

Design / Access & Planning Statement for  
Full Planning Permission - Rear Terraces and Glazing Replacement  
at  
Flat 3, 101 Greencroft Gardens  
LONDON - NW6 3PG

24 April 2023



Issued : 24th April 2023  
Revised 6th June 2023



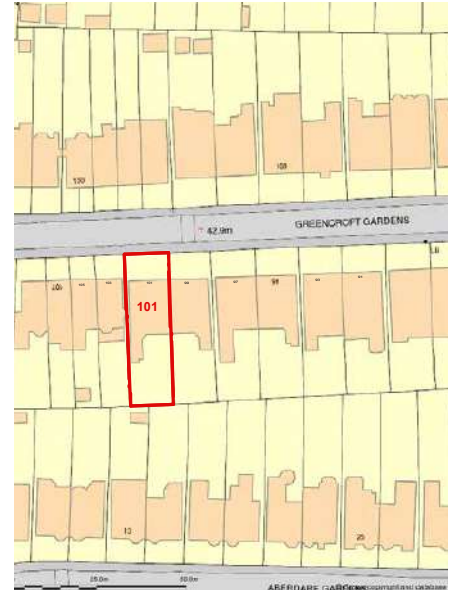
## Proposed Development Summary:

This application outlines the following proposed works at Flat 3, (First Floor) 101 Greencroft Gardens. :

- 1) Black metal railing balustrade to two new rear roof terrace structures. (pg 3-5)
- 2) The enlargement of rear elevation window / door openings. (pg 6)
- 3) Replacement of existing timber sash windows with conservation style double glazed timber sash windows. (pg 7)
- 4) Bricking in small window to side elevation. . (pg 8)

## Location

Located within the Swiss Cottage Conservation Area, with an article 4(1) direction introduced in September 2010.



## 101 Greencroft Gardens : Site Photos



101 Rear Elevation from communal garden



Kitchen roof / terrace



Existing balustrade and access to roof deck



View down into communal 101 garden



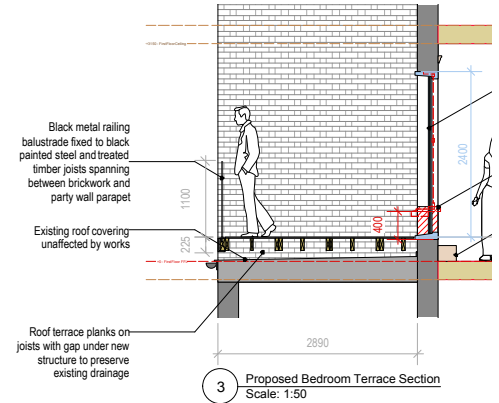
View from proposed bedroom balcony / terrace

## 1) Rear Elevation : Black metal railing balustrade and Terraces Design Proposal

1) Erect black metal railing balustrading mounted to new black painted steel structure also supporting decking on treated timber joists. Maintaining a separation between the new decking structure and the existing roof finishes to avoid direct contact with existing roofs & maintaining existing loadings and drainage.

A) The kitchen roof currently has door access to the roof area and an existing black metal pole balustrade which will be replaced with the railing balustrade system. The width of this doorway is proposed to be enlarged by 300mm either side.

B) The bedroom roof terrace/balcony is not currently accessible. The two existing sash window openings will be extended down to create doors to access a new timber and steel deck structure. The steel painted black to match existing metalwork and guttering and the railing mounted to the new deck structure and existing brick party wall.



Left : Precedent of nearby terrace railing at 97 Greencroft Gardens





## Rear Elevation : Black metal railing balustrade and Terraces Local Precedent and Views

97 Greencroft Gdns : 2021/3862/P  
91 Greencroft Gdns : 2017/4347/P  
89 Greencroft Gdns : 2012/0979/P

Several of the adjacent properties have either existing roof terraces / balconies (89, 91, 93, 95, 97) or have had them approved recently. Some examples of these are illustrated below:



Rear view to terrace



Rear view/ terrace



Rear view from terrace



### 97 Greencroft Gardens 2021/3862/P

Full Planning Permission Granted  
"Erection of rear 1st floor extension and  
installation of new stair for access to the  
garden on ground level.

