

## Design & access statement – June 2012

In relation to the proposed ground-floor extension to:  
82 Greencroft Gardens, London. NW6 3JQ

Prepared by Architect Your Home Richmond

### **Site and surroundings:**

The site is situated inside the Swiss Cottage Conservation Area. The three-storey semi-detached property is divided into two self-contained properties: a maisonette at ground and first floor levels and a flat on the second floor. Both of the properties at 82 Greencroft Gardens are owned by our client, Mrs King.

### **The application proposals:**

The new proposals include the demolition of the existing rear kitchen and store and the erection of a replacement ground floor rear single storey kitchen/dining space. The proposed extension will be constructed using quality materials and details in a manner that is sympathetic to the existing house.

The adjacent property at 84 Greencroft Gardens has a contemporary rear single storey extension of similar volume and height.

### **Planning policy and considerations:**

In preparing this design, specific reference has been made to the following documents:

- London Borough of Camden: Camden Planning Guidance 1 - Design
- London Borough of Camden: Camden Planning Guidance 2 - Housing
- London Borough of Camden: Development Policy DP24

In accordance with the guidelines set out in the above documents the materials and fenestration will match or be sympathetic to the existing house and neighbouring properties.

The masonry walls of the proposed extension will be brick to match that of the existing building.

The proposed new window and sliding doors will be timber framed.

The proposed new roof will be single ply with an edpm membrane.

### **Design and Access considerations summary:**

**Use:** No change to the existing residential use is proposed, none would be appropriate.

**Amount:** The proposed increase of floor area is modest and appropriate.

**Layout:** The proposed extension uses part of the existing rear-garden of this property, but retains the majority (and best part) of the garden space.

**Scale:** The design is intended to have only a minimal effect on the perceived scale of the existing building.

**Landscaping:** No change to the existing landscaping is proposed.

**Appearance:** The drawings illustrate a design that is entirely 'in-keeping' with the existing house and that will minimise its impact upon its neighbours.

**Access:** There are no changes to the existing access. The existing parking and amenity space will not be adversely affected as a result of the works.