

**4 GREENAWAY GARDENS
LONDON, NW3 7DJ**



DESIGN AND ACCESS STATEMENT
APRIL 2015



1.0	INTRODUCTION
1.1	Background to proposals
2.0	SITE ANALYSIS
2.1	Site Location & Context
2.2	Historic Context
2.3	Aerial Photographs
2.4	Context Photographs
2.5	Existing Building
2.6	Site Photographs
3.0	DESIGN
3.1	Design Concept
3.2	Scale and Articulation
3.3	Appearance and Materials
3.4	Detailed design issues
4.0	ACCESS STATEMENT
4.1	Access to the development
4.2	Inclusive design within the development
4.3	Car and Cycle Parking
4.4	Emergency access
4.5	Refuse/ delivery access
4.6	Servicing/ maintenance access
4.7	Lifetime Homes Assessment
5.0	ENVIRONMENT
5.1	Sustainability and Energy Policy Statement
5.2	Ecology
5.3	Landscape Proposals
6.0	APPENDIX
6.1	Accommodation Schedule
6.2	Planning Application Drawings

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1.1 BACKGROUND

This Design & Access Statement has been prepared on behalf of the owners of No. 4 Greenaway Gardens in support of a planning application for conversion of one existing dwelling (use class C3) plus garage to form two self-contained dwellings (use class C3), to include refurbishment, erection of rear and side extensions, excavation of basement, modifications to fenestration and dormer windows, alterations to boundary treatment and erection of front gates.

The owners intend to create a home for their family. The existing garage is to be converted into a new self-contained dwelling.

DESIGN TEAM

Architects	KSR Architects LLP
Planning Consultants	Montagu Evans
Structural Engineers	Richard Tant Associates
Energy and Environment Consultants.....	Integration Consulting Engineers
Sun & Daylight Surveyor	XCO2 Energy Ltd
Landscape Architects	OneAbode Landscape Designer
Arboriculturalist.....	Landmark Trees
Construction Management Consultants	Quantem

This report is to be read in conjunction with the suite of documents submitted as part of the application. A full list of documents is included in the Planning and Heritage Statement.



