



Architecture + Design Ltd
9 Lauderdale Parade
Maida Vale
London
W9 1LU

Tel: (+44) 020 7734 3094
georgina@peekarchitecture.co.uk

September 2024

To:
Planning and Conservation Department, Camden Council.

DESIGN AND ACCESS STATEMENT:

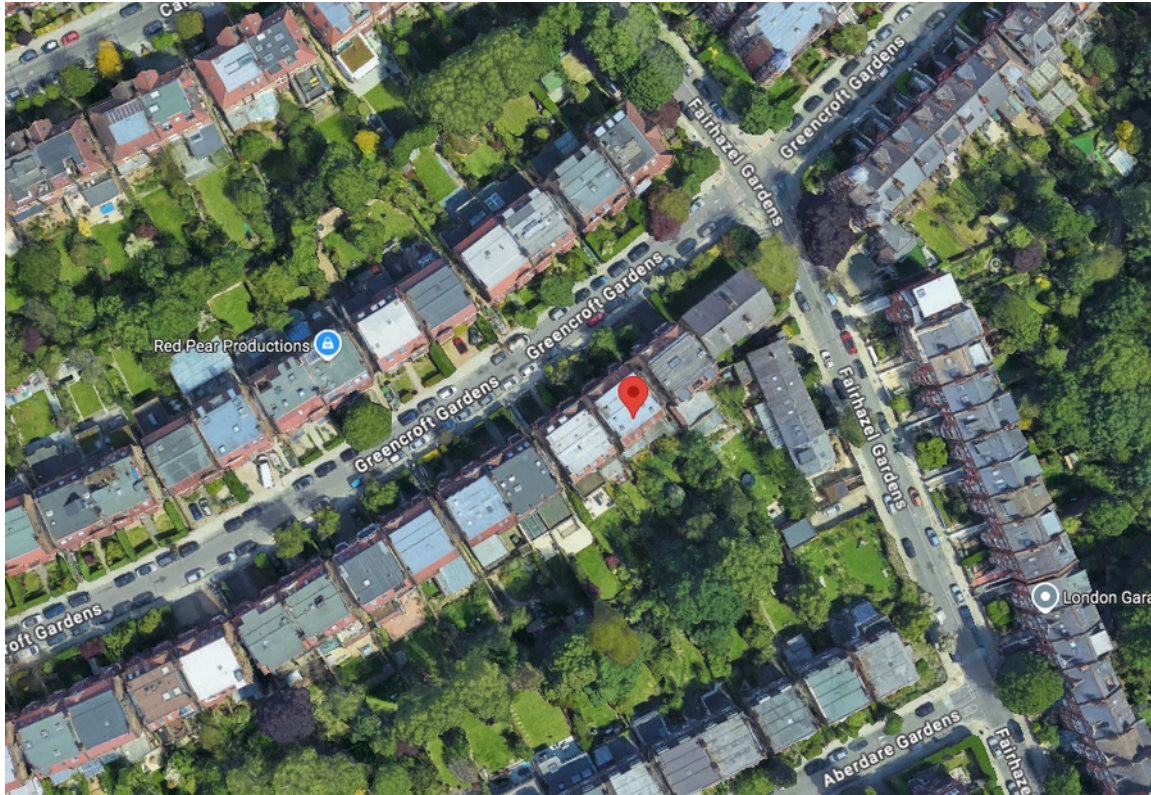
Address: 51 Greencroft Gardens, London NW6 3LL – WINDOWS APPLICATION



Location of 51 Greencroft Gardens, London NW6 3LL

INTRODUCTION:

The site is located in the London Borough of Camden and sites within the South Hampstead Conservation Area. The site is accessed via along Greencroft Gardens from Priory Road from the West along a single direction road towards Finchley Road (A41) to the East, which is served, by the London Underground, Metropolitan and Jubilee Lines. The area is defined in its appraisal as a 'leafy Victorian suburb', which is almost exclusively residential in nature and largely homogenous in scale and character. The area is characterised by large semi-detached and terraced late-Victorian properties in red or cream brick with a particularly distinctive and attractive roof-scape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass. Some properties have large front and rear gardens. Front gardens are demarcated by low or ornate garden walls topped with hedges and building lines are generally set back from the pavements. Its fine historic character and leafy streets are an immediate contrast to the bustling Finchley Road, one of the main routes north out of the City and which dominates the area directly east of the conservation area. 51 Greencroft Gardens is part of a set of red brick mansion blocks within the conservation area and is considered a positive contributor according to the conservation area appraisal. The traditional 19th century block has ornate ironwork features such as a porch canopy at the entrance and window balustrades and 19th century multi-paned sashes with a lively roof-scape with gables and turrets over bay windows. The alterations to the property as part of this application seek only to amend the rear ground floor of the property. The rear of the property is less sensitive to the conservation area and is made up of predominately lower specification materials where most of the money and design was concentrated on the front of the property, typical of Victorian terrace design. London stock brick with red brick window lintels are evident over sash windows. There are no listed buildings on the site or within adjacent properties or within close proximity. The site has been recognised as providing a positive contribution to the conservation area.





