

PROPOSAL FOR

Erection of Single Storey rear Extension, roof extension, and new entrance door on side elevation at ground floor level to create 2 x self contained Flats (Class C3)

AT

80 GREENCROFT GARDENS
LONDON
NW6 3JQ

DESIGN AND ACCESS STATEMENT

Second Issue 19.09.2013

SECTION 1: PREFACE

- 1.1** This Planning Application follows the Refusal of a similar Application Ref number 2012/6195/P and our Appeal Ref APP/X5210/A/13/2194775. In the event the Appeal Inspector dismissed the Appeal but only on the Grounds that the previous Application had not provided a legal Agreement to secure car free housing. This Application seeks to address that issue and the Applicant will provide a Section 106 Car Free Agreement as directed by Camden's Legal Team once the Application is validated and has running status.
- 1.2** We attach to this Application the Appeal Inspectors Appeal Decision Notice which sets out the Appeal Inspectors reasoning. We hope that Camden Council will take account of the Inspectors views in dealing with this Application as in all other ways is identical to the original Application apart from the as described need to agree as Car Free development which the Applicant will undertake as agreed between the respective lawyers.

SECTION 2: SITE AND SURROUNDINGS

- 1.3** The Applicant Site is situated within the Swiss Cottage Conservation Area.
- 1.4** There are no Listed Buildings within close proximity to the Applicant site and our proposals therefore do not affect the setting of any Buildings of Historical importance.
- 1.5** The three storey Late Victorian detached building is used as 4 self contained flats, 1 x 3 bedroom unit on the Ground floor, 2 x 1 Bedroom units on the First floor and 1 x 3 bedroom unit on the Second floor and as indicated on existing Plan drawings numbered P-242-02 and 03.
- 1.6** Many of the residential properties in Greencroft Gardens have utilised their respective attic areas to great effect either as new individual dwelling as per our proposal or as an extension to form a Maisonette linked with the second floor.
- 1.7** The adjacent neighbours at 78 Greencroft Gardens have recently extended their property at the rear Ground floor level and utilised the attic area under Approved Planning 2003/2049/P and 2003/2050/P. The adjacent neighbour at 82 Greencroft Gardens has Approved Planning for rear Extension not yet implemented under 2012/3160/P.
- 1.8** All of the current Flats within the Applicant building are owned by the Applicant Mr and Mrs A. Charlton.

SECTION 3: DESIGN

- 1.9** Our proposal seeks to maximise the potential of the existing building by combination of utilising the internal space more effectively, revised internal layouts and new Ground floor rear extension to produce 2 new Dwelling units as numbered Flats 5 and 6. The First floor remains unaffected by the proposals.
- 1.10** By the Change of Use of parts of existing building to create 2 extra dwellings would represent efficient use of the Land providing minimum areas can be complied with in Accordance with the London Plan.
- 1.11** All minimum Flat areas for self contained 1 and 3 Bedroom Flats with associated occupancy levels can be met in Accordance with the London Plan a Table showing the relative areas is appended to drawing P-242-06.
- 1.12** A small previous rear extension will be demolished to make way for a more appropriate and impressive rear extension in common with many other properties.

- 1.13** Our Extension on the rear of the property utilises matching materials and proportionally sized window and door openings to give a more traditional appearance and would be in sympathy with the main building. Although the existing building has Aluminium Windows and doors because of the Conservation area status white factory finished timber windows and doors would be appropriate on all new window openings and as indicated on the drawings.
- 1.14** The rear Garden which currently is used exclusively by Flat 1 on the Ground Floor would remain as such and used entirely by the occupants of that unit as is not an existing communal garden. This existing Unit is a good size family unit and would remain so under our proposals.
- 1.15** An existing side entrance door will be re-established to allow private access to the self contained Flat 5. The new Flat 6 will utilise existing common areas for primary access.
- 1.16** Our proposal will require conversion of the existing roof space with inclusion of 2 new dormer windows and inset roof terrace area to the rear and would be similar in terms of appearance to the implemented arrangements at the adjacent property number 78 Greencroft Gardens. The existing roof line is to be maintained due to Conservation area status. The new flat roof will be in single ply membrane material and will be highly insulated in Accordance with current Building Regulation requirements.
- 1.17** Extra refuse and recycling waste management can be provided in Accordance with Camden Council current waste manager requirements with easy access from the front of the property and generally as existing arrangements.
- 1.18** Our Proposals follow informal discussions with Camden Planners.

SECTION 2: ACCESS

- 2.1** All access arrangements to new and existing dwellings to comply with both the current Building Regulations and Life Time Home Standards where appropriate.
- 2.2** Transport and communications are excellent most primary bus routes are accessible giving full access to all the environs of Inner London, additionally Finchley Road Tube Station on the Jubilee Line is a 3-4 minute walk away. Due to Car Free Status in 2.3 below 4 x Cycle spaces provision to be provided in accordance with Planning Condition to any Approved consent is requested. All details for shelter to be conditionally agreed as appropriate. This helps to encourage and promote Green Transport methods in Accordance with Camden Policy
- 2.3** Car Parking provision to remain as existing requiring the 2 new dwellings to be Car Free as previously described in the Preface Section 1 to this document.