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## DESIGN AND ACCESS STATEMENT

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Flat 3,  
70 Greencroft Gardens  
London  
Camden  
United Kingdom  
NW6 3JQ

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## **Contents**

**1.0 Proposal Summary**

**2.0 South Hampstead Conservation Area**

**3.0 Site Location and Photographs**

**4.0 Pre-Application**

**5.0 Design Concept and Materials**

**6.0 Drawings and Images \_ Issue List**

**7.0 Access Statement**

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## 1.0 Proposal Summary

The site is located in the London Borough of Camden and falls within the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area).

The site at no. 70 Greencroft Gardens can be accessed via Priory Road, a one way road to the West of the site. Greencroft Gardens is also a one way road leading towards Finchley Road, A41, to the East.

The site, which extends for approximately 560 sqm. or 0.056 Ha., is in close proximity of Finchley Road Underground Station, served by the London Underground, Jubilee and Metropolitan Lines.

70 Greencroft Gardens is a large mansion block, built approximately between 1885 and 1897. The façade fronting Greencroft Gardens is made up of red brick with restrained detailing, and the entrance has a canopy with ornate metalwork. The flank of the block and the rear façade, facing the back garden and the rear of the houses on Canfield Gardens, are made up of London Stock facing bricks with red brick lintels over large four over four sash windows.

70 Greencroft Gardens has a red plain clay tiled gabled roof, at the front and the rear, with a lead flat roof between the front and rear roof slopes.

The application only relates to Flat 3, a rear ground floor one bedroom flat arranged on two levels that benefits of a large portion on the large original garden. Flat 3 is one of six flats of the three storey semi-detached Victorian building

The building is not listed but is considered a positive contributor in the South Hampstead Conservation Area Appraisal Documents (Greencroft Gardens 1 - 45 (odd, inc 1 and a half, 5a, 5b, 7a), 49-129 (odd), 2- 62 (even), 64-132 (even)).

The proposal, as part of a planning application to the London Borough of Camden, is for the excavation of a basement in association with a proposed lightwell at the rear of the basement and a rear extension at ground floor level. The proposal affects solely the rear of the mansion block. However the proposal aims to provide a sensitive response to the surrounding context and the characteristics of the South Hampstead Conservation Area. For this purpose facing brick will be used as the main external material in conjunction with large expanses of glass.

The present proposal has been designed following a Pre-Application meeting in early June 2015.

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## 2.0 South Hampstead Conservation Area

70 Greencroft Gardens is located within the South Hampstead Conservation Area (formerly known as Swiss Cottage Conservation Area).

The Conservation Area is bounded to the west by West End Lane, the Metropolitan Tube line to the north, Belsize Road to the south east, the rear boundaries of properties on Abbey Road to the south west, and the rear boundaries of properties of Fairfax Place/Marston Close/Naseby Close to the east.

At its north eastern extremity it includes Canfield Gardens up to the corner of Finchley Road (including part of Finchley Road Underground Station).

