



**B196711**

**Flat 6, 77 Greencroft Gardens**

**Design, Access and Heritage Statements**

**Proposed Balcony**

## **Purpose of this document**

This document has been prepared by Resi Design LTD as part of a Full Planning submission to the London Borough of Camden. This statement is in support of the Loft main dormer extension at Flat 6, 77 Greencroft Gardens.

## **The Conservation Area**

The South Hampstead Conservation Area is defined by its handsome Victorian brick buildings with elaborate decorative details like gables, turrets, and mansard roofs, spaced along tree-lined streets with a rhythmic harmony. Though substantial, the buildings are carefully designed with recession, projection and ornament to balance their bulk. The varied, ornate roofscapes cap the buildings, maintaining visual interest. Sections range from grander, mansion-like houses to more intimate, homely streets, but all contribute to the area's verdant, serene character through landscaped front gardens, mature tree plantings, and private rear spaces.

## **Design & Heritage Statement**

Flat 6 of 77 Greenford Gardens is within the above Conservation Area in Camden and is a 3 storey property that has been split into a number of self contained flats. The property is set back from the road via a leafy front garden laid to grass. It is defined by its red brick facade, timber sash windows with stained glass tops. To the rear the property is constructed with London Stock Brick with red brick detailing. The Proposed extension works are limited to the rear via the

## Page 2

replacement of an existing window with a crittall style door providing access to a new balcony. The new balcony will be protected by a glass balustrade.

None of the proposed extension works will be visible from the public realm, views will be limited to existing rear gardens.

Although the dwelling is situated within the South Hampstead Conservation Area, views of the proposal to the rear are completely restricted. The balcony extension is subservient in scale to the existing property. The use of more contemporary aluminium glazing will ensure the balcony can be read as a modern addition, allowing the houses development over time to be evidenced. It is considered that the proposal will not alter the character of the existing property or harm its significance as a heritage asset, rather, will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.