97 Greencroft Gardens is a local example with balustrading to roof terraces on both sides of the property matching the proposed location of balustrading in this application for 101 Greencroft Gardens.

Terracing at 97 actually extends further out towards the garden onto a second lower roof beyond the extent proposed at 101.



3 Aerial Photo  
Scale: 1:500

0 5 10 15 20 25 30 M



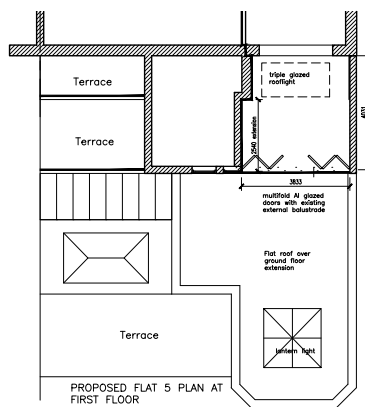
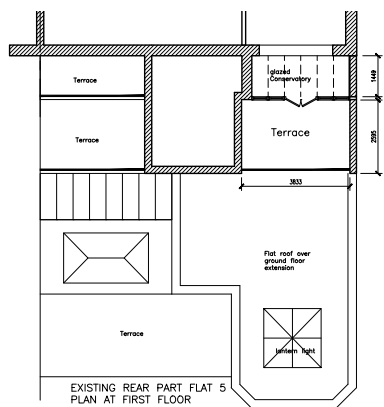
5 Rear Elevation

## Rear Elevation : Glass Balustrade and Terraces Local Precedent and Views (Cont.)



### 89 Greencroft Gardens 2012/0979/P

Full Planning Permission Granted  
“Erection of a single storey rear extension and decking with associated



PROPOSED REAR ELEVATION

### 91 Greencroft Gardens 2017/4347/P

Full Planning Permission Granted  
“First floor rear extension to replace  
existing conservatory and terrace”

and

### 2011/2934/P

Full Planning Permission Granted  
Formation of new rear terrace area on  
existing flat roof with associated railings to  
third floor flat

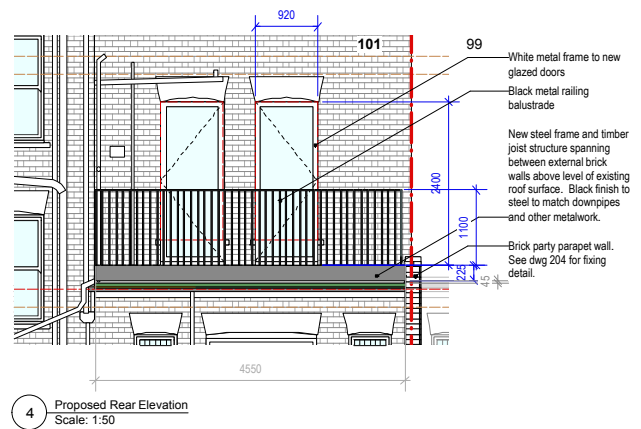
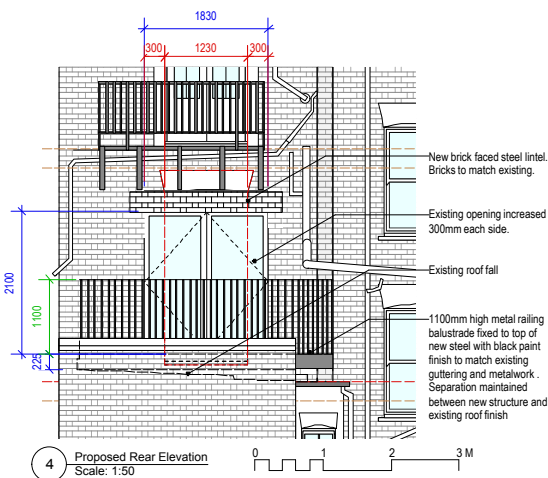
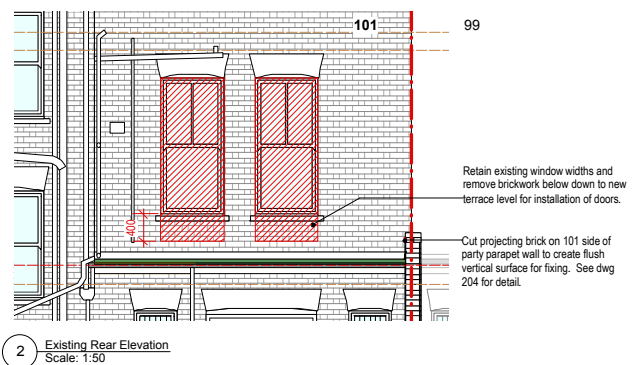
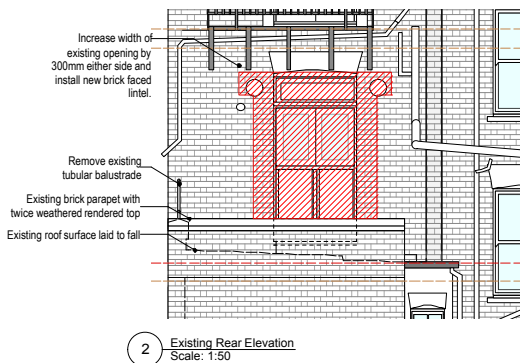




