

**Project Title:** Flat 1, No. 85 Greencroft Garden,  
London NW6 3LJ

**Date:** March 2014

**Project Ref:** 13-499-DA-001

**Document:** Design & Access Statement



Fig. 1; Aerial View of No. 85 Greencroft Gardens, London NW6 3LJ (property outlined in red)

### **Introduction:**

The following Design & Access Statement is to be read in conjunction with the application for works to the ground floor flat of property No. 85 Greencroft Gardens, London NW6 3LJ.

The proposal consists of part demolition of the existing rear single storey extensions and construction of a new single storey side/rear extension, the expansion of the existing cellar to create a basement level and minor internal alterations.

## Site & Context:

The site is situated within a residential neighbourhood which comprises of large Victorian and Edwardian semi-detach and detached house and lies within the South Hampstead Conservation Area. The property faces Greencroft Gardens and is adjoined to No. 83 to the east and is adjacent to the rear gardens of Aberdare Gardens to the south.

The property is a 3 storey semi-detached house with living accommodation in each floor as well as within the roof space. It is constructed from traditional materials and accessed from Greencroft Gardens.

This application relates to the flat on the Ground Floor which includes the existing cellar and rear garden.

## Design:

The proposal includes the following;

- reconfiguration of the existing internal spaces to increase functionality
- part demolition of the existing poorly constructed rear extension housing the Master En-suite and WC.
- construction of a new single-storey extension from traditional materials and
- expansion of the existing cellar to create a new basement level with habitable spaces benefiting from natural light and ventilation provided by the light-wells to the west and south of the building.

The proposed extension has been designed as a contemporary structure which will link seamlessly to the existing property. This is adjoined by a new decking area with direct access to the Kitchen via bi-folding doors, which will provide a greater level of natural light to the main Living Area during daylight hours. The deck area also has direct access to the rear garden and basement level.



Fig. 2; Existing Rear Elevation



Fig. 3; Proposed Rear Elevation

The construction materials and external appearance have also been carefully considered. The proposed extension and basement will be constructed to provide a greater level of thermal insulation and a comfortable living environment.

The proposed door openings will be powder-coated aluminium with the exterior walls rendered and painted white to match the existing.

**Access:**

There are no changes proposed to the current means of access to the property.

The property is located 0.5 miles south-west of Finchley Road Underground Station and is within 5 minutes walking distance of the Priory Road, Canfield Gardens Bus-stop to the north-west.