Design & Access Statement

110 Greencroft Gardens, London, NW6 3PH

The site is located on the north side of Greencroft Gardens, NW6 between West End Lane and Finchley Road and is within the South Hampstead Conservation Area.

The proposed development entails the internal conversion of the existing building into 7 self contained units located at 110 Greencroft Gardens, NW6 3PH. The property was originally built in the late 19th century. The semi detached, four storey building has a partial basement, and is of traditional construction under a pitched timber framed tiled roof.

Amount

The proposed development entails the conversion of the property from a mix of self contained and non self contained units, to provide 7 self-contained units, as set out in the table below.

Proposed Scheme

Schedule of Residential Accommodation					
Flat	No. of Bedrooms	No. of Persons	Floor Level	Area	
				GIA m²	GIA ft²
1	3	5	Ground Floor	118.5	1,274
2	2	3	Ground Floor	67	721
3	2	4	1st & 2nd Floor	88	947
4	2	3	1st Floor	61	656
5	2	3	2nd Floor	65	699
6	1	1	3rd Floor	40	430
7	2	3	3rd Floor	61	656
			TOTAL	500.5	5,384

Scale and Appearance

The front elevation will be mostly unchanged with the exception of an additional dormer and two conservation type roof lights to the roofscape.

The front dormer aligns centrally to the existing window pattern and is the same scale and appearance of the existing dormer. The materials are proposed to be matched; lead clad dormer with a timber sash window. The front dormer is in keeping and sympathetic to the character of the building as the dormer follows the street pattern and would not be out of context.

Example of dormers to the existing street pattern, to what we are proposing.

Example of dormer to neighbour at 112, not part of the the original build.

The proposed insertion of the conservation type rooflights are equally sited either side of the gabled front which does not have an adverse impact on the external roof appearance, and is in keeping with existing facade.

The proposed changes to the external fenestration of the building improve and balance the overall appearance from the streetscape.

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

The rear of the building has been subject to a series of poor modifications which have not respected the original building.
The ground floor rear arrangement to proposed Flat 1 aims to rationalise the the series of existing incremental additions. As a result the are to the ground floor has increased by 2m².

The external fenestration to the Kitchen/Living/dining to Flat 1 mirrors the existing window and door arrangement at ground floor level. The proposed frameless glazing is a neutral replacement of the existing plastic lean-to structure. The frameless glazing maximises the internal light levels to Flat 1. The flank wall between Flat 1 and 2 is proposed in brickwork (to match existing) thus being consistent with the materiality of the building and provides privacy for the two habitants.

The rear windows to Flat 2 Kitchen/living/ Dining and Bedroom have increased in width to match the windows above, in size, scale and design; thus being in keeping with the rear facade and providing a better quality of daylight to the occupant.

Flat roof lights have been proposed to Flat 6 and 7 to increase the quality of daylight entering the units . This also has no impact on the street scene.

Obscure glazed windows to the side elevation provide additional secondary daylight and ventilation to the internal rooms.The windows are timber sashes to match the existing style of the building and do not pose any overlooking issues as they are obscure glazed.

External amenity has been provided where possible (please refer to drawing PL.03), Flat 1 and 2 have direct access into the rear garden from their Kitchen/Living/Dining areas.
Flat 3 and 4 utilise the flat roof, with the existing structural window openings being used as doors. Iron railings frame the balcony areas, and is a continuum as per the neighbouring building at 112. A proposed closed board timber fence is proposed between to avoid overlooking between the neighbouring residents.

Flat 3 balcony area does not have a detrimental impact to 108 Greencroft Gardens as their boundary treatment at first floor level is relatively high offering privacy.

The existing windows and doors all vary in design. The proposed rear fenestration has been designed to follow continuity through the additions of glazing bars to the timber sash

windows and door panel design thus offering a high quality design to the rear facade of the building.

The corrugated sheets at roof levels are proposed to be removed along with the water tanks.

The proposed alterations aim to unify the overall appearance to the rear.

The bin store will be screened by slated timber planks to a height of 1.1m, please refer to drawing PL.03. The slated timber facade with aid ventilation and the impact on the streetscene will be in keeping. The refuse store will be located to the front boundary for ease collection by the Local Authority.

The bike store will be located to the rear of the garden, accessed via the existing side gate, which will be secure. The 2m high bike store will covered and be clad in timber, resembling a garden shed.

Layout

Although the fabric of the building will be upgraded to meet current Building Regulation Standards in terms of compartment floors and walls, the setting out of the proposed layouts have ensured that, living areas stack over living areas and bedrooms stack over bedrooms, floor to floor.

Lifetime Homes Design Standards are also incorporated.

