

STATEMENT

Works at 119 Greencroft Gardens NW6

31/01/2014



119 Greencroft Gardens NW6

HISTORY:

- 119 Greencroft Gardens is one of a no longer symmetrical pair of late Victorian red brick built houses towards the western end of this long road. The lack of symmetry results from the way that no. 121 has been joined to its neighbour, no. 123, so that the original semi detached pair of 119 and 121 is now the end of a terrace which extends to no.125.
- The houses in this part of the road are mostly 4 storeys high, sometimes including lower ground floors and nearly always attic floors. Most have been divided into lettable rooms or self contained flats in the past; this is true for 119 which currently contains three self contained flats. The top and 1st floor flats were combined in 2003, with consents, to make a single unit.
- Changes to the original building in the past include dormers and rooflights to the roof and extensions to the lower ground floor flat.
- The existing rear conservatory was an approved addition in 2006 (application no. 2006/5171/P); the kitchen extension was approved in 1998 (application no. PW9802811R1).

DESIGN & CONTEXTUAL ISSUES:

- The house is within the South Hampstead Conservation Area.
- The road is almost continuously built up with few significant gaps between houses. Both 117 and 119 have side extensions which still preserve external walkways between extension and boundary, giving access to their respective rear gardens from the street. It is part of this proposal that the existing side extension at no. 119 is reduced in height and extended towards the back of the house, retaining the existing side access. This won't close the gap between the houses any further than now exists and it is unlikely that the new insertion will be readable from the street.
- In relation to the neighbour and to the site, the position of the extension retains the existing amenities of neighbours and also their privacy: the proposed windows to the side elevation serve a utility room and the new internal stair, not habitable rooms.
- Landscaping won't be altered. The re-siting of the meter boxes at the front of the house will be an improvement as they will be more hidden from the street in their new position.
- The appearance of the extension in relation to the existing building and its neighbours has been considered. The materials to be used will match the existing extension; the roof over the existing extension will be lower than it is now, will remain glazed and be extended over the new infill extension. The walls will be rendered to match the existing side extension and new windows will be timber sashes and match the originals while being double glazed.
- The amalgamation of the lower and upper ground floor flats won't have an impact on the house from the street. LB Camden's planning guidance states "*The Council does not generally seek to resist schemes combining dwellings where they involve loss of a single home. This provision creates some scope for growing families to expand into an adjoining property.*" At 119, the enlarged unit will form a home for the growing young family which owns and lives in the garden flat. The enlarged flat will contribute to the mix of dwelling sizes in the area where smaller units are in the majority.

- The existing windows will be replaced with replica timber sliding sash windows incorporating double glazing: this is an energy efficiency matter and the external appearance will not be significantly affected.