



Design & Access Statement

Flat 2, 55 Greencroft Gardens, NW6 3LL

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1.0 Executive Summary

The site is located in the London Borough of Camden and sites within the South Hampstead Conservation Area.

The site is accessed via along Greencroft Gardens from Priory Road from the West along a single direction road towards Finchley Road (A41) to the East. It is within close proximity to Finchley Road Station which is served by the London Underground, Metropolitan and Jubilee Lines.

The site, 55 Greencroft Gardens, is approximately 666sqm, 0.066Ha. The application only considers Flat 2, which is a ground floor studio flat of the three storey semi-detached Victorian building, but includes the garden area exclusively. Although the building is not listed it is considered a positive contributor in the South Hampstead Conservation Area Appraisal. Sensitivity is given more to the front of the building and less so to the rear where the applicant flat is located.

The large mansion block was built approximately between 1886 and 1897 and is made up of red brick with detailing and ornate metal railing. The roofs are gabled and grey slate pitched roofs. To the rear a more standard London stock brick with red brick lintels over large Georgian timber sash windows.

The proposal as part of a planning application to the council is to introduce a rear extension at ground floor.

The external appearance only affects the rear of the mansion block and will attempt to respond sensitively to the surround context and characteristics of the conservations area. London Stock brick will be used as the main external material.

This application follows a previous application **2015/3918/P** which was granted at committee in December 2015, subject to a S106. This application sought a similar proposal with the addition of a basement level below both the existing part of the flat and also the new extension. This application seeks to amend the design to remove the basement level and seek a revised permission for only the ground floor extension.

2.0 Site Location & Analysis



Location Map



Aerial Site Photo



Existing Rear Elevation

3.0 Conservation Areas

The site is located within the South Hampstead Conservation area. The area is defined in its appraisal as a 'leafy Victorian suburb', which is almost exclusively residential in nature and largely homogenous in scale and character. The 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. Houses are made special by 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.

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.

Its fine historic character and leafy streets are an immediate contrast to the bustling Finchley Road, one of the main routes north out of the City and which dominates the area directly east of the conservation area.

55 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. The traditional 19th century block has ornate ironwork features such as a porch canopy at the entrance and window balustrades and 19th century multi-paned sashes with a lively roofscape with gables and turrets over bay windows.

The alterations to the property as part of this application seek only to amend the rear ground floor of the property which already has seen an alteration by means of a low quality lightweight extension. The rear of the property is less sensitive to the conservation area and is made up of predominately lower specification materials where most of the money and design was concentrated on the front of the property, typical of Victorian terrace design. London stock brick with red brick window lintels are evident over sash windows.

There are no listed buildings on the site or within adjacent properties or within close proximity. The site has been recognised as providing a positive contribution to the conservation area. There are no nearby trees that will affect the development of the site including the excavation of the basement.

4.0 Design Concept and Materials

The proposals aim to respond positively and sensitively to its surrounding context and the conservation area. The scale has been designed to consider the neighbouring extension and material chosen to compliment and blend with the surrounding pallet which is dominated by London Stock brick.

There is only one elevation and a roof elevation on the proposals. The rear elevation is predominately made up of glazing with PPC aluminium frames. A contemporary approach with sensitivity to the buildings heritage has been considered carefully.

The roof of the extension will be a flat with two narrow light slots on the edges to provide further daylight into living area but with restricted view in from above. The living and kitchen space will be located within the extension and a single bedroom will be located within the existing part of the property and will be naturally lit by existing high level windows which will be located above the extension roof line. The existing bathroom at basement level will be retained and no further works to the basement are proposed.

The image below shows the proposed south elevation.



Drawing Issue List

Existing Location Plan (1-1250 @ A4)

G100_P_00_001-A Site Location Plan

Existing Plans (1-50 @ A3)

JA12_P_AL_001-A Existing Floor Plans

Existing Elevations (1-50 @ A3)

JA12_E_S_001-A Existing South Elevation

Proposed Elevations (1-50 @ A3)

G200_E_S_001-C Proposed South Elevation

Proposed Plans (1-50 @ A3)

G200_P_AL_001-C Proposed Layouts

Proposed Section (1-50 @ A3)

G200_S_AA_001-C Proposed Section AA

5.0 Access Statement

The purpose of this statement is to outline the overall approach to inclusive design within the scheme in accordance with the relevant local and national planning guidance, along with how the different access principles will be implemented into the scheme and managed.

The scheme provides a safe, legible, high quality environment that will be easily used by wide a range of people as possible without undue effort, special treatment or separation.

Public Transport

The site benefits from access to and from the Finchley Road Station, on the Metropolitan and Jubilee Lines, which connects within a few minutes into the West End or slightly further afield to the City. Finchley Road also provides access to many bus routes. The site is also walking distance to West Hampstead Station on the London Overground and Thameslink.

Collectively, these nodes provide the site with a large public transport catchment area which benefits from good accessibility. The development proposals will continue this existing good level of accessibility to the mobility impaired, in line with requirements set out in National Guidance, the Camden Local Development Framework (LDF).

Access to the Flat

Residential entrances are provided with adequate space to manoeuvre, to be able to be adapted to meet Part M of the building regulations and the Wheelchair Housing Design Guide. A smooth slip resistant route to dwelling within the external lobby is provided currently. Flush thresholds will be provided into the flat.