PROPOSAL:

The proposals aim to respond positively and sensitively to its surrounding context and the conservation area, as well as towards the environment. In fact, we would like to replace the windows like for like. Currently we have different size and typology of windows with single glazed. Their frame are rotten and full of dump, hence they need to be replaced not only for their aesthetic but also for their functionality in terms of energy dispersion. Therefore, we would like to replace whole SET of windows like for like slim-lite double glazing. DET's drawings will be attached on the application for more understanding.

The images below show the existing and proposed elevations.

REAR ELEVATIONS FROM GOOGLE EARTH

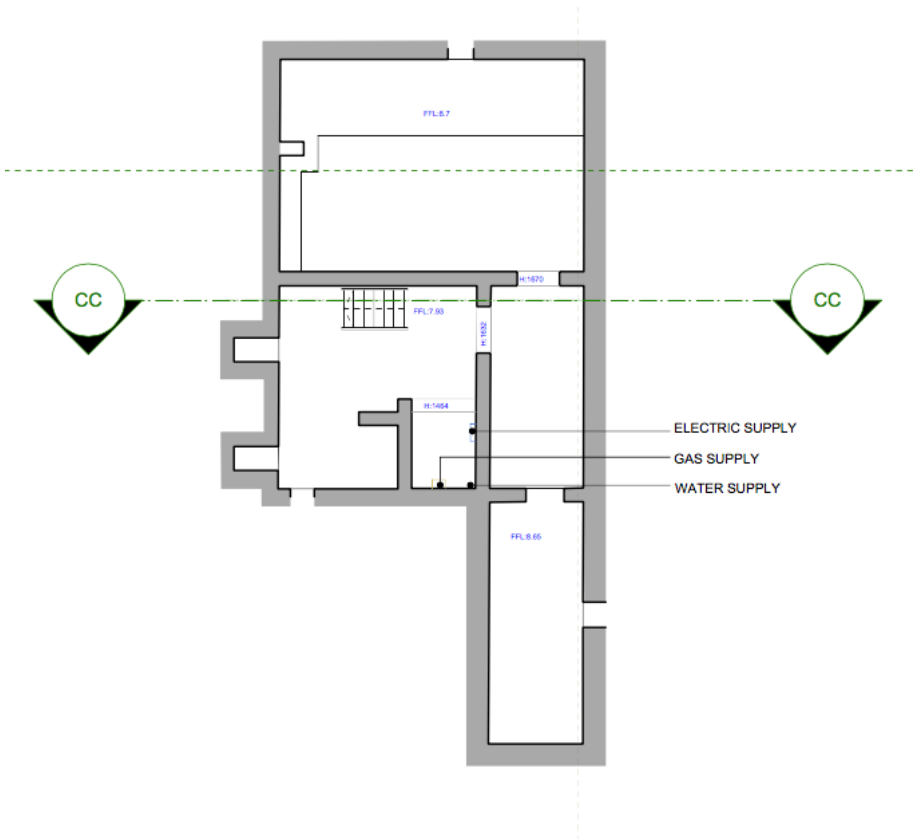


FRONT ELEVATIONS FROM GOOGLE EARTH

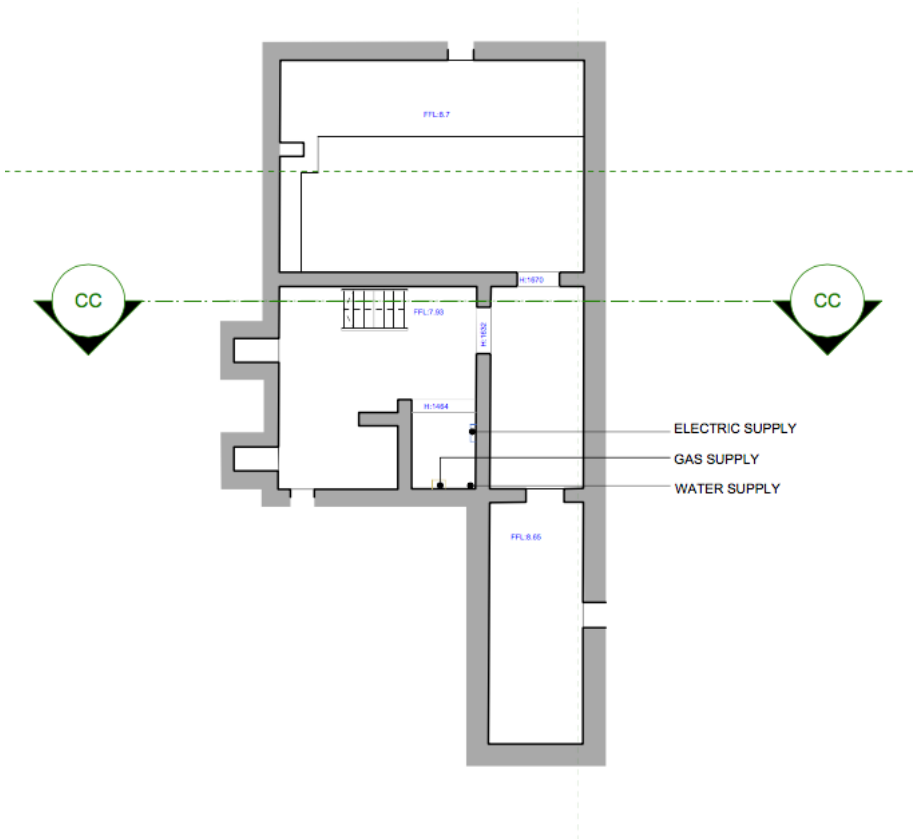


The images below show the existing and proposed drawings.