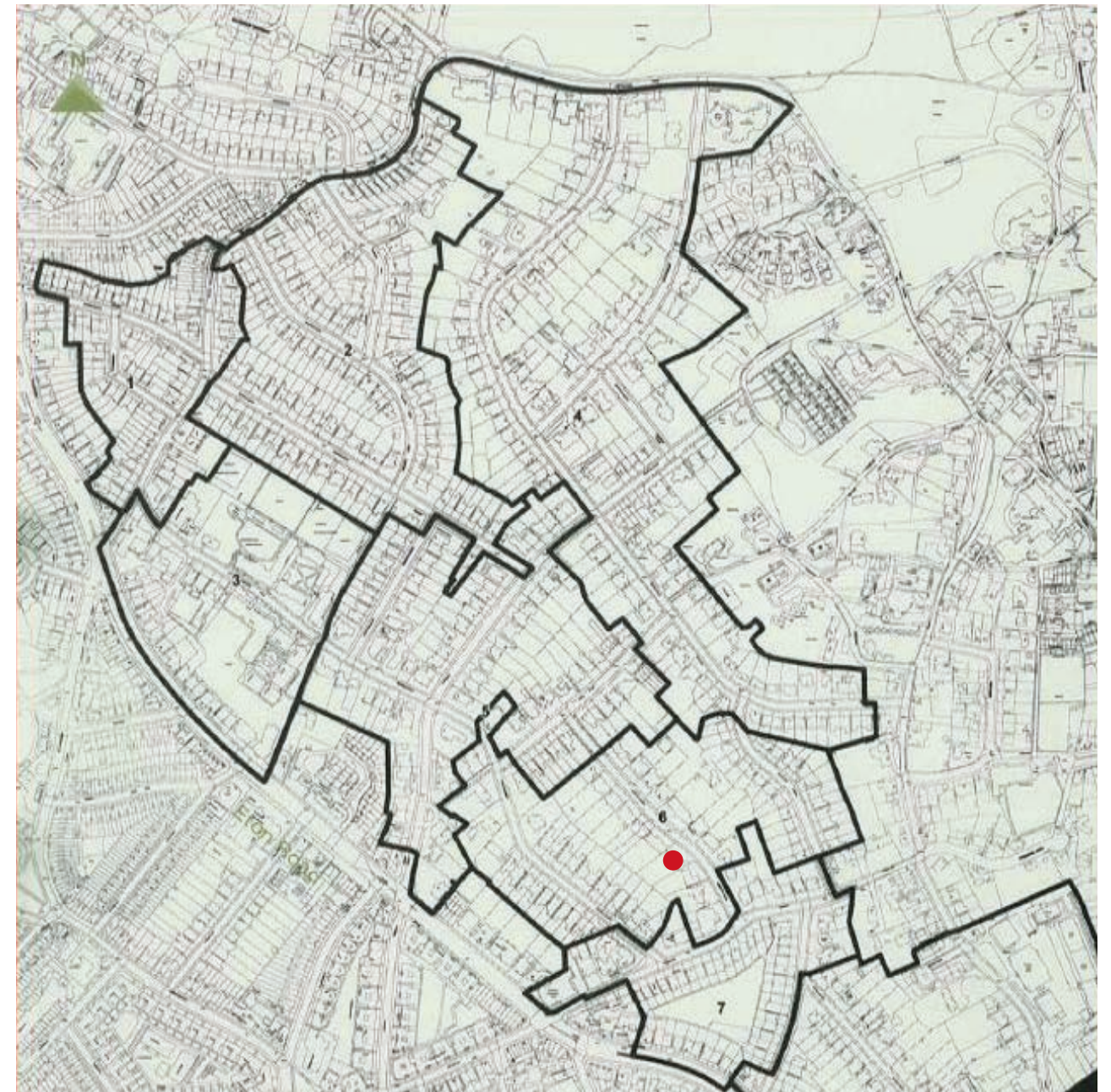
Aerial Photo

2.1 SITE LOCATION & CONTEXT

The site is situated within the Redington and Frognal Conservation Area within the London Borough of Camden (see Redington and Frognal Conservation Area map, area 6 below)

The existing building on the site is not statutorily listed and it is not within the immediate setting of any statutorily listed buildings. However No 4 Greenaway Gardens belongs to a group of buildings (Nos. 2-17) that are considered to make a positive contribution to the Conservation Area.

Greenaway Gardens is a domestic residential street, principally comprising of predominantly neo-Georgian styled individually designed detached dwellings.



Redington and Frognal Conservation Area map

2.2 HISTORIC CONTEXT

This chapter outlines the key heritage considerations for the site and the proposed development.

The building is located in the Redington/Frogna Conservation Area that was designated in June 1985. The proposals will therefore be subject to the provisions under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Redington/Frogna Conservation Area generally comprises large detached and semi-detached dwellings that display a variety of formal and free architectural styles typical of late nineteenth century/early twentieth century architecture. On the whole these are built of red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows. In addition, the greenery of the landscape contributes significantly to the character of the area.

The Conservation Area character may be further delineated by 8 sub-areas identified within the Redington/Frogna Conservation Area Statement (2003). The proposals site falls within sub-area 6: Bracknell, Greenaway and Chesterford Gardens. Each of these roads is described as having “a distinct character determined by their style of architecture, density of development, topography and sense of enclosure/openness”.

Greenaway Gardens was constructed in the early twentieth century and features distinctive large, detached, red brick, two/three-storey neo-Georgian houses. No. 4 Greenaway Gardens fits this typology and is identified in the CA Appraisal as making a positive contribution to the area. The existing building was constructed c.1920 and first appears on the 1934/35 OS map (see 1915 and 1934/35 OS maps below