## 2) Rear Elevation : Door / Window Enlargement Design Proposal

A) Increase width of kitchen terrace doorway by 300mm either side. New lintel in filled with brick to match existing adjacent stock. New double glazed doors in metal frames finished white to match nearby window frames and original doors.

B) Bedroom windows remove approx 400mm brickwork beneath existing cills to replace existing sash windows with new double glazed metal framed doors finished white to match nearby windows.



Existing Kitchen Terrace doorway



Proposed Kitchen Terrace doorway

### 3) Front Elevation : Sash Window Replacement

Existing single glazed timber sash windows are in poor condition with rotten frames and cracked glass. Given these are 'large paned sash' as noted in 1.3 of the Swiss Cottage Conservation Area Design Guide these are suitable for upgrading to double glazing subject to planning approval.

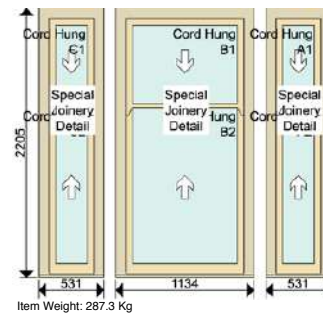
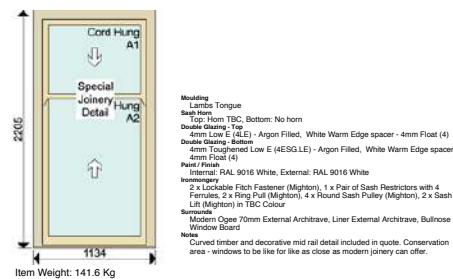
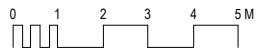
Replacement windows proposed to be otherwise 'like for like' painted timber sashes but with 'Conservation Style' double glazed units no thicker than 20mm thick (4/12/4) with warm edge white spacer bars and low E glass - replacing the existing single glazing.

## Environmental Sustainability Improvements

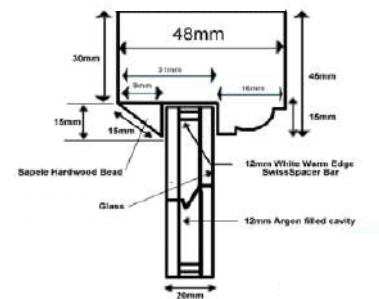
Heat loss through the windows will be significantly reduced with the improved U value of the double glazed units.



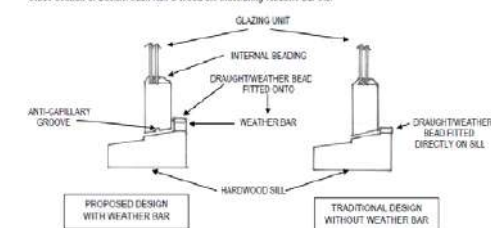
2 Proposed Front Elevation  
Scale: 1:100



20mm 4/12/4 Double Glazed Sash Stile (Cross Section)



Cross Section of Bottom Sash Rail & Wood Sill Illustrating Weather Bar etc.

