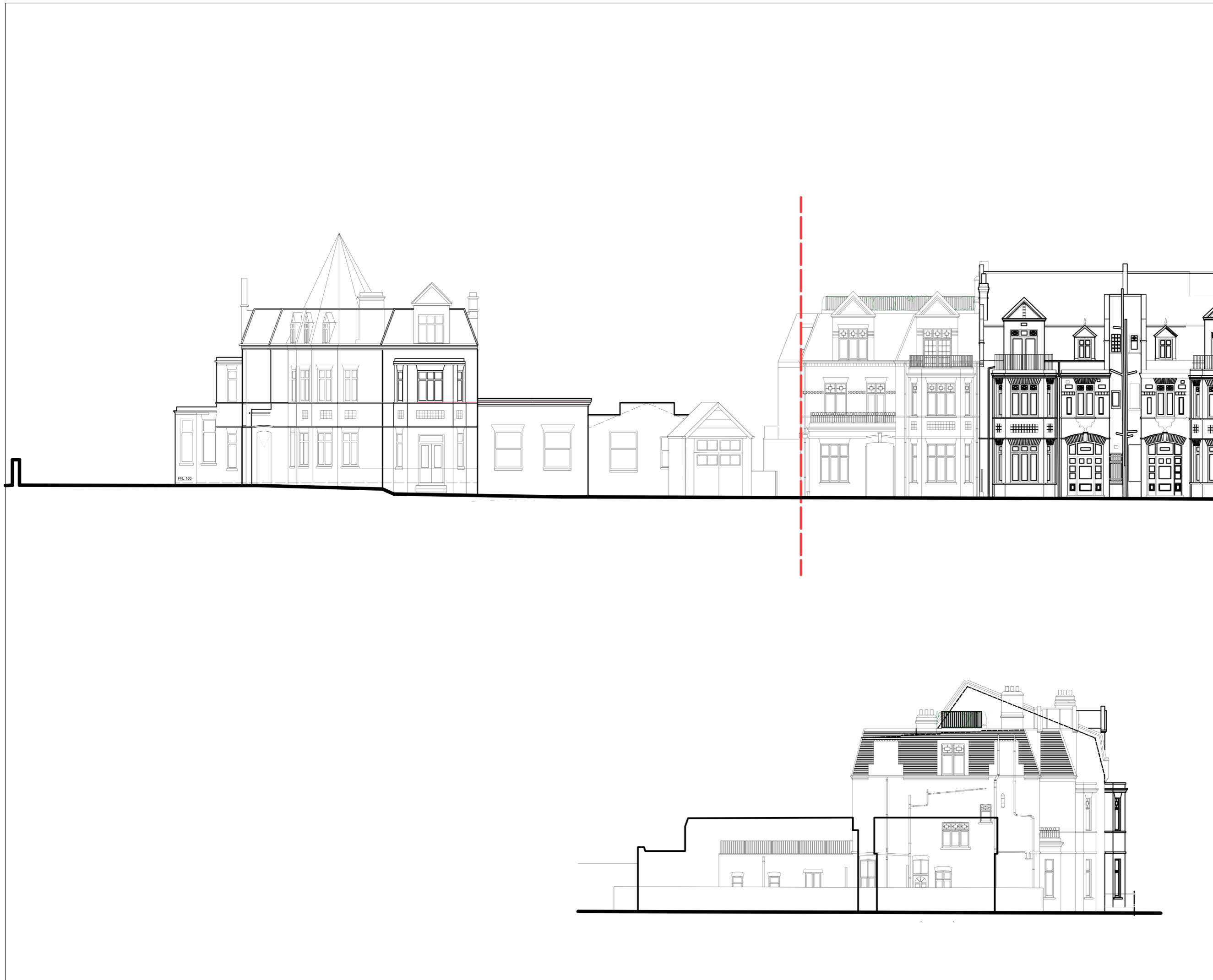
Drawing No: 307_1_1004

Rev -

4.1 Proposals

PROPOSED FLATS





NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
 Rev. Date
 © Copyright Reserved

TONY FRETTON ARCHITECTS	
Tony Fretton Architects Ltd 21 Berners Street, London W1T 3LP T+44 (0)20 7784 2000, F+44 (0)70 1197 5379 mail@tonyfretton.com, www.tonyfretton.com	
Job No:	307
Project:	Goldhurst Terrace
Drawing title:	Existing Elevation and Section
Scale:	1:200 @ A3
Origination Date:	04, 2022
Status:	Information
Drawing No:	307_1_3001
Rev	-

