

The Studio, 126 Greencroft Gardens, London, NW6

Design & Access Statement

16th September 2015

This proposal is based on guidance from Camden Planning Guidance 1 (CPG1): Design: Roofs, terraces and balconies with specific reference to clauses 5.7, 5.9, 5.21 and 5.22.

The Studio, situated in the rear garden of number 126 Greencroft Gardens, was originally constructed in the 1920s as a painter's studio. 126 Greencroft Gardens is in the South Hampstead Conservation Area. The Studio is a timber framed building, clad in timber weather boarding and with a corrugated, pitched roof typical of buildings of this period and type. The Studio is not visible from the street and can be accessed only through 126 Greencroft Gardens.

This is an application to:

Replace the existing delapidated fibre cement roof with zinc roofing which has been chosen with the intention of preserving and enhancing the appearance of The Studio and the outlook of neighbouring properties.

Incorporate two fixed roof lights.

Proposal

Appearance and Design

The design of the overall building will not change except for the replacement of the existing fibre cement roof with zinc roofing and the addition of two fixed roof lights. Zinc roofing is a highly appropriate material substitute that is respectful of the original architecture; complimenting and enhancing both it and the neighbourhood as a whole. Zinc repels corrosion, is ideal for external use and can withstand a diverse range of weather conditions. The opportunity will be taken while replacing the roof to insulate it, greatly improving the thermal properties of the building. Low profile roof lights that sit flush with the roof surface have been chosen to intergrate nicely with its pitched profile, whilst bringing light to the centre of the building. The decision to incorporate no more than two roof lights of a modest size ensures that their presence will be sufficiently subordinate. All alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

Landscaping

The proposed changes will have no impact on landscaping.

Scale

The proposed works will not affect the scale of the existing building. All new materials will be fixed to the existing structure in the same position as the existing materials.

Layout

There will be no change to the exterior layout of the building except for the position of the downpipes. The central drainpipe on the South elevation will be simplified and the downpipes moved to the corners of the building.

Access

Access to the property will not be affected.



Example of zinc roofing

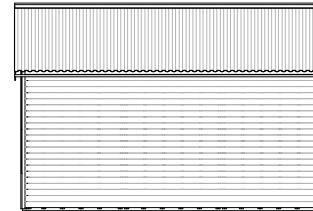


Example of roof light



The Studio viewed from the South

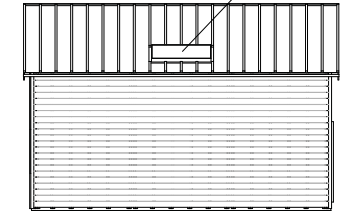
Fibre cement



West elevation (existing)

roof light

Zinc



West elevation (proposed)