70 Greencroft Gardens is located in the North East quarter of the Conservation Area

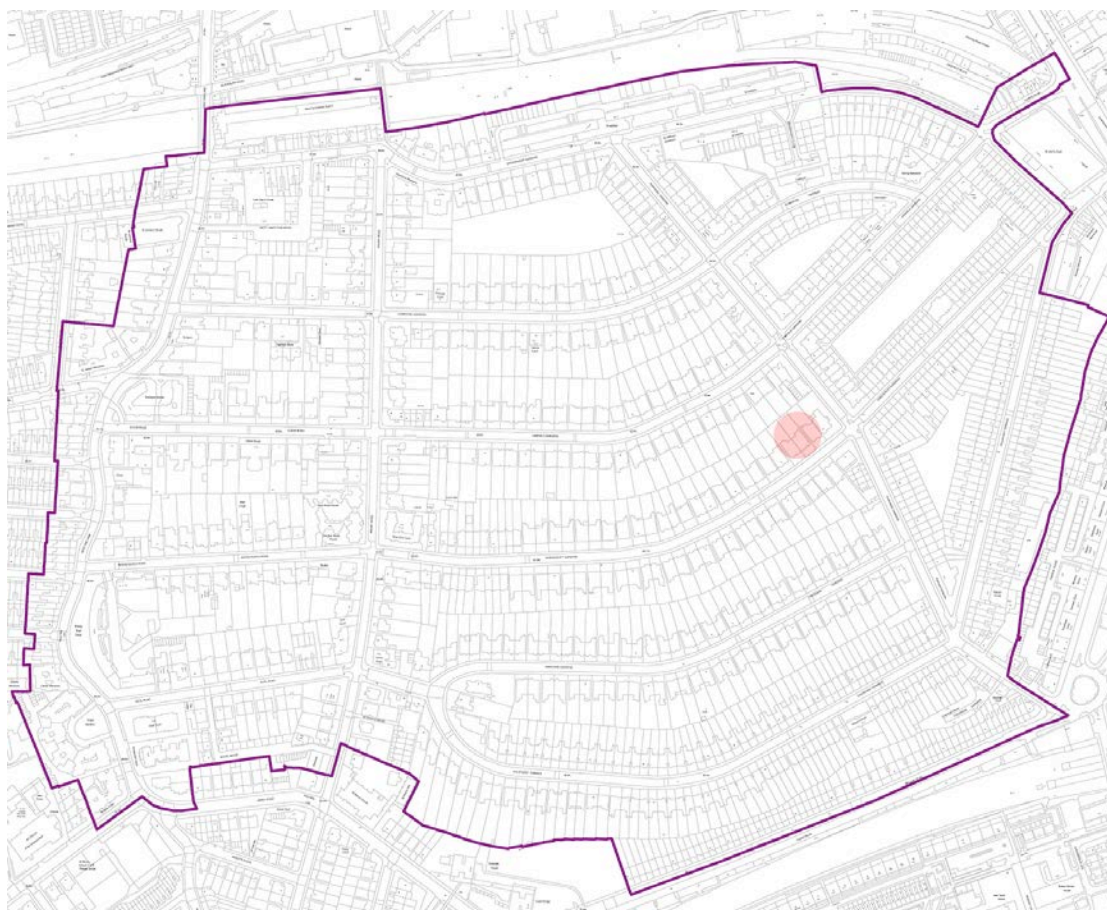


image 1.0 \_location of 70 Greencroft Gardens in the South Hampstead Conservation Area

The Conservation area appraisal defines South Hampstead as a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature and largely homogenous in scale and character.

The Conservation area is characterised by large semi-detached and terraced late-Victorian properties in red or cream brick with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. A variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass seek to identify each house as unique.

It is to be noted that one of the most prominent features of the area is its vegetation, both to the front and rear of the properties. Some properties have large front and rear gardens. Front gardens are demarcated by low or ornate garden walls topped with hedges and building lines are generally set back from the pavements.

70 Greencroft Gardens is part of a set of red brick mansion blocks and purpose built blocks of flats within the conservation area and is considered a positive contributor according to the conservation area appraisal (Greencroft Gardens 1 - 45 (odd, inc 1 and a half, 5a, 5b, 7a), 49-129 (odd), 2- 62 (even), 64-132 (even)).

70 Greencroft Gardens was built between 1884-5 and 1891 by Ernest Estcourt and James Dixon. By 1891 Greencroft Gardens had reached Fairhazel Gardens from its eastern junction with Goldhurst Terrace.

South Hampstead has remained fairly unchanged since the end of the 19th century.

70 Greencroft Gardens is a traditional 19th century red brick Victorian block with ornate ironwork features such as the porch canopy at the entrance and multi-paned sashes with a lively roofscape with a gable front and bay windows.

The alterations to 70 Greencroft Gardens which form part of this application only have the objective to alter the rear ground floor of the property which, incidentally, has already been altered with a poorly designed single storey addition.

There are no listed buildings on the site or within adjacent properties or within close proximity.

There are no nearby trees that will affect the development of the site including the excavation of the basement.