FLAT A
129 SQ M

FLAT B
86 SQ M

FLAT C
102 SQ M



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
Rev Date
© Copyright reserved

TONY FRETTON ARCHITECTS	
Tony Fretton Architects Ltd 21 Berners Street, London W1T 3LP T+44 (0)20 7284 2000, F+44 (0)70 1197 5379 mail@tonyfretton.com, www.tonyfretton.com	
Job No:	307
Project:	Goldhurst Terrace
Drawing title:	Ground Floor Plan FLATS PROPOSED
Scale:	1:200 @ A3
Origination Date:	04, 2022
Status:	Information
Drawing No:	307_1_2021
Rev	-

FLAT D
118 SQ M

FLAT E
89 SQ M

FLAT F
46 SQ M

FLAT G
48 SQ M

GOLDHURST TERRACE

261

NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
Rev Date
© Copyright Reserved



TONY FRETTON ARCHITECTS	
Tony Fretton Architects Ltd 21 Berners Street, London W1T 3LP T+44 (0)20 7284 2000, F+44 (0)70 1197 5379 mail@tonyfretton.com, www.tonyfretton.com	
Job No:	307
Project:	Goldhurst Terrace
Drawing title:	First Floor Planned FLATS PROPOSED
Scale:	1:200 @ A3
Origination Date:	04, 2022
Status:	Information
Drawing No:	307_1_2022
Rev:	A

FLAT H
110 SQ M

FLAT J
89 SQ M

GOLDHURST TERRACE

261

NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.

Rev Date
© Copyright Reserved



TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd
21 Berners Street, London W1T 3LP
T+44 (0)20 7284 2000, F+44 (0)70 1197 5379
mail@tonyfretton.com, www.tonyfretton.com