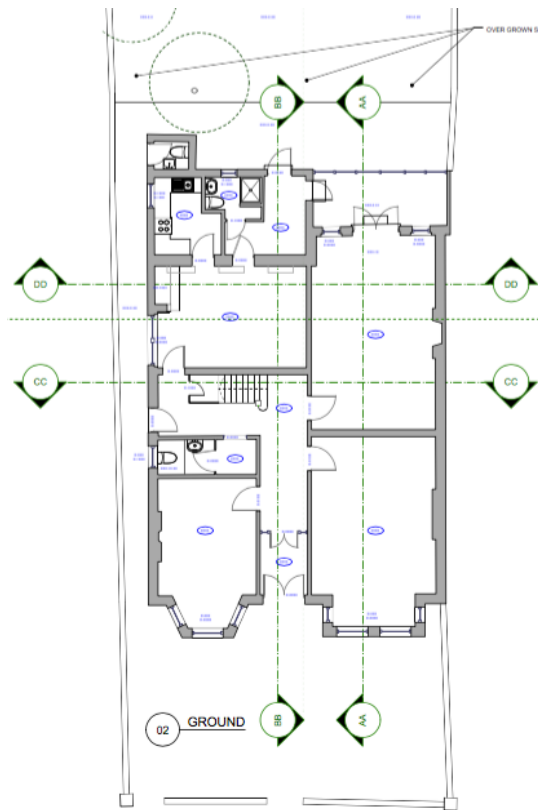
EXISTING LOWER GROUND FLOOR



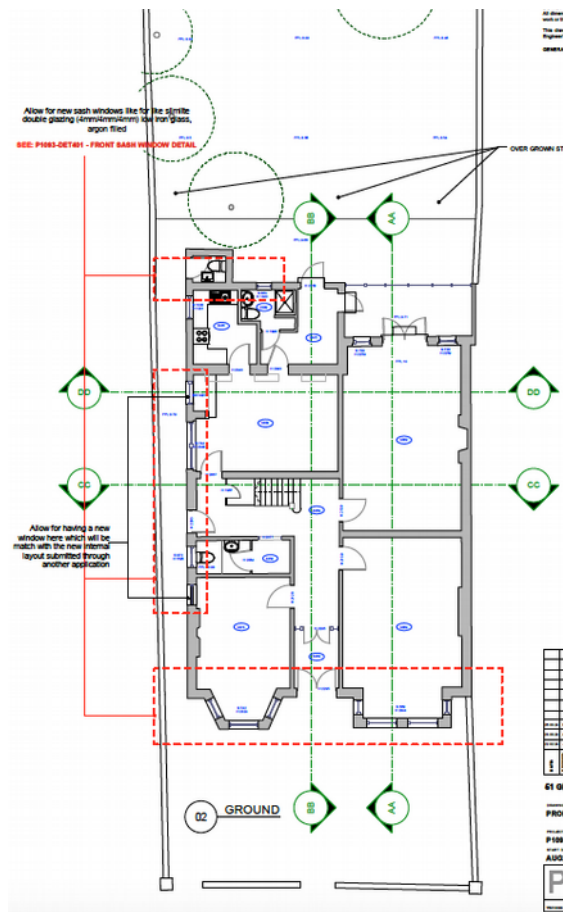
PROPOSED LOWER GROUND FLOOR



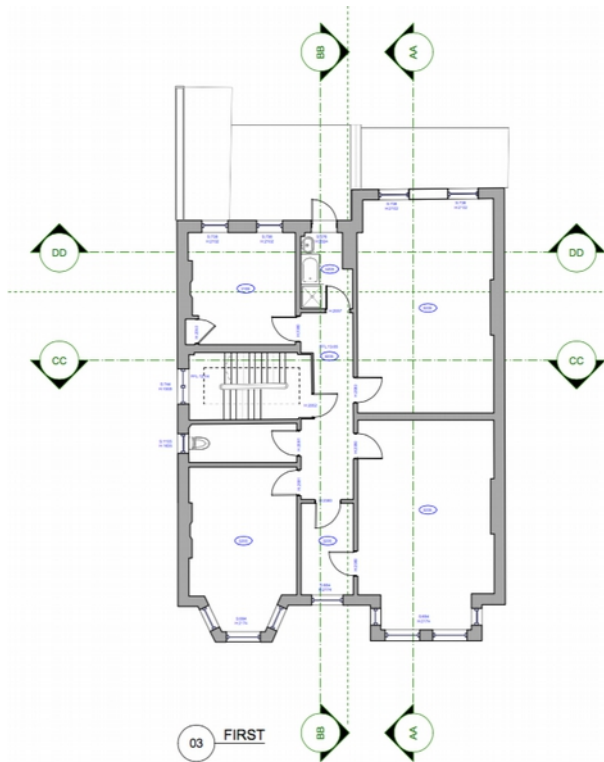
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