### 3.0 Site Location and Photographs

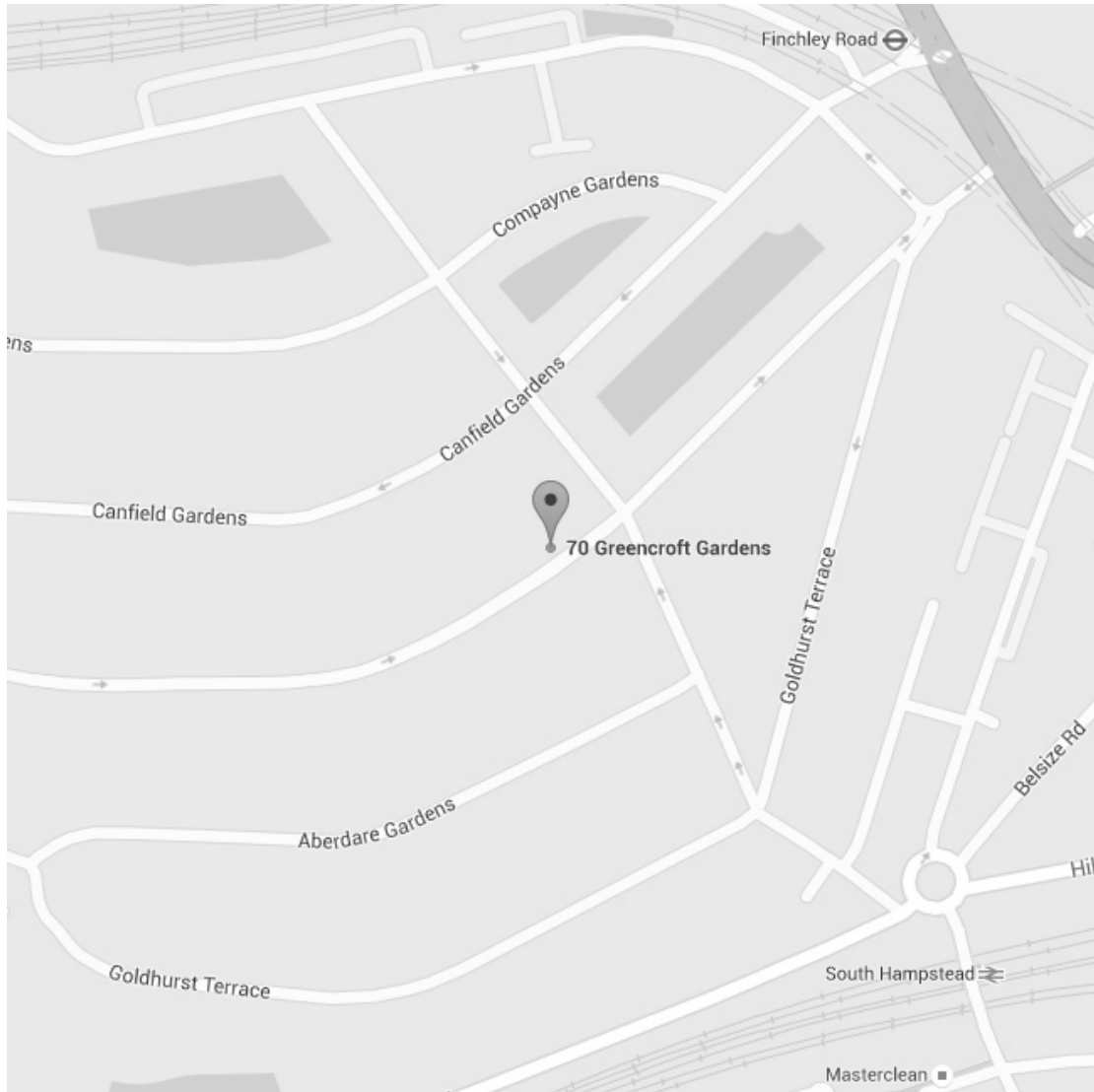


image 2.0 \_ Location map





image 3.0 \_ Aerial view of the site



image 4.0 \_ Rear façade of Flat 3



image 5.0 \_ Rear garden of Flat 3

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## 4.0 Pre-Application

A pre-application was submitted to the London Borough of Camden in early May 2015.

Pre-Application advice was received on the 05/06/2015 following a meeting at the property on the 01/06/2015.

The relevant points of the advice received can be summarized as follows:

1. the principle of a basement which sits beneath the existing footprint of the flat and a ground floor extension is considered to be acceptable providing it meets the policy considerations set out below;
2. the excavation to create a rear lightwell could be acceptable and the Council has asked us to consider the extent of the lightwell so that the large garden is maintained as much as possible;
3. the proposal for an extension at ground floor level could be acceptable but not at the current scale proposed;
4. the proposed extension must be subordinate and respect the pattern of existing rear extensions;
5. in cases where a higher extension is appropriate, a smaller footprint will generally be preferable to compensate for any increase in visual mass and bulk
6. the proposed extension as it is proposed may result in overshadowing issues or create a sense of enclosure to ensure that the amenities of neighbouring occupiers are not unduly impacted.

The proposal submitted for the pre-application has since been revised to address each and every one of the six relevant points highlighted above.



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## 5.0 Design Concept and Materials

- **Introduction**

The proposal for Flat 3, 70 Greencroft Gardens is for the excavation of a basement in association with a proposed lightwell at the rear of the basement and a rear extension at ground floor level with associated interior alterations aimed at improving the existing general layout of the property and provide additional living accommodations for the existing owners, a young couple looking to start a family.

