

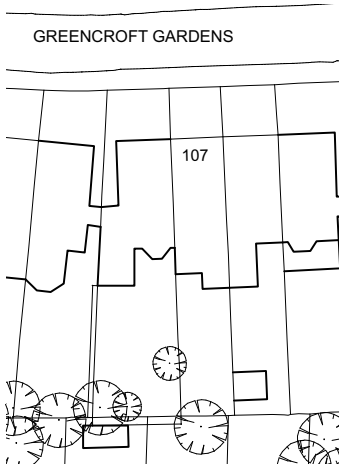


**109 Greencroft Gardens
NW6 3PE**

**Design Statement
Studio 163**

Context

109 Greencroft Gardens is positioned on the south side of Greencroft Gardens and is within the South Hampstead Conservation Area.



Nature of works and reason for application

The application is for a proposed outbuilding to be used as a gym building for the owner of the property.

It is a single storey proposed outbuilding with the eaves at 2.5m. The footprint of the proposed is 36 sqm which is far below the 50% of the total area of the garden area which measures 203 sqm.

The external finish (front elevation) of the building will be of glass to minimise the visual impact of the building with render to the sides and rear. A space has been allowed at the rear boundary to minimise disturbance to existing trees.

There are no TPOs for trees on the property.

Access

The proposed works do not change or influence the existing modes and routes of access to and from the property.

Details

- See drawings



Photos of existing site