

**87 GREENCROFT GARDENS, LONDON NW6 3LJ**  
**JOB NO. 3415**  
**DESIGN AND ACCESS STATEMENT – JANUARY 2010**

**THE SITE**

The application site comprises 0.0493ha situated approximately 1 mile south of West Hampstead tube station, the site is currently occupied by a substantial, semi-detached 3 storey house with mature planting to the back garden. The property is currently sub-divided into 5 self contained flats.

**SITE CONTEXT**

The site is situated within a residential neighbourhood which comprises large Victorian and Edwardian semi detached and detached villas, the area a number of later standalone flatted developments scattered throughout the area. To the north the site faces Greencroft Gardens, is adjoined to the west by 89 Greencroft Gardens and to the south by the rear gardens of 27 and 29 Aberdare Gardens. The site is well served for public transport with West Hampstead tube and overland stations within a reasonable travel distance.

**PLANNING HISTORY**

Application number H5/8/25/6781 was consented in 1969 for the conversion of 87 Greencroft Gardens, Camden into 5 self-contained flats; the rebuilding of Existing rear extension and the erection of conservatory at rear of ground floor flat.

Application number H5/8/25/8770 obtained a conditional decision in 1970 in regard to construction and retention of flat roof and balcony to single storey rear addition and raising height of existing rear addition by 2'0" (0.61M) at 87 Greencroft Gardens N.W.6.

Application number 2009/4651/P gained consent in December 2009 for alterations and extensions including single storey rear extension at ground with associated decking, a new terrace at first floor, enlarged window openings and replacement windows and doors.

**THE PROPOSALS**

**Use**

The existing use is residential (C3)  
The proposals are for the construction of a roof extension to provide 1 large 4 bedroom duplex unit.

**Amount**

The proposals are for 1 self contained flat as existing.

**Design**

The roof is proposed to be a mansard type roof with dormer windows to match the existing roof at 85 there are 4 dormer windows proposed to The front elevation and 2 terraces proposed at the rear. The rear gardens adjoining the application site are

already overlooked and therefore we would argue that the terraces will not adversely affect the amenity enjoyed by neighbouring properties.

Balustrades to the terrace decks are proposed as a simple and contemporary design in painted steel.

All new windows and doors are proposed to be in softwood and are designed to be complimentary to the existing building.

### **Layout**

The arrangement of the flats at second floor is as the existing layout with the western flat being modified to form a duplex unit. The lower level comprises 2 double bedrooms both with en-suite bathrooms and staircase. The upper level accommodation comprises 2 further bedrooms, a family bathroom and a spacious through lounge/diner and kitchen. The lounge and bedroom to the rear both benefit from terraces

### **Scale**

The proposals are complimentary to the scale of the building and its immediate neighbours.

### **Appearance**

The new roof is designed to compliment the existing building and its immediate neighbours. Material proposed as clay tiles and lead cheeked dormers. rendered kitchen element.

### **Amenity**

New private amenity of 4 Sq M is proposed to flat 2 in the form of 2 small terraces.

### **Parking and Highways**

The parking provision is not altered.

### **Density**

The site area is 0.0493ha and the existing accommodation is 5 units this gives a density of 101 units per hectare the proposed accommodation is 6 units which yields a density of 121 units per hectare which we feel is appropriate for this area.

## **ACCESS STATEMENT**

### **Proposed Use of the Development:**

1. Conversion of existing second floor flat to single duplex unit.

### **Context:**

2. The site is located on the south side of Greencroft Gardens approximately 1500m south of West Hampstead tube station.

3. The site is a semi detached Victorian villa
4. There is an existing crossover to the site providing vehicular access.

**Background:**

5. The site is currently occupied by a 3 storey house sub-divided into 5 self contained flats.
6. The proposed residential accommodation is an existing building and as such there are limits to the achievable accessibility.

**Statement of Intent:**

7. Through this report the applicant seeks to shown that appropriate access to the development has been provided.
8. Whilst the physical limitations of the site may impose some constraints on what is possible the applicant fully intends to comply with current regulations and good practice where practicable.

**Stage One – Planning:**

9. Specific 'Access Issues' with the proposal are:  
Legibility
10. The building entrance is clearly legible from the street.

**Public Transport and vehicular access**

11. The site has a reasonable level of accessibility both West Hampstead Stations are within a mile of the site and there are regular north/south bus services on West End lane which is within easy reach of the site.

**Doorways, Corridors & Internal circulation**

12. Corridors are 900mm (min) wide, and within reason where a door is approached head-on a minimum clear width of 750 is maintained.
13. Corridors widen to facilitate 90° access – remaining at a minimum of 900mm wide where a clear opening width of 900mm is provided. (Lifetime Homes have increased this criteria from 800mm, as Building Regulations).

**Vertical Access**

14. The Communal stairs provide ambulant disabled access.
15. Handrails will extend beyond the top and bottom rail by 300mm, and will be mounted 90mm above the line of the nosing.

**Vertical Circulation with Units/Dwellings**

16. Changes in level within a dwelling are not covered by Lifetime Homes.
17. Vertical circulation within the building that meets Part K is acceptable.

**Toilet Facilities**

18. All homes have a bathroom on the entrance floor.
19. The colour scheme to communal areas will be chosen to highlight walls, floors, doors and ironmongery.

**Evacuation:**

20. Evacuation from the residential accommodation will be by people, or in conjunction with people, who know the building well. Access is provided via ambulant disabled staircase, and escape would be via the same.

**Stage Two - Building Control Submission:**

21. Whilst mindful of the implications of the Building Regulations, further information will be provided with an Application for Building Regulation Approval.