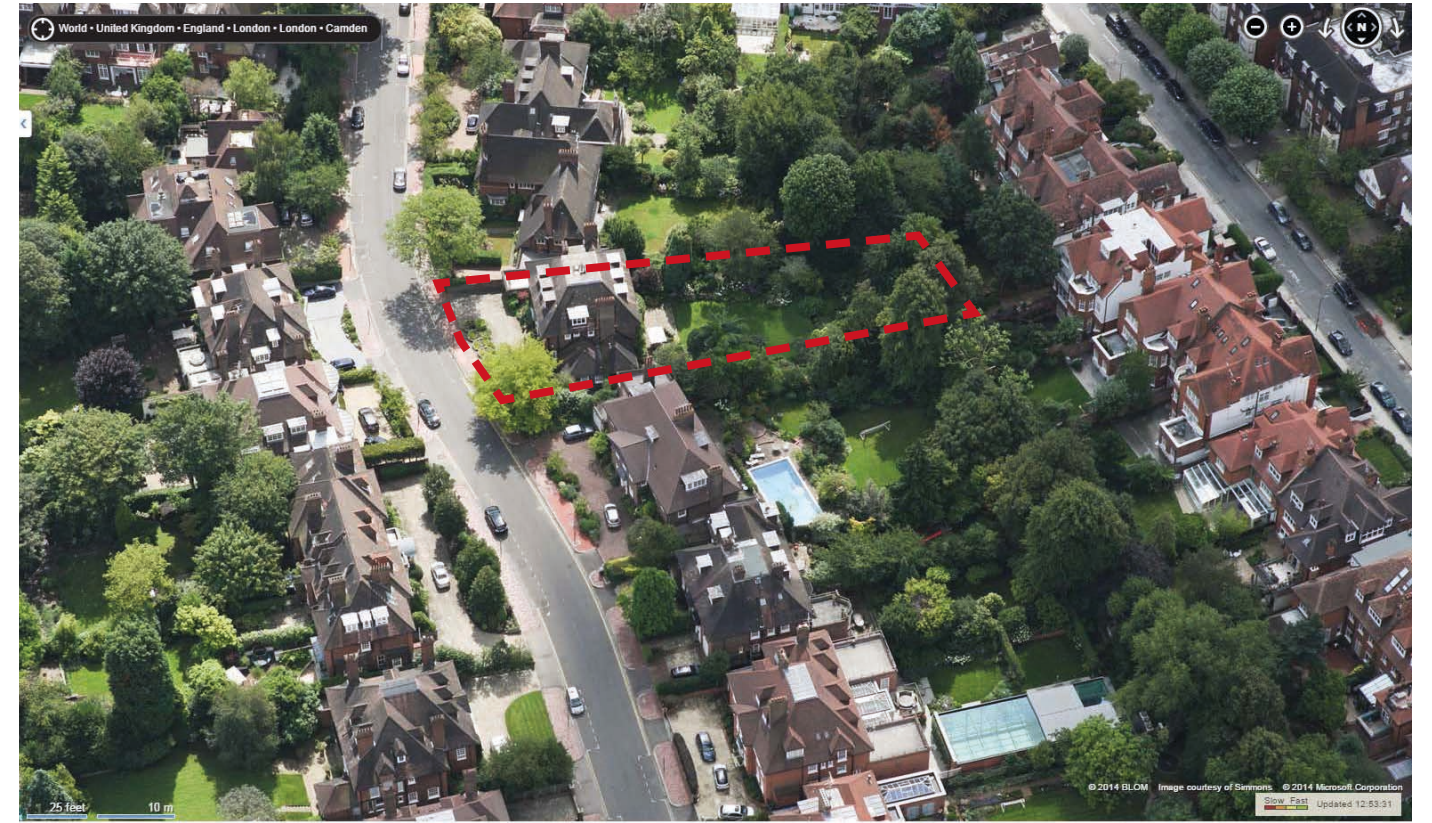
OS map, year 1915



OS map, year 1934-35



VIEW FROM EAST



VIEW FROM WEST



VIEW FROM SOUTH



VIEW FROM NORTH

4 GREENAWAY GARDENS

DESIGN & ACCESS STATEMENT



Street View



No.5 Greenaway Gardens



House opposite - No.17 Greenaway Gardens



THE SITE - No.4 Greenaway Gardens



No.3 Greenaway Gardens

2.5 EXISTING BUILDING

The principal building at No.4 is symmetrical in form, set across five bays including a central entrance porch at ground floor level. The building is two storeys plus floorspace at attic level, which is denoted from street level by characteristic dormers. The roof incorporates various dormers, dentil cornice and prominent chimney stacks;

The external materials of the existing building are typical of this Conservation Area; darker red brick with contrasting red brick detailing, clay roof tiles, white painted timber windows.

To the north and south there are existing single storey side extensions of diminutive architectural quality that dilute the appearance of the principal building. The southern side extension incorporates a garage that was permitted in December 1958 under application reference TP82386/15665.

In preparing our proposals we have had regard to the impact to the Conservation Area as a whole.

The proposals are in accordance with the applicable development plan policies, including Policy CS14 Promoting high quality places and conserving our heritage of the Camden Core Strategy (2010) and DP25 Conserving Camden's heritage of the Camden Development Policies (2010).

In addition, particular regard has been given to the Basements and Lightwells CPG4 (2013) planning guidance.

More comprehensive list of policy considerations is set out in Planning and Heritage Statement document by Montagu Evans.



SITE PLAN AS EXISTING