

Design and Access Statement

External alteration and formation of habitable room from garage, 67 Greencroft Gardens, London. NW3

Brief

Remove existing garage doors, install 2No windows and form new habitable room to front of property.

General Site Context

The existing period house was constructed at the turn of the last century as a single family dwelling and has had additions and adaptations throughout this period of time since construction. It is now divided into 5 flats. The property was originally built over 3 floors plus roof and lies within the Swiss Cottage Conservation Area.

Intention

The proposal indicates the removal of garage doors to the right hand side of the front elevation and reinstatement of a solid brickwork wall with 2No timber box sash windows in their place to match existing. This would match the original turn of the century construction as the garage was originally a conversion itself.

The garage area would be converted to a habitable room.

Design

The new brickwork shall be formed in solid Flemish bond brickwork with London stock brickwork to match the existing property exactly.

2No timber box sash windows are proposed in positions to match all neighbouring properties. The construction, size, positioning and style is designed to match exactly that elsewhere on Greencroft Gardens.

Materials

Proposed materials to be London stock brickwork to match existing and timber box sash windows to match existing.

Conclusion

The proposed development of the garage at ground floor level will look to recreate the original design and construction of the property. No parking spaces are to be affected as the ground floor flat at 67 Greencroft Gardens has neither a Section 106 placed on the flat but also has 2No allocated parking spaces on the front driveway.

To this end we believe the development enriches the property and provides a front elevation aspect virtually identical to all others on the street which it currently does not have.