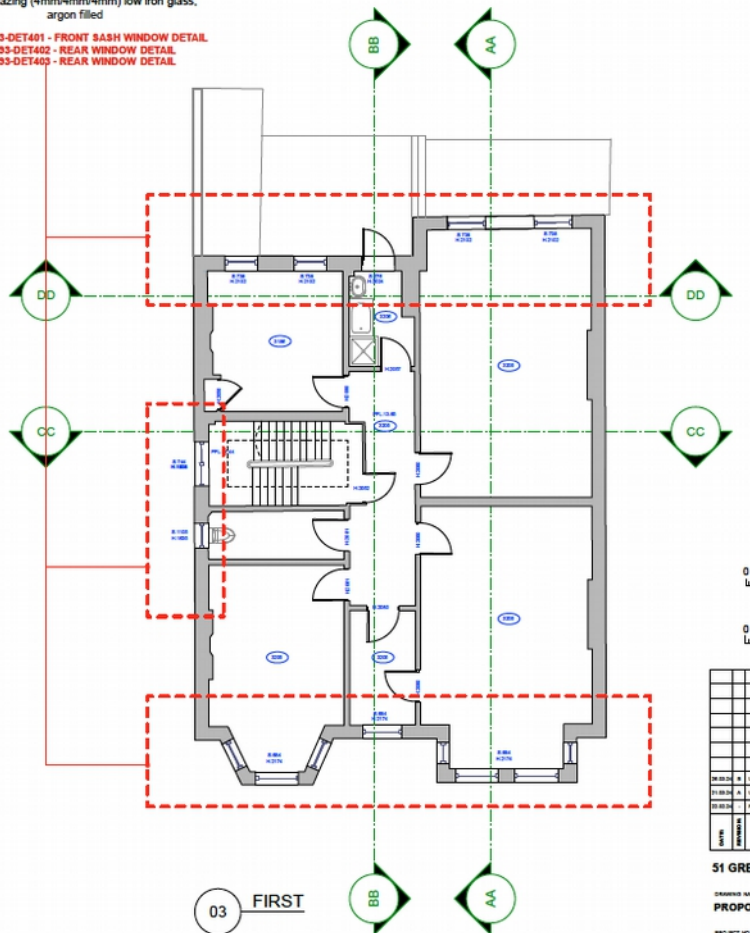
EXISTING FIRST FLOOR



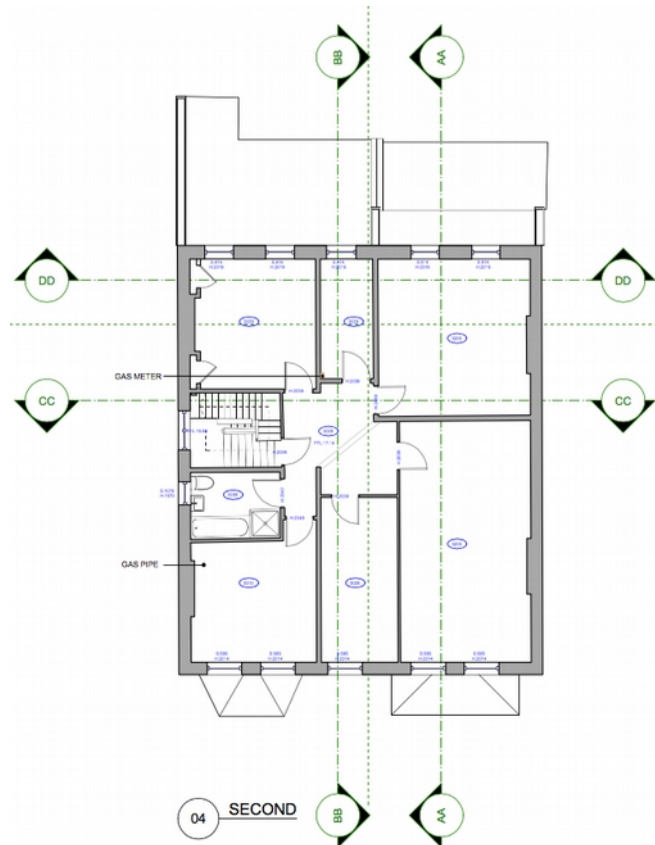
PROPOSED FIRST FLOOR

Allow for new sash windows like for like simlitle
double glazing (4mm/4mm/4mm) low iron glass,
argon filled

SEE: - P1053-DET401 - FRONT SASH WINDOW DETAIL.
- P1053-DET402 - REAR WINDOW DETAIL.
- P1053-DET403 - REAR WINDOW DETAIL.



