

# Flat 6, 64 Greencroft Gardens – Alteration to Existing Roof light

## Design and Access Statement



Prepared by Studio Sage Ltd  
January 2024 REV A

## Introduction

This Design and Access Statement has been prepared to accompany a planning application to Camden Council for the proposed alteration to the existing roof light at Flat 6, 64 Greencroft Gardens.

This statement takes into consideration Camden planning guidance and in particular:

- Camden Local Plan Policy D1 (Design)
- Camden Local Plan Policy D2 (Heritage)
- Camden Local Plan Policy CC1 (Climate Change Mitigation)
- Camden Local Plan Policy CC2 (Adapting to Climate Change)
- Camden Planning Guidance (CPG1 Design)

as well as:

- Design and Access Statement CABE, 2006
- Understanding Place, English Heritage, 2011

With this report we seek to clearly present our proposals and demonstrate how the primary objective is to enhance the flat while improving its energy efficiency while respecting the conservation area, by minimising the visual impact of the proposed alteration on the surrounding area.

The report should be read in conjunction with the associated drawings.

## Site and Context Appraisal

### Site Location

64 Greencroft Gardens, Queens Court is located on the corner of Greencroft Gardens and Fairhazel Gardens in South Hampstead. South Hampstead is situated in North London and occupies the northwestern corner of the London Borough of Camden. Flat 6 is one of the two upper floor maisonette flats in Queens Court.

### Key Facts about the site

Address: Flat 6, 64 Greencroft Gardens NW6 3JH

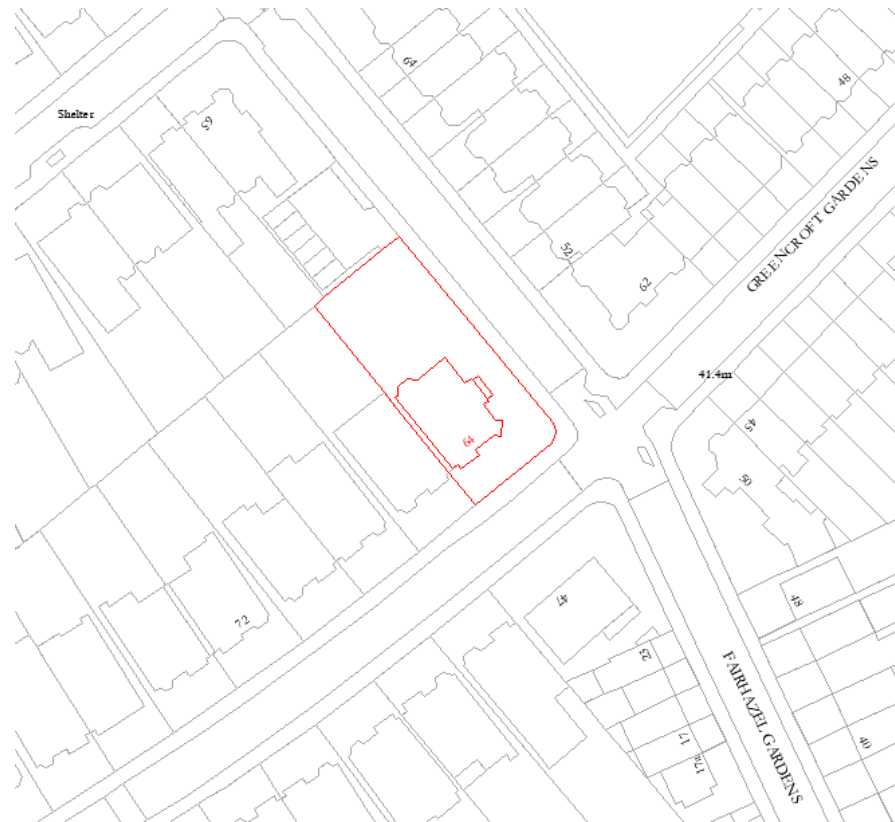
Borough: London Borough of Camden

### Conservation Area

64 Greencroft Gardens is in the South Hampstead Conservation area and is identified as a positive contributor in the Conservation Area Appraisal prepared by Conservation & Urban Design Team London Borough of Camden in 2011. The building is a late Victorian era red brick mansion block with a crown roof and protruding gables. The existing flat roof of the building has two polycarbonate rooflights, one for each top floor maisonette flat.