The proposal aims to achieve a dwelling more suitable for modern family living. And the square meterage of the proposed room exceeds the standards set out by the Council Planning Policies. Where possible, the proposal aims to incorporate Lifetime Homes criteria.

Although the proposal affects solely the rear of the mansion block, it has been designed to provide a sensitive response to the surrounding context and the characteristics of the South Hampstead Conservation Area. For this purpose facing brick will be used as the main external material in conjunction with large expanses of glass.

- **Layout**

The flat is arranged on three levels.

On the Ground floor the Entry Foyer is designed to act as a fire lobby and provides access to the First Floor via a new stair, to the combined Utility and Toilet and to the main Kitchen/Dining and Living Area arranged with an open plan layout; the open plan space has direct view to the rear garden.

The existing Kitchen has been changed into a Bedroom with direct access to the rear Patio, flanking the ground floor extension, by enlarging the existing window opening to make it into a large doorway.

On the first floor the new stair leads to the Master Bedroom and has an En-Suite Bathroom to one side and a Walk-in wardrobe on the side opposite. The existing single glazed sashes are replaced with new double glazed units, with a similar four over four pattern, to improve the thermal performance of the property.

There is a stair in the Living Room leading to the new basement level, with a second Bathroom, a large Bedroom that doubles as a Children Play Room and a Storage Room that doubles as a Walk-in Wardrobe. Rear façade

- **The Rear Façade and the Side Façade**

The proposal has one rear elevation and one side elevation.

The Rear Façade uses predominantly glazing, with the left portion of the Rear Façade in facing brickwork. The junction of the upper volume has been resolved by 'carving out' the solid corner of the extension and by inserting a three sided transparent glass element, aimed at reducing the bulk of the extension and minimizing the possible sense of enclosure to the neighbours.

The Side Façade employs facing brickwork towards the Victorian building and a glass element towards the garden. There is a door, clad in brick, to provide direct access from the Living Area to the Patio and further allow natural cross ventilation.

The design and the proportions of the glazed elements have been designed and positioned within the façade in a fashion to relates as much and as practically as possible to the upper levels of the property. In fact all the glazed elements are predominantly vertical and elongated with proportion similar to the sash windows.

All new timber windows have a PPC (Polyester Powder Coated) finish.

- **The roof and the Lightwell**

The rear extension has a single ply membrane flat roof with a large skylight to provide natural zenithal light over the Dining and Living Area.

The lightwell will provide daylight into the basement level bedroom and has two accesses to a small terrace. The stair will provide a direct means of escape from the basement level to the garden.

- **The materials**

The rear extension employs Bommel Blue Waterstruck facing brick to complement the dominant London Stock brick of the rear façade of the Victorian building

This approach helps to integrate the new addition with the existing building, while at the same time maintaining the identity of the original house.

We believe that this is the correct approach that can ensure that the history and the development of the property in its lifetime can be easily read and recognized.



image 6.0 \_ London Stock Brick



image 7.0 \_ Bommel Blue Waterstruck

- **Addressing Pre-Application Advice**

2. the excavation to create a rear lightwell has been reduced from 18 sqm to 13 sqm;
3. the rear extension has been reduced in depth so that it is now aligned with the existing extension at no. 68 Greencroft Gardens;
4. the proposed extension has been reduced in height by over 450mm;
5. by reducing the depth and height of the extension, the proposal is subordinate to the original building;
6. the corner of the extension has been fully glazed, at the junction between the rear façade and the side façade to avoid overshadowing issues and create a sense of enclosure to the neighbouring occupiers.

- **Conclusions**

While the proposal takes a contemporary design approach, it does so with careful sensitivity to the heritage of the building and the surrounding area and the design has been considered extremely carefully and revised to address all the points highlighted in the Pre-Application report.

The proposal aims to ensure that the development is integrated with the existing house so that it looks as part of it as much as a new development can be.

The scale of the proposal has been designed to consider the neighbouring extension and the material have been chosen to compliment and blend with the materials of the Victorian building.