Job No: 307

Project: Goldhurst Terrace

Drawing title: Second Floor Plan
FLATS PROPOSED

Scale: 1:200 @ A3

Origination Date: 04, 2022

Status: Information

Drawing No: 307_1_2023

Rev
A

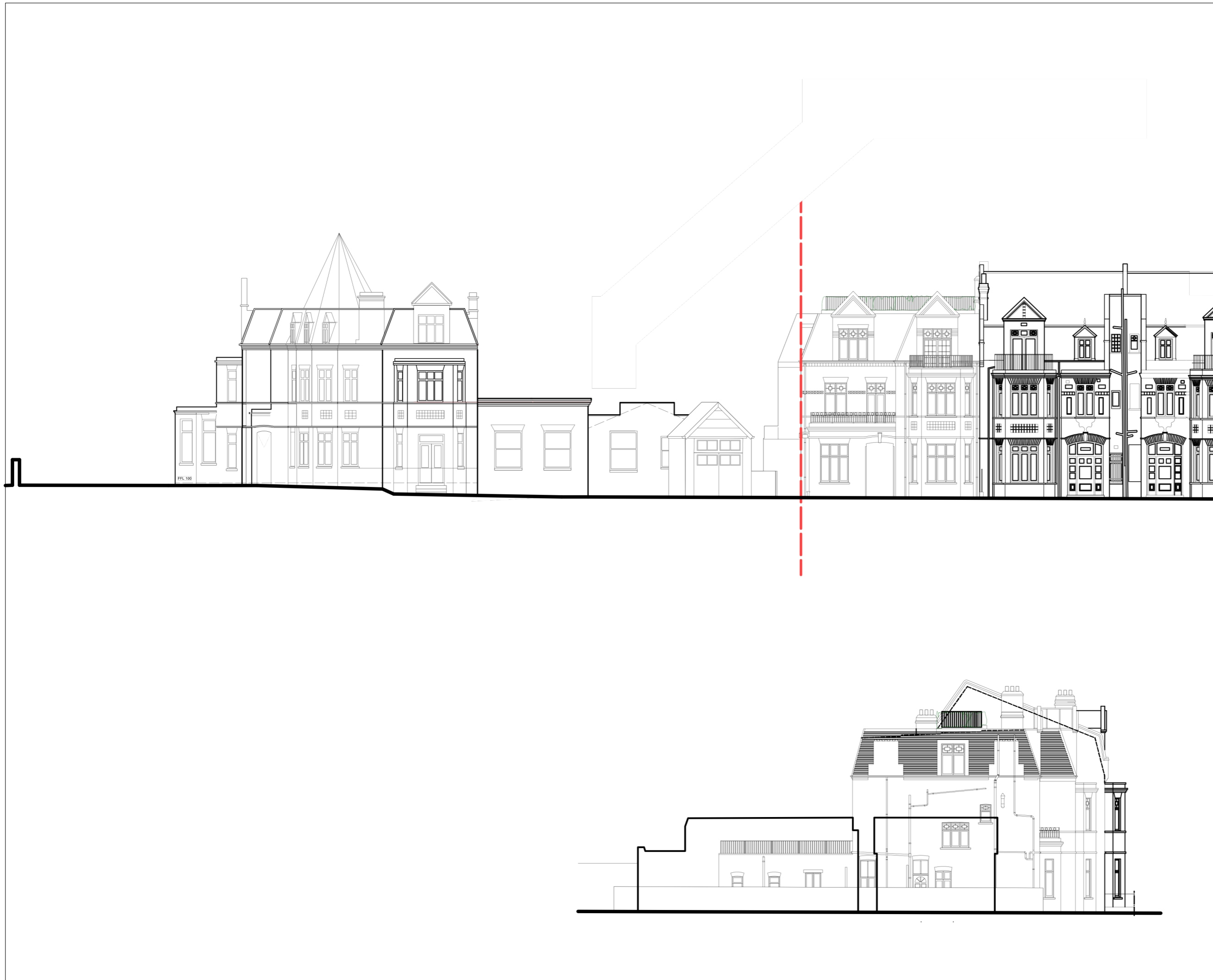


NOTES	
All dimensions are from structure to structure unless indicated otherwise.	
Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.	
Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.	
Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.	
For legend see signature sheet 112_C02B_001.	
Rev	Date
© Copyright	Reserved
TONY FRETTON ARCHITECTS	
Tony Fretton Architects Ltd 21 Berners Street, London W1T 3LP T+44 (0)20 7284 2000, F+44 (0)70 1197 5379 mail@tonyfretton.com, www.tonyfretton.com	
Job No:	307
Project:	Goldhurst Terrace
Drawing title:	Roof Plan r oposed FLATS PROPOSED
Scale:	1:200 @ A3
Origination Date:	04, 2022
Status:	Information
Drawing No:	307_1_2024
Rev	A

4.1 Proposals

PROPOSED HOUSES





NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
 Rev. Date
 © Copyright Reserved

TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd
 21 Berners Street, London W1T 3LP
 T+44 (0)20 7784 2000, F+44 (0)70 1197 5379
 mail@tonyfretton.com, www.tonyfretton.com

Job No:	307
Project:	Goldhurst Terrace
Drawing title:	Existing Elevation and Section
Scale:	1:200 @ A3
Origination Date:	04, 2022
Status:	Information

Drawing No:	307_1_3001	Rev	-
-------------	------------	-----	---

HOUSE A
142 SQ M

HOUSE B
97 SQ M

HOUSE C
113 SQ M

AREAS
FOR THIS
FLOOR
ONLY



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
Rev Date
© Copyright reserved

TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd
21 Berners Street, London W1T 3LP
T+44 (0)20 7284 2000, F+44 (0)70 1197 5379
mail@tonyfretton.com, www.tonyfretton.com

Job No: 307

Project: Goldhurst Terrace

Drawing title: Ground Floor Plan
HOUSES PROPOSED

Scale: 1:200 @ A3

Origination Date: 04, 2022

Status: Information

Drawing No: 307_1_2001 Rev -

261

Use since June 93

HOUSE A
132 SQ M

HOUSE B
89 SQ M

HOUSE C
108 SQ M

AREAS
FOR THIS
FLOOR
ONLY



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
Rev Date
© Copyright reserved

TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd
21 Berners Street, London W1T 3LP
T+44 (0)20 7284 2000, F+44 (0)70 1197 5379
mail@tonyfretton.com, www.tonyfretton.com