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### Existing Site Location Plan



E: [info@studiosage.co.uk](mailto:info@studiosage.co.uk)



## Existing Site Photos

Southeast Façade: Greencroft Gardens



Flat Roof with polycarbonate rooflight and decking



Source: Google Maps

Flat 6, 64 Greencroft Gardens is the top floor maisonette of Queens court annotated above with red dashed rectangles. The flat has dual aspect exposure, towards Southeast (Greencroft Gardens) and Northeast (Fairhazel Gardens). Existing satellite dishes, rooflights or chimney stacks of the building is not visible from the public realm.

The current owners are looking to modernise the flat to suit their family's lifestyle while sensitively improving its energy efficiency. The proposals aim to reduce urban heating and surface water runoff, while contributing to the improvement of air quality.

### Planning History

There were three planning cases relating to Flat 6 in total.

#### Case 1

Application Number: 8804571  
Development Description: Application for an Established Use Certificate for the use of the building as six self-contained flats  
Date Registered: 01/11/1988  
Decision Notice: 17/02/1989  
Decision: Grant Established Use Certificate

#### Case 2

Application Number: 8905073  
Development Description: Alterations and works of conversion including alterations to external fenestration the erection of rear dormer windows installation of Velux windows in connection with the creation of two second and third floor maisonettes and the creation of a means of vehicular access to Fairhazel Gardens and four off- street parking spaces as shown on drawing nos.880414/17 and /18.  
Date Registered: 30/01/1989  
Decision Notice: 25/05/1989  
Decision: Grant Full or Outline Perm. with Condit

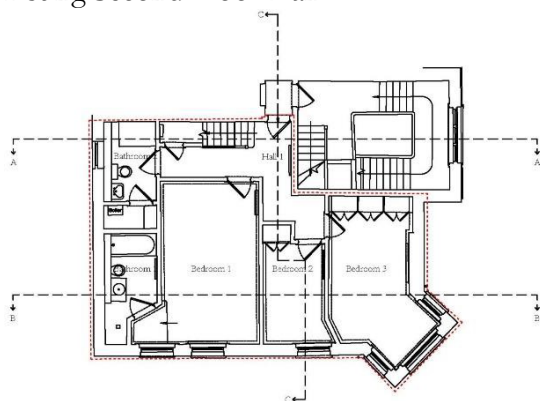
#### Case 3

Application Number: 8905031  
Development Description: Alterations to roof to form self-contained flat within roof space.  
Date Registered: 10/02/1989  
Decision Notice: NA  
Decision: Withdrawn after Reg'n (not used on PACIS