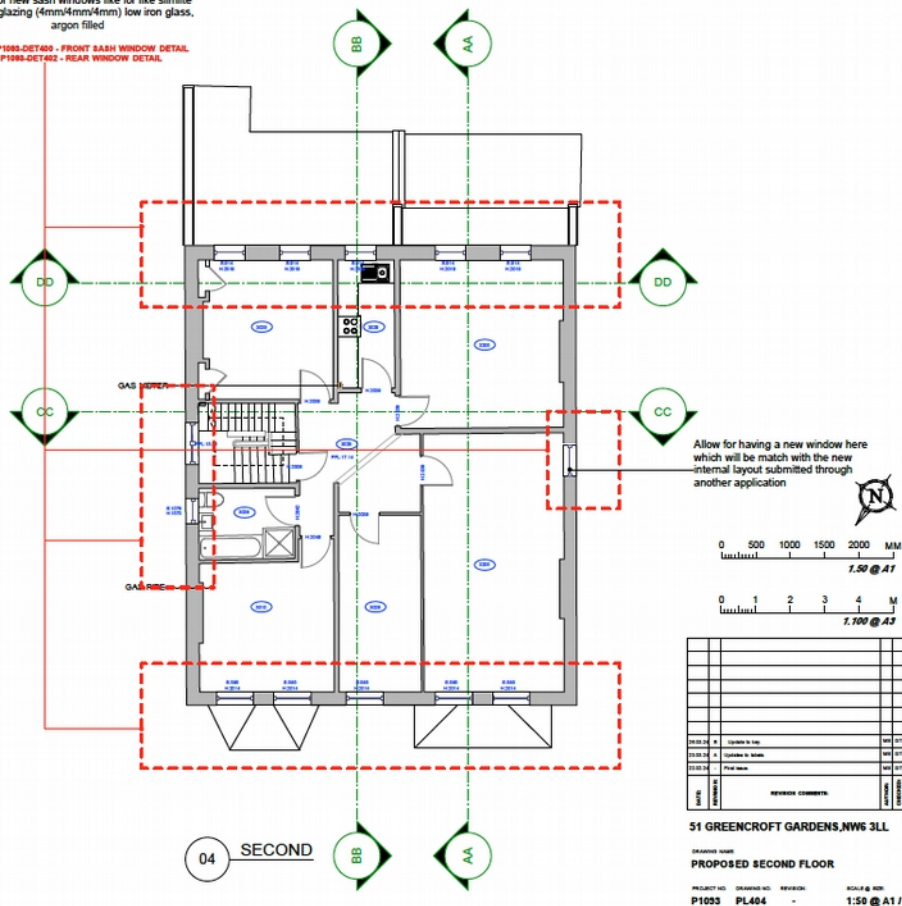
EXISTING SECOND FLOOR



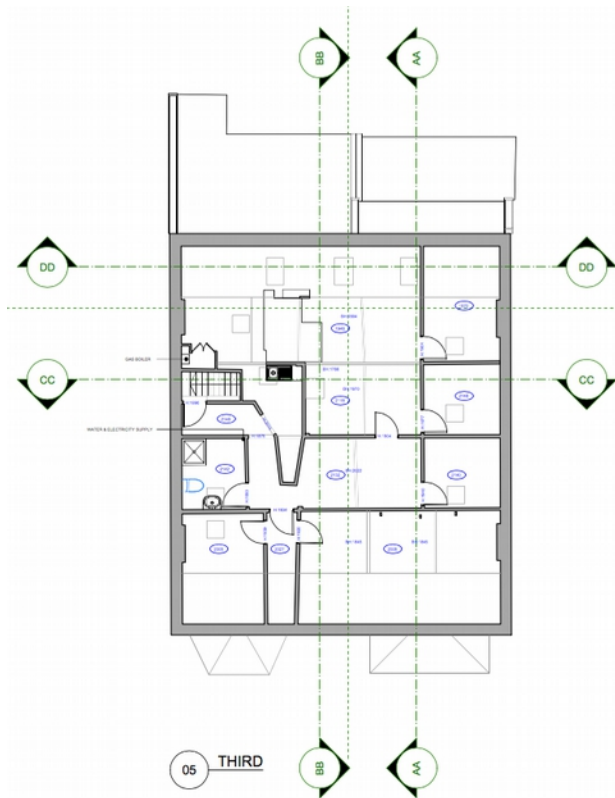
PROPOSED SECOND FLOOR

Allow for new sash windows like for like similitude double glazing (4mm/4mm/4mm) low iron glass, argon filled