Job No: 307

Project: Goldhurst Terrace

Drawing title: First Floor Planned
HOUSES PROPOSED

Scale: 1:200 @ A3

Origination Date: 04, 2022

Status: Information

Drawing No: 307_1_2002

Rev -

HOUSE A
124 SQ M

HOUSE B
89 SQ M

AREAS
FOR THIS
FLOOR
ONLY

GOLDHURST TERRACE

261

NOTES

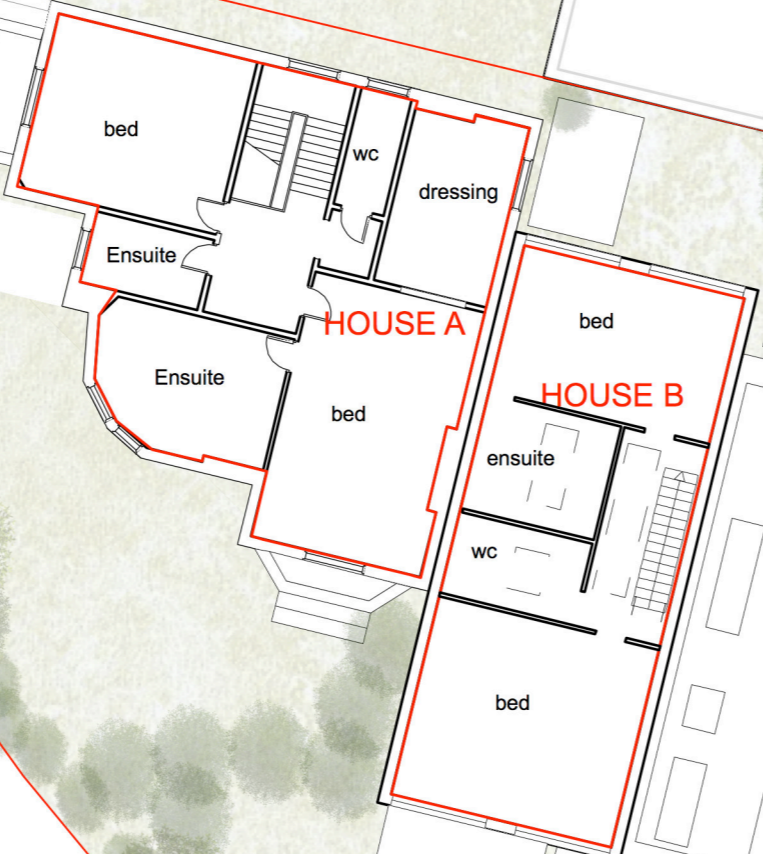
All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
Rev Date
© Copyright reserved



TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd
21 Berners Street, London W1T 3LP
T+44 (0)20 7284 2000, F+44 (0)70 1197 5379
mail@tonyfretton.com, www.tonyfretton.com

Job No: 307

Project: Goldhurst Terrace

Drawing title: Second Floor Plan
HOUSES PROPOSED

Scale: 1:200 @ A3

Origination Date: 04, 2022

Status: Information

Drawing No: 307_1_2003

Rev -



NOTES

All dimensions are from structure to structure unless indicated otherwise.

Elements of structure and services are indicated for coordination purposes only. For full structural and services layouts refer to Structural and Services Engineers' drawings.

Do not scale directly from the drawing. All dimensions to be checked on site prior to construction or fabrication of any elements.

Any discrepancies between figured dimensions to be reported to the architect for clarification prior to commencing work.

For legend see signature sheet 112_C02B_001.
 Rev Date
 © Copyright reserved

TONY FRETTON ARCHITECTS

Tony Fretton Architects Ltd
 21 Berners Street, London W1T 3LP
 T+44 (0)20 7284 2000, F+44 (0)70 1197 5379
 mail@tonyfretton.com, www.tonyfretton.com

Job No: 307

Project: Goldhurst Terrace

Drawing title: **Roof Plan** r oposed
 HOUSES PROPOSED

Scale: 1:200 @ A3

Origination Date: 04, 2022

Status: Information

Drawing No: 307_1_2004

Rev -

5.1 Areas

AREAS

Goldhurst Terrace Options GIA Areas in Sq M . To be read with TFA drawings 307-1-2001/24 REVA

HOUSES	HOUSE A	HOUSE B	HOUSE C		Totals
Ground Floor	142	97	113		352
First Floor	132	89	108		329
First Floor	124	89			213
Totals	398	275	221		894

FLATS	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 3	Totals
Ground Floor A, B, C	129	86	102		317
First Floor D, E, F, G	118	89	46	48	301
First Floor H, J	110	89			199
Totals	357	264	148	48	817

5.2 Context

LOCAL PROPERTY VALUES



MEWS HOUSE

£1.5M

104M2 £14K/M2

NO OUTDOOR AREA



EDWARDIAN FLAT 2 BED

£800K

71M2 £11K/M2

WITH OUTDOOR AREA



3 BED FLAT ON 2 FLOORS

£1M

95M2 £10K/M2

WITH OUTDOOR AREA



MODERNISED HOUSE

£3,375,000

300M2 £11K/M2

WITH OUTDOOR AREA

