

HART BASKERVILLE ARCHITECTS

76 Denmark Road, Wimbledon
London, SW19 4PQ

July 2017

DESIGN AND ACCESS STATEMENT

83 Greencroft Gardens, London NW6 3LJ

Mansard flat rear extension and new dormer windows

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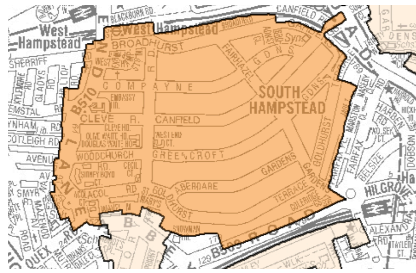
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I. INTRODUCTION



This document looks at the proposal for a small rear extension of a mansard flat on no.83 Greencroft Gardens, in the South Hampstead conservation area of the London Borough of Camden.



The building was erected between 1886 and 1897, along with most of the street and is a four storey block, including the mansard level. The top level is a later addition to the building dating back to circa 1982, when the planning application for the creation of the mansard was approved. Further proof of the recent addition lies in some of the methods and materials used in the construction, namely concrete tiles on the mansard faces and an asphalt covered flat roof.

The apartment is double-aspect with the bedrooms facing the main street to the north, and the living spaces due south. A fair sized south facing terrace offers splendid views to the rear gardens and beyond, yet has a poor relation to the interior spaces it serves.



2. DESIGN EVOLUTION

The proposal has developed in collaboration with the Camden planning authority over the course of the last two months following the input from a pre-application meeting in May and subsequent amendments.

The scale and nature of the project evolved from the original proposal which was seen to be both too contemporary and too large, to the more modest current scheme incorporating the squaring off of the existing mansard roof with traditional looking dormers.

The final dimensions of the current proposed dormers and windows are the result of recommendations arising from this pre-application advice and have been compromised to satisfy the necessary requirements.



1 - Pre-application

2 - Pre-application amendments

3 - Planning

3. THE PROPOSAL



The primary intention is to create an improved connection to and from the terrace and bring more light to the living and kitchen areas. The appearance, although hardly visible from any street, will greatly benefit from the proposed changes which will replace a rather poorly resolved corner.

The outline idea of the scheme can be described in three operations, the first being to extend the south east corner by squaring off the irregular mansard roof which currently gives access to the terrace; the second operation consists of creating a new access onto the terrace in the form of a dormer, also allowing light into the kitchen; lastly the two small south facing dormers are combined to allow more light into the living room.

Further reductions in scale to the proposed dormers and windows as part of the design recommendations from the pre-application advice have led us to introduce roof lights in an attempt to achieve acceptable levels of natural light in the kitchen and living spaces. We trust that this will be acceptable as there is no overlooking of the roof from tall buildings and the proportions of the proposed openings are moderate.

The total added internal area is 7.9sqm, taking the total net internal area to 96.1sqm.

4. ACCESS

Access to and from the property will remain unchanged. The flat is on the 4th floor and is accessed via a communal set of stairs.