

**21 GREENCROFT GARDENS
LONDON
NW6 3LN**

DESIGN & ACCESS STATEMENT

History

No 21 Greencroft Gardens is a 4 storey property with a pitched roof having been converted some time ago into 4 self contained flats.

Basement and Ground are each 1 bedroom.
First and Second are each 2 bedroom.

The loft space is at present used for water storage tanks which are no longer required.

The building is located within the Swiss Cottage Conservation area.

As can be see from the photographs very many (infact most) of the properties each side of No 21 have already converted the loft space to form additional accommodation together with dormer windows. Similarly properties facing in Goldhurst Gardens.

The Proposal

The proposal as can be seen from the drawings is to convert the loft space to provide additional accommodation for the top flat (flat 4).

In doing so consideration has been given to the best way of utilising this space and also with particular reference to other occupiers.

The design considerations that have been assessed have resulted in the following decisions being made.

1. Probably the most important decision has been whether to use the extra space for living or bedrooms.

The final decision has been to use the top new floor as living room, this has many advantages however the most important are :

- 1.1 It will keep the noise generating space a floor away from the flat below. At present the living room is directly above the flat below. This therefore will be an improvement.
- 1.2 The bedrooms will all be on the lower floor and therefore closer to the means of escape.
- 1.3 The bathroom can remain in its present location with the existing kitchen being converted to an ensuite.

- 1.4 A new kitchen with fairly simple plumbing can be accommodated on the upper floor.
This all makes logical sense in terms of existing services and any new requirements.
- 1.5 Structurally it will be fairly straight forward to open up the loft space to form one large living /kitchen area with good ceiling height and excellent daylight provided by the rear dormer and additional Velux rooflights.

Externally

In accordance with the Council's policy concerning roof alterations and extensions we have designed the rear dormer to be sympathetic to the character and appearance of the building and its adjoining neighbours and the wider townscape.

The existing street has been largely altered at roof level to incorporate many rear dormers and the proposed alterations at No 21 follow the general pattern that has already been created at the rear of these properties.

The design of the rear dormer has been undertaken in accordance with the recommendations set out in the Council's Development Guide dated July 2003 item 2.8.14 – Roof Dormers and Rooflights.

In particular whilst matching as far as possible the adjoining properties the main points concerning the rear roof dormer and small terrace are as follows :

1. The start of balcony the terrace is just over 1.4m from the gutter line.
2. The top of the balcony is 1.3m above the gutter line.
3. The roof of the dormer is in excess of 0.5m down from the existing ridge line.
4. The top corner of the dormer is 0.5m from the hip line.

All the above being requirements set out in the Council's Guidelines.

The dormer and small terrace, being set back by 1.4m from the edge of the building will not cause any problems relating to overlooking and certainly no more than exists at present with all the other dormers of similar design.

Materials

Generally the materials will be as indicated on the drawings however for clarification we confirm the following :

1. Roofing materials will remain as existing. Where replaced or renewed they will be natural Welsh grey slates.
2. Dormer roof, cheeks, flashings etc. will all be lead fixed in accordance with the Lead Association Handbook " A Guide to Good Practice".
3. The French doors leading out onto the balcony will be painted white to match all other existing fenestration.

Velux Windows to Front Pitch

There are 2 Velux windows to the front roof pitch giving light to the proposed kitchen within the roof space. Due to the height of the property these will generally not be visible from street level, possibly can be glimpsed from higher up the street, however then you are much further away from the property.

Access

Remains as existing with the addition of a further flight of stairs to access the roof space. The front door giving access to the top floor flat has been moved down to the landing below thus incorporating the final flight of stairs within the top flat. Otherwise everything remains as existing.