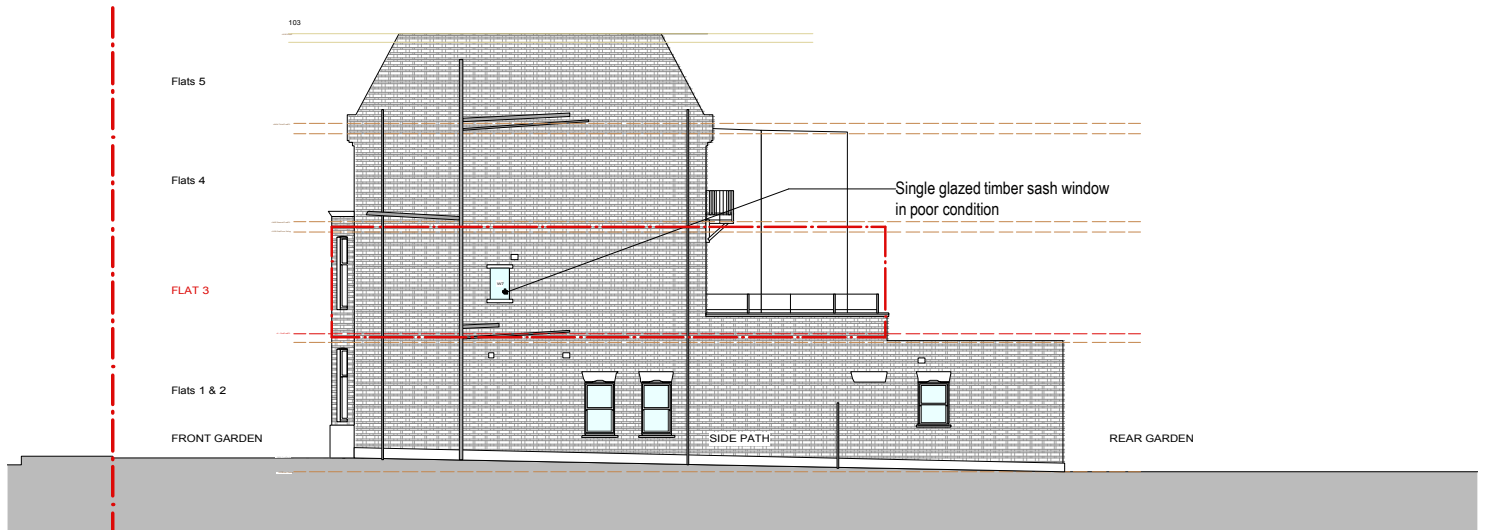


Rotten timber framed sash windows at first floor with cracked single glazing to be replaced with new timber frame sash windows with double glazing frames to match existing.

