

Job No: 11-045

Job Title: FLAT 1, 55 GREENCROFT GARDENS

DESIGN, HERITAGE & ACCESS STATEMENT

Introduction

Flat 1, 55 Greencroft Gardens is the basement and ground floor dwelling within a Victorian mansion block built in the 19th century. We are aware the property lies in the South Hampstead conservation area, described by Camden Council as a 'well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character'. No. 49-129 of Greencroft Gardens are three storeys plus roof space and basements. The front elevations are built in red stock brick with timber sash windows and double bays. Flat 1, 55 Greencroft Gardens has already been extended at the rear; our proposal seeks only to alter the fenestration of the extension.

The design principles and concepts that have been applied to the development are:

(i) Amount;

- Our designs do not increase the external footprint of the building.

(ii) Use;

- There will not be a change of use from the property's current use as a residential dwelling.

(iii) Layout;

- The scheme will create an open plan kitchen and dining area to the rear of the existing dwelling (at raised ground floor level) which will lead down to a paved patio area at the rear.
- The proposal to turn the existing front part of the basement into a habitable space by lowering the floor and creating a front lightwell was won at appeal (application no: 2011/0897/P). This includes the formation of the two side lightwells to provide natural light into the far ends of the rooms. The lightwells have been altered at the side to accommodate the new layout.

(iv) Scale & Impact;

- There are no changes to the existing scale of the building.

(v) Landscaping;

- We are proposing to retain the small patio area for a table and chairs. The remainder of the garden area will remain as a lawn, as existing.

(vi) Appearance;

It is our design intent that the alterations should respect the scale and character of the existing house.

The following are the materials we are proposing:

- Windows: Timber sash to match existing
- Rear doors to ground floor: Timber French doors with minimal glass balconies
- Rear doors to basement: Folding/sliding doors with powder coated aluminium frames
- Side door: Timber framed glass door
- Balustrade to stairs accessing new lounge/kitchen area: Wrought iron

(vii) Sustainability & Environment;

- The application proposes to use sustainable materials where possible and recycle brickwork or metal where possible during the construction. All new elements including doors, rooflights, walls and floors will be constructed in accordance with Building Regulations Part L and we will be providing high levels of insulation and detailing at junctions to minimise air leakage. A minimum of 25% of all new lights will be energy efficient light fittings. All new sanitary fittings specified will take water saving into consideration. Replacement WC's will have dual flush facilities and taps will be provided with flow regulators. The scheme will provide very good levels of natural daylight resulting in a better amenity space for the occupiers.

Conclusions

The alterations have been accommodated in a manner which will blend in with the character of the building and its setting within the South Hampstead Conservation Area.

Therefore, it is advised that a grant of planning and conservation building consent is justified, as it accords with local and national policies.

The access principles and concepts that have been applied to the development are:

(i) Pedestrian access

Pedestrian access to the house will be via the front door as existing.

(ii) Public Transport

The area has access to several forms of public transport. The property is within walking distance of both Swiss cottage and Finchley Road tubes and also South Hampstead rail overground station.