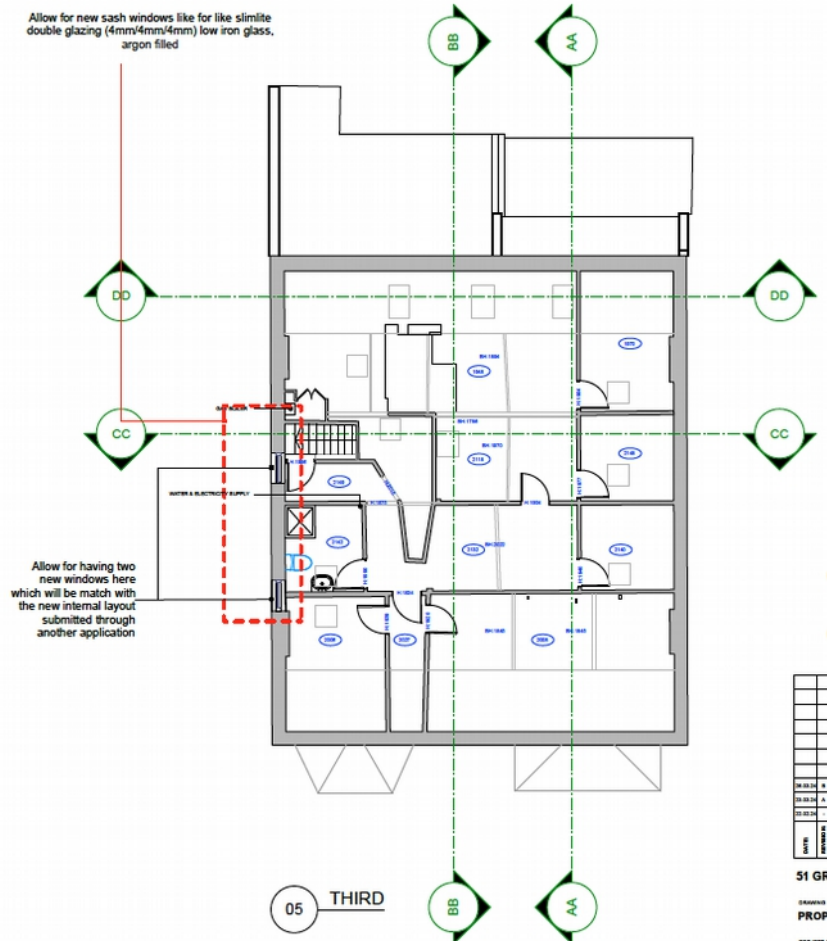
SEE: - P1053-DET400 - FRONT SASH WINDOW DETAIL.
- P1055-DET402 - REAR WINDOW DETAIL.