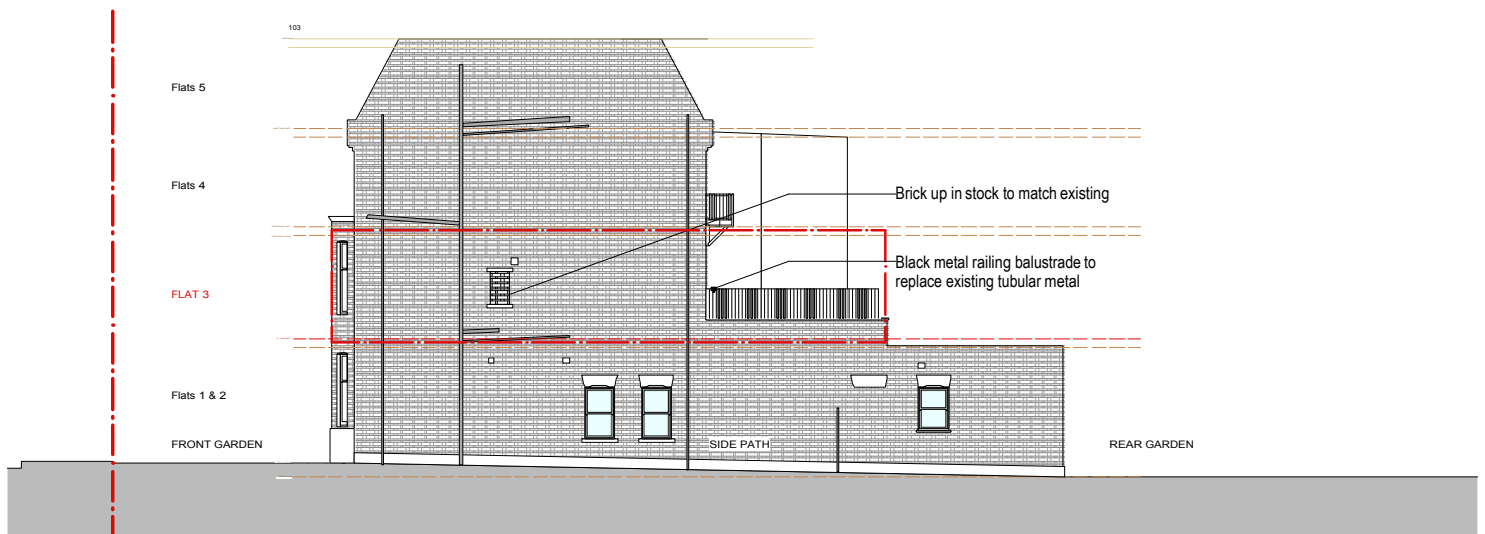
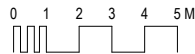


#### 4) Side Elevation : Brick fill small bathroom window

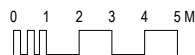
This small window approx 540 wide x 990mm high is located on the side elevation and not visible from the street as concealed behind an existing downpipe. The concrete lintel (not a brick arch) suggests this may not be an original feature of the property. The revised layout makes this window unnecessary and sealing with brick to match adjacent stock is the most contextual way to seal it.



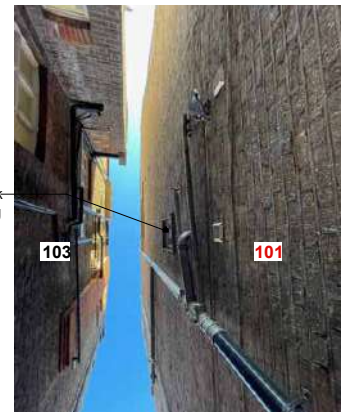
1 Existing Side Elevation  
Scale: 1:150



2 Proposed Side Elevation  
Scale: 1:150

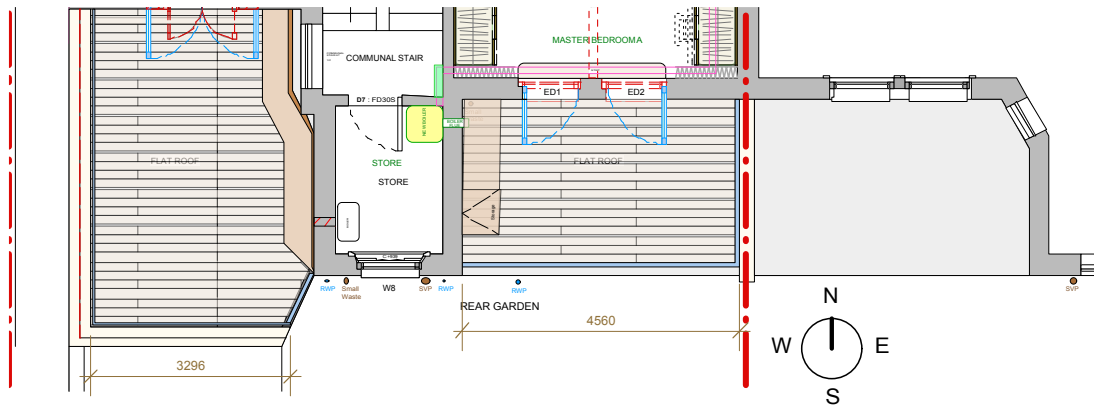


Brick up in stock  
to match existing





## 101 Greencroft Gardens : Proposal Drawings



2 Proposed Rear Elevation Plan  
Scale: 1:100



4 Proposed Rear Elevation  
Scale: 1:100