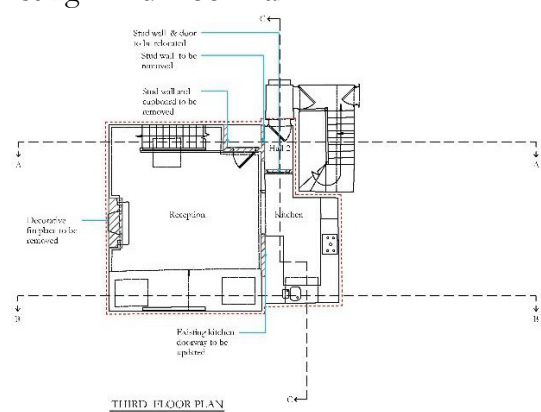
# Design Assessment

## Existing, and Proposed Drawings

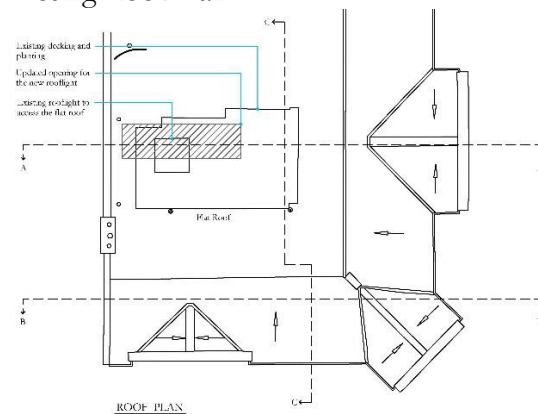
Existing Second Floor Plan



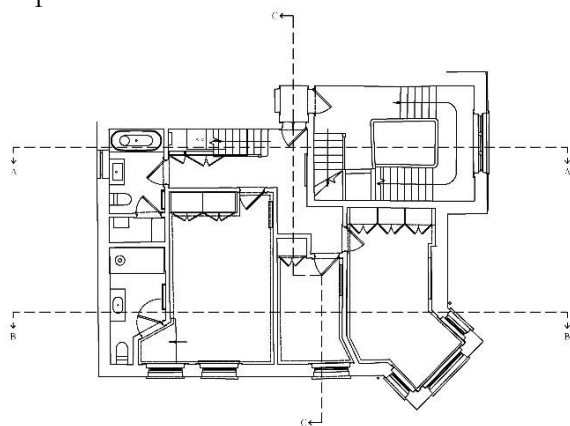
Existing Third Floor Plan



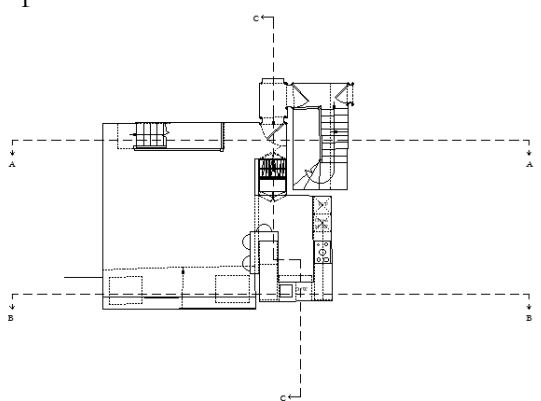
Existing Roof Plan



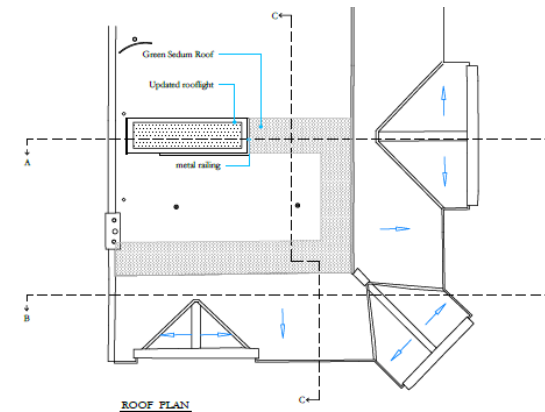
Proposed Second Floor Plan



Proposed Third Floor Plan



Proposed Roof Plan



### Proposed Works

Proposed Program includes.

- replacement of the existing Polycarbonate manually operated rooflight with a thermally efficient electrically operated access rooflight which can also be used for ventilation
- converting a portion of the flat roof to a light green roof
- updated kitchen lay-out
- reinstatement of the existing entryway to the top floor.

### Planning Policies Framework:

The following planning policies have been taken into consideration.

- Camden Local Plan Policy D1 (Design)
- Camden Local Plan Policy D2 (Heritage)
- Camden Local Plan Policy CC1 (Climate Change Mitigation)
- Camden Local Plan Policy CC2 (Adapting to Climate Change)
- Camden Planning Guidance (CPG1 Design)

### Scale Height Massing:

The proposed works will not have any influence the scale and massing of the existing building. The proposed rooflight preserves the roof form and will not be visible from street level, including the long vistas or any neighbouring properties. The railing on the exposed perimeter of the rooflight will not be visible from longer views along the surrounding streets, as not only they will be set back 6.8 and 7.5m from the perimeter of the roof, but also due to the mature tall trees at street level which block long views towards roofscape of Queens Court, just as the existing satellite dishes and the chimney stacks, which are taller in stature, aren't.



Appearance:

It is envisaged that none of the proposed works would be visible from the surrounding public realm or the neighbouring properties. However, a sleek modern rooflight and light living green roof will be an improvement to the existing polycarbonate rooflight, and roofing felt.

Existing Polycarbonate Skylight



Proposed thermally efficient skylight



Existing Decking and Planters



Proposed Light Living Green Roof





## Sustainability

Given that Queens Court is in a conservation area and Flat 6 is one of the shareholders of the freehold, minimal fabric upgrades can be employed under the 'Lean' step in the building without having a detrimental impact on the existing architectural features. However, where new build elements are installed, such as rooflight and interior lighting, their performances will meet the current Part L requirements. The existing polycarbonate rooflight is not airtight and does not have thermal insulation properties contributing to overheating of the top floor in summer and loss of heat in winter. As it is manual and is not remotely operatable, it cannot be utilised for ventilation purposes to help with passive measures. The proposed rooflight is thermally efficient and electrically operated. It will significantly reduce heating and cooling requirements on the top floor, resulting in reduced energy consumption.