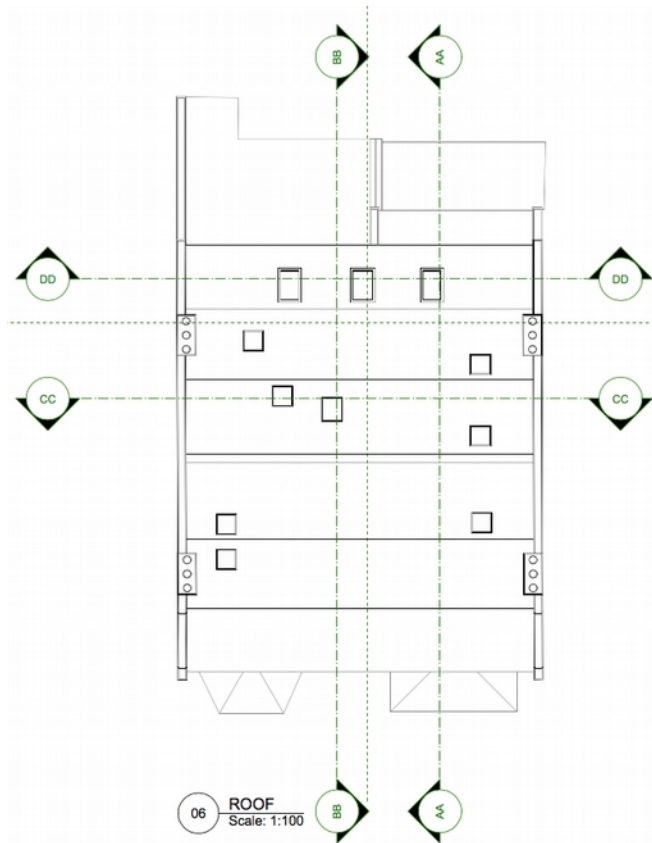
EXISTING THIRD FLOOR



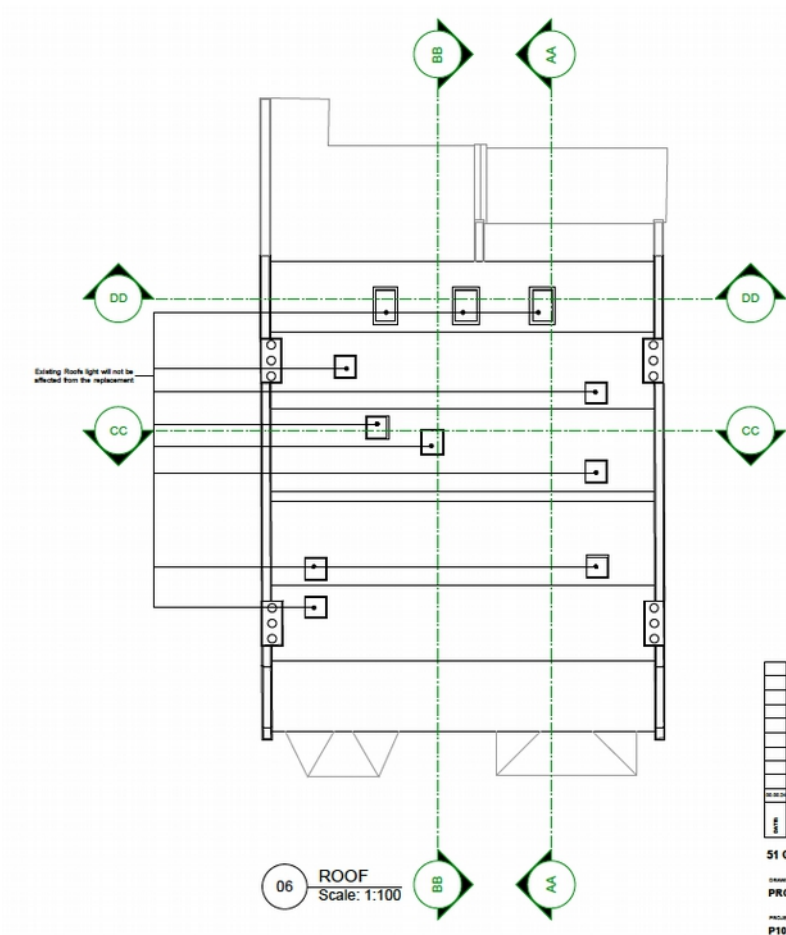
PROPOSED THIRD FLOOR



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATIO



EXISTING FRONT ELEVATION



07 FRONT ELEVATION
Scale: 1:100

PROPOSED FRONT ELEVATION

Allow for new sash windows like for like slimline double
glazing (4mm/4mm/4mm) low iron glass,
argon filled