LIFETIME HOME DESIGN STANDARDS

1. PARKING SPACE CAPABLE OF WIDENING TO 3.3m, please refer to drawing PL.03.
2. ACCESS FROM CAR PARKING DISTANCE MINIMAL AND LEVEL OR GENTLY SLOPING APPROACH TO THE DWELLING, please refer to drawing PL.03.
3. LEVEL OR GENTLY SLOPING APPROACH TO THE LIFETIME HOME, please refer to drawing PL.09.
4. EXTERNAL THRESHOLD ACCESSIBLE, COVERED AND ILLUMINATED, please refer to drawing PL.09.
5. COMMUNAL STAIRS/LIFTS SHOULD BE EASILY ACCESSIBLE, please refer to drawings PL. 09-11.
6. WIDTH OF DOORS AND HALL ALLOW WHEELCHAIR ACCESS, please refer to drawings PL. 09-11.
7. TURNING CIRCLES FOR WHEELCHAIR IN GROUND-FLOOR LIVING ROOMS & CIRCULATION, please refer to drawings PL.09-11.
8. LIVING ROOM AT SAME AS ENTRANCE LEVEL, please refer to drawings PL.09-11.
9. IDENTIFIED SPACE FOR CONVENIENT BEDSPACE AT ENTRANCE LEVEL, not applicable all units are level.
10. WHEELCHAIR ACCESSIBLE WC WITH OPPORTUNITY FOR SHOWER TO BE FITTED AT ANY TIME, please refer to drawings PL.09-11.
11. BATH & WC WALLS ABLE TO TAKE ADAPTIONS, please refer to drawings PL.09-11.
12. IDENTIFIED SPACE FOR FUTURE STAIR & PLATFORM LIFT, not applicable all units are level.

13. REASONABLE ROUTE FOR A HOIST FROM MAIN BEDROOM TO BATHROOM, please refer to drawings PL.09-11.
14. BATHROOM LAYOUT PLANNED TO GIVE SUFFICIENT SPACE FOR WHEELCHAIR, please refer to drawings PL.09-11.
15. WINDOW TO BE EASILY OPERABLE, NO HIGHER THAN 800mm FROM FLOOR LEVEL, please refer to drawings PL.14-19 where applicable as existing building.
16. SOCKETS, CONTROLS, VENTILATION, SERVICE CONTROLS SHOULD BE BETWEEN 450mm AND 1200mm, please refer to drawings PL.14-19.

Landscaping

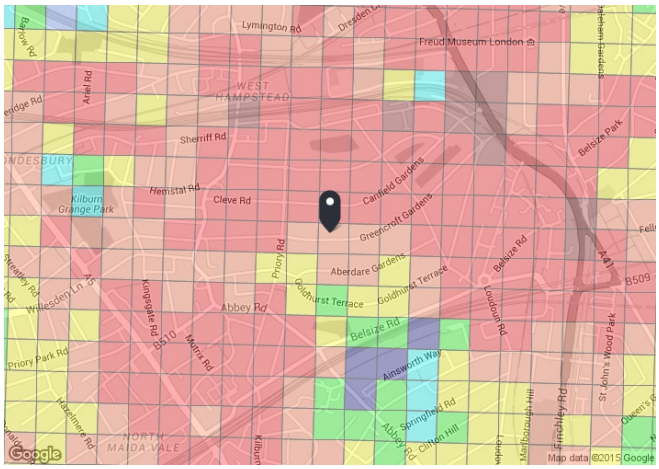
The rear garden has been subdivided to provide direct access from the ground floor units inter own amenity space. The remaining garden is communal , but it is most likely to be used by Flat 5-7 as Flat 3 and 4 have their own balconies. Please refer to drawing PL.03.

Access

The site does not have any accessibility issues. Access to the building will remain as existing with the main access to the front door being via a public footpath at Greencroft Gardens. Access to the rear garden and cycle store is through the existing gated side access.

At present the 15 units on site have the right to apply for a car parking permit. This is proposed to remain for the proposed 7 units. Therefore there will be a reduced impact to the resident permit applications. In addition the site is located within a PTAL rating of 5 , bordering on 6A and has good transport links.

TRANSPORT FOR LONDON



PTAL output for 2011 (Base year)
5

110 Greencroft Gardens
110 Greencroft Gardens, London NW6 3PH, UK

Easting: 525838, Northing: 184256

Grid Cell: 99798

Report generated: 30/10/2015

Map key- PTAL

0 (Worst) 1a 1b 2 3 4 5 6a 6b (Best)

Map layers

PTAL (cell size: 100m)

Calculation Parameters

Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8 kph
Bus Node Max. Walk Access Time (mins)	8
Bus Reliability Factor	2.0
LU Station Max. Walk Access Time (mins)	12
LU Reliability Factor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail Reliability Factor	0.75