The proposed light Green Roof is another sensitive energy efficiency improvement which will help reduce, surface water runoff through increasing permeable surfaces while reducing the impact of overheating from solar gain.

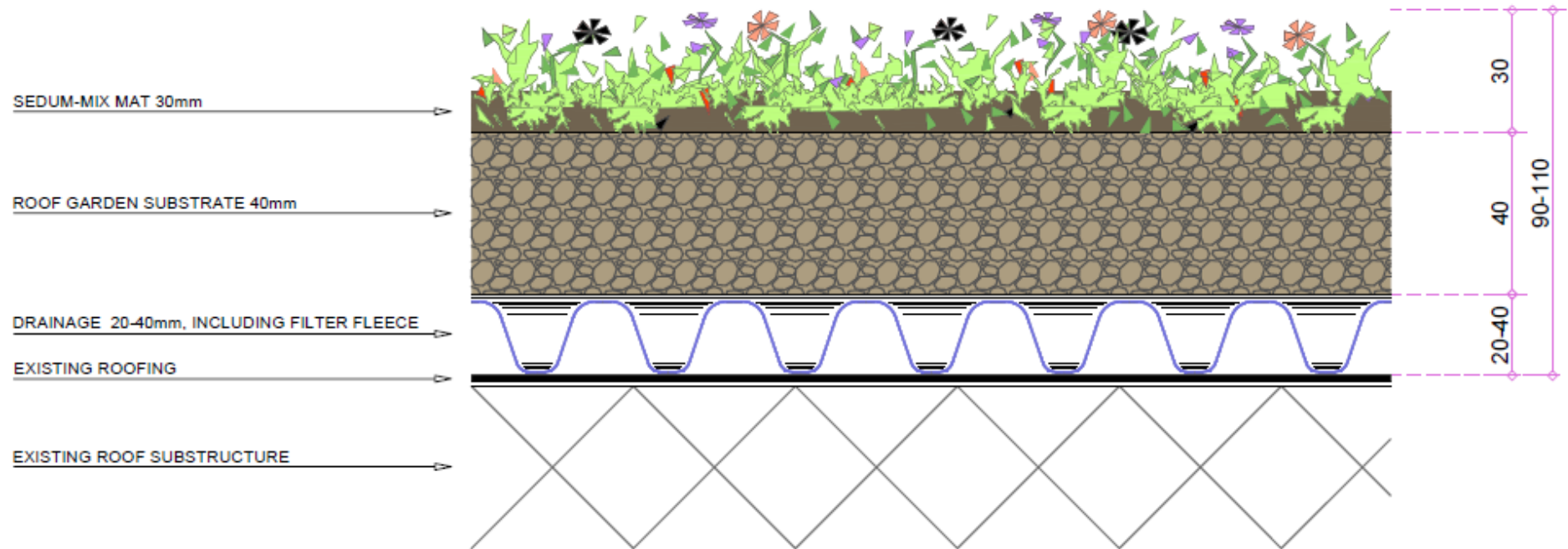
## **Conclusion**

The scheme at Flat 6, 64 Greencroft Gardens have been designed to respect the conservation area's requirements while whilst keeping in consideration to the views from existing neighbours' homes The proposal seeks to update the existing rooflight while improving the comfort and reducing the energy requirements of the dwelling. A thorough design process has resulted in an application proposal that is modest in scale and makes a positive contribution to the character, quality and setting of the Conservation Area.

The design and application submission responds to advice provided at pre-application and result in a well-proportioned, and well-designed scheme that will enhance the relationship between interior and exterior spaces and pays due to sustainability and climate change policies.

The proposal is derived from an understanding of local and national planning policy, including the NPPF, London Plan, Camden Local Plan and South Hampstead Conservation Area Appraisal. We therefore conclude that the scheme would be a beneficial addition to the area.

## Appendix 1: Proposed Green Roof Section



Source: Sempergreen BV