SEE: - P1093-DET400 - FRONT SASH WINDOW DETAIL
- P1093-DET401 - FRONT SASH WINDOW DETAIL



51 GREENCROFT GARDENS

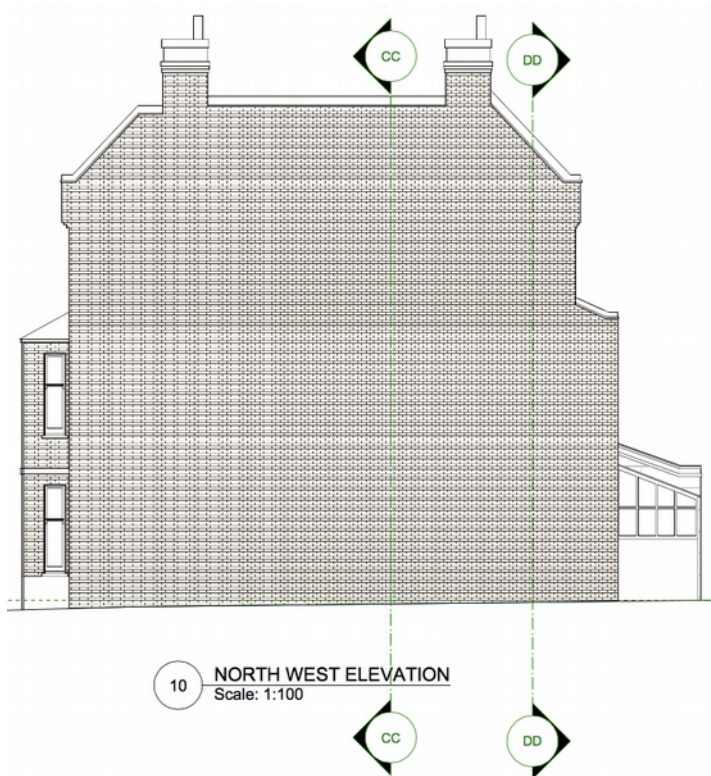
EXISTING NORTH EAST ELEVATION



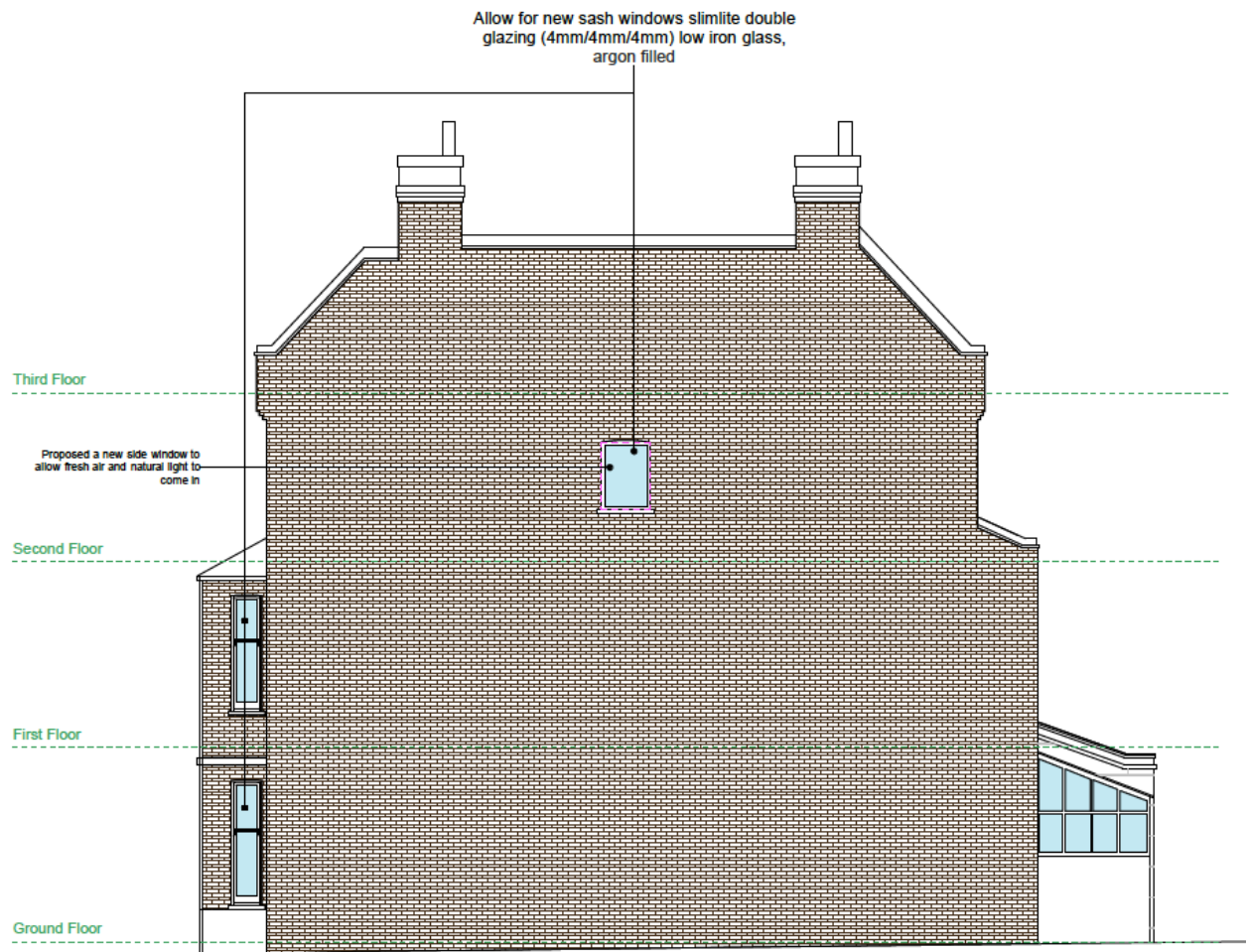
PROPOSED NORTH EAST ELEVATION



EXISTING NORTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION



EXISTING DRAWINGS ISSUED LIST:

- P1093-EX00-SITE LOCATION PLAN
- P1093-EX01-A-EXISTING BASEMENT
- P1093-EX02-A-EXISTING GROUND FLOOR
- P1093-EX03-A-EXISTING FIRST FLOOR
- P1093-EX04-A-EXISTING SECOND FLOOR
- P1093-EX05-A-EXISTING THIRD FLOOR
- P1093-EX06-EXISTING ROOF
- P1093-EX07-EXISTING FRONT ELEVATION
- P1093-EX08-EXISTING REAR ELEVATION
- P1093-EX09-EXISTING SIDE ELEVATION-NORTH EAST
- P1093-EX10-EXISTING SIDE ELEVATION-NORTH WEST

PROPOSED DRAWINGS ISSUED LIST:

- P1093-PL401-PROPOSED BASEMENT
- P1093-PL402-PROPOSED GROUND FLOOR
- P1093-PL403-PROPOSED FIRST FLOOR
- P1093-PL404-PROPOSED SECOND FLOOR
- P1093-PL405-PROPOSED THIRD FLOOR
- P1093-PL406-PROPOSED ROOF
- P1093-PL407-PROPOSED FRONT ELEVATION
- P1093-PL408-PROPOSED REAR ELEVATION
- P1093-PL409-PROPOSED SIDE ELEVATION-NORTH EAST
- P1093-PL410-PROPOSED SIDE ELEVATION-NORTH WEST

DETAIL DRAWINGS ISSUED LIST:

- P1093-DET400 - FRONT SASH WINDOW DETAIL
- P1093-DET401 - FRONT SASH WINDOW DETAIL
- P1093-DET402 - REAR WINDOW DETAIL
- P1093-DET403 - REAR WINDOW DETAIL

ACCESS STATEMENT

The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed. The scheme provides a safe, legible, high quality environment that will be easily used by wide a range of people as possible without undue effort, special treatment or separation. NO CHANGE COMPARE TO THE EXISTING SET UP

PUBLIC TRANSPORT

The site benefits from access to and from the Finchley Road Station, on the Metropolitan and Jubilee Lines, which connects within a few minutes into the West End or slightly further afield to the City. Finchley Road also provides access to many bus routes. The site is also walking distance to West Hampstead Station on the London Overground and Thameslink. Collectively, these nodes provide the site with a large public transport catchment area, which benefits from good accessibility. The development proposals will continue this existing good level of accessibility to the mobility impaired, in line with requirements set out in National Guidance, the Camden Local Development Framework (LDF).

Please consider the proposal favorably.

PEEK Architecture + Design Ltd