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## 6.0 Drawings and Images \_ Issue List

### Drawings

199\_01\_DD\_151113\_GROUND\_FLOOR\_PLAN\_AS\_EXISTING\_PLANNING.pdf  
199\_02\_DD\_151113\_FIRST\_FLOOR\_PLAN\_AS\_EXISTING\_PLANNING.pdf  
199\_03\_DD\_151113\_REAR\_ELEVATION\_AS\_EXISTING\_PLANNING.pdf  
199\_04\_DD\_151113\_SECTION\_AA\_AS\_EXISTING\_PLANNING.pdf  
199\_05\_DD\_151113\_SECTION\_BB\_AS\_EXISTING\_PLANNING.pdf  
199\_06\_DD\_151113\_SITE\_LOCATION\_BLOCK\_PLAN\_PLANNING.pdf  
199\_07\_DD\_151113\_SITE\_PLAN\_PLANNING.pdf  
199\_07\_DD\_151113\_SITE\_PLAN\_PLANNING.pdf  
199\_21\_DD\_151113\_GROUND\_FLOOR\_PLAN\_AS\_PROPOSED\_PLANNING.pdf  
199\_22\_DD\_151113\_FIRST\_FLOOR\_PLAN\_AS\_PROPOSED\_PLANNING.pdf  
199\_23\_DD\_151113\_REAR\_ELEVATION\_AS\_PROPOSED\_PLANNING.pdf  
199\_24\_DD\_151113\_SECTION\_AA\_AS\_PROPOSED\_PLANNING.pdf  
199\_25\_DD\_151113\_SECTION\_BB\_AS\_PROPOSED\_PLANNING.pdf  
199\_25\_DD\_151113\_SECTION\_BB\_AS\_PROPOSED\_PLANNING.pdf  
199\_27\_DD\_151113\_SITE\_PLAN\_PLANNING.pdf

### Images

199\_151113\_PHOTO\_01\_REAR\_FACADE.JPG  
199\_151113\_PHOTO\_02\_NEIGHBOURING\_EXTENSION.JPG  
199\_151113\_PHOTO\_03\_GARDEN.JPG  
199\_151113\_PHOTO\_04\_GROUND\_FLOOR.JPG  
199\_151113\_PHOTO\_05\_GROUND\_FLOOR.JPG  
199\_151113\_PHOTO\_06\_GROUND\_FLOOR.JPG  
199\_151113\_PHOTO\_07\_GROUND\_FLOOR.JPG  
199\_151113\_PHOTO\_08\_FIRST\_FLOOR.JPG  
199\_151113\_PHOTO\_9\_PHOTOMONTAGE.jpg

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## 7.0 Access Statement

This Access Statement aims to outline the approach to inclusive design within the proposal, in accordance with the relevant national planning guidance and further local planning guidance. It also aims to highlight how various principles of access will be implemented into the scheme and managed.

- **Access to the Flat**

Access to the ground floor level of Flat 3, 70 Greencroft Gardens, is from the communal hallway. This is accessed from the street, one step up from ground level. There is an existing route to the dwelling from the street and the existing access is large enough to provide adequate space to manoeuvre.

Minor alterations can be implemented if required to ensure full compliance of the Approved Document M of the Current Building Regulations and the Wheelchair Housing Design Guide.

Access to the flat will not be affected by the proposed development.

Flush thresholds will be provided within the flat.

Due to the nature of the existing building and the proposed extension, it is not practicable to provide a permanent disabled access to the upper floor of the dwelling and to the new basement extension. This can be achieved, in the future, by means of installing a chair lifts or demountable mobility equipment. Such equipments are not required by the present family.

- **Public Transport**

70 Greencroft Gardens is in very close proximity of several transport nodes which provides the site, and the larger South Hamsptead Area, with a comprehensive public transport catchment area with good accessibility to other areas of London.

The site is in the vicinity of Finchley Road Station Underground Station with access to the Jubilee and Metropolitan Lines, connected to Central London and the West End.

The nearby Finchley Road, to which Greencroft Gardens is directly connected, provides access to various bus routes.

West Hampstead Station is also nearby, to the South of the site, with to the London Overground and the Thameslink.

- **Lifetime Homes**

Whilst we are mindful that the proposal is exempt from the requirement to comply with the Approved Document M of the current Building Regulations in terms of access for the disabled, we attempt to incorporate in our design as many as we can of the Lifetime Homes 16 Standards, depending on the practicality.

Francesco Pierazzi Architects take simple measures to ensure our proposals are as near compliant as possible by:

- ensuring that internal partitions are generally non-load bearing and can be easily removed to accommodate future layouts;
- ensuring that Bathrooms are designed for walk-in showers where appropriate with walls strengthened to incorporate future rails and shower seats;
- ensuring that doorways can be increased to accommodate larger door sizes;
- ensuring that window sills are generally set lower than required.

We have produced a separate document to demonstrate how Lifetime Homes Standards can be applied to our proposal for the extension of Flat 3, 70 Greencroft Gardens.

This Design and Access Statement has been compiled by Francesco Pierazzi Architects on the 13<sup>th</sup> June 2015



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