

kyson:

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Block Plan  
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# PART A

INTRODUCTION

SITE LOCATION

SITE HISTORY AND CONTEXT

PLANNING APPRAISAL

PLANNING CONTEXT

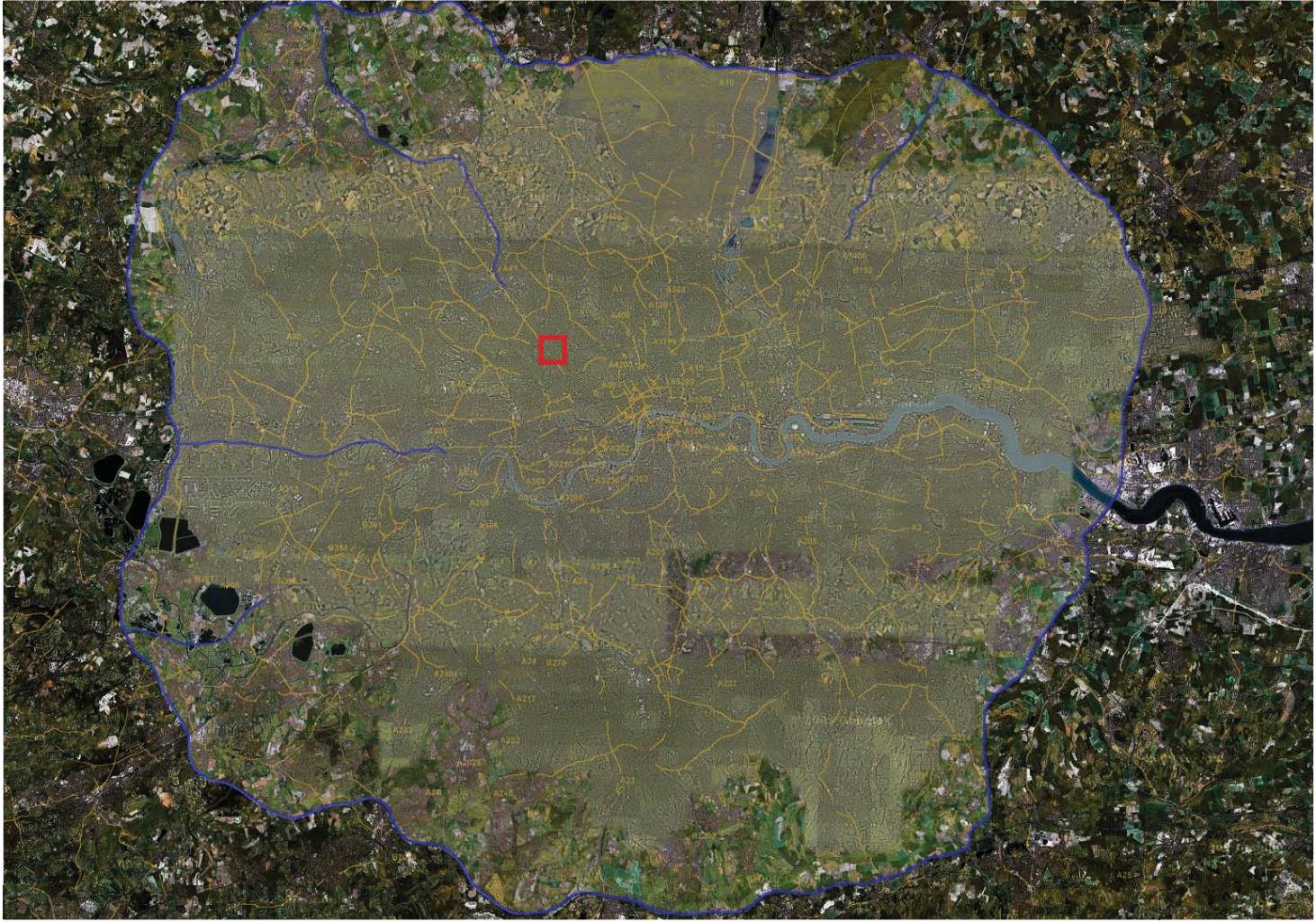
EXISTING DRAWINGS

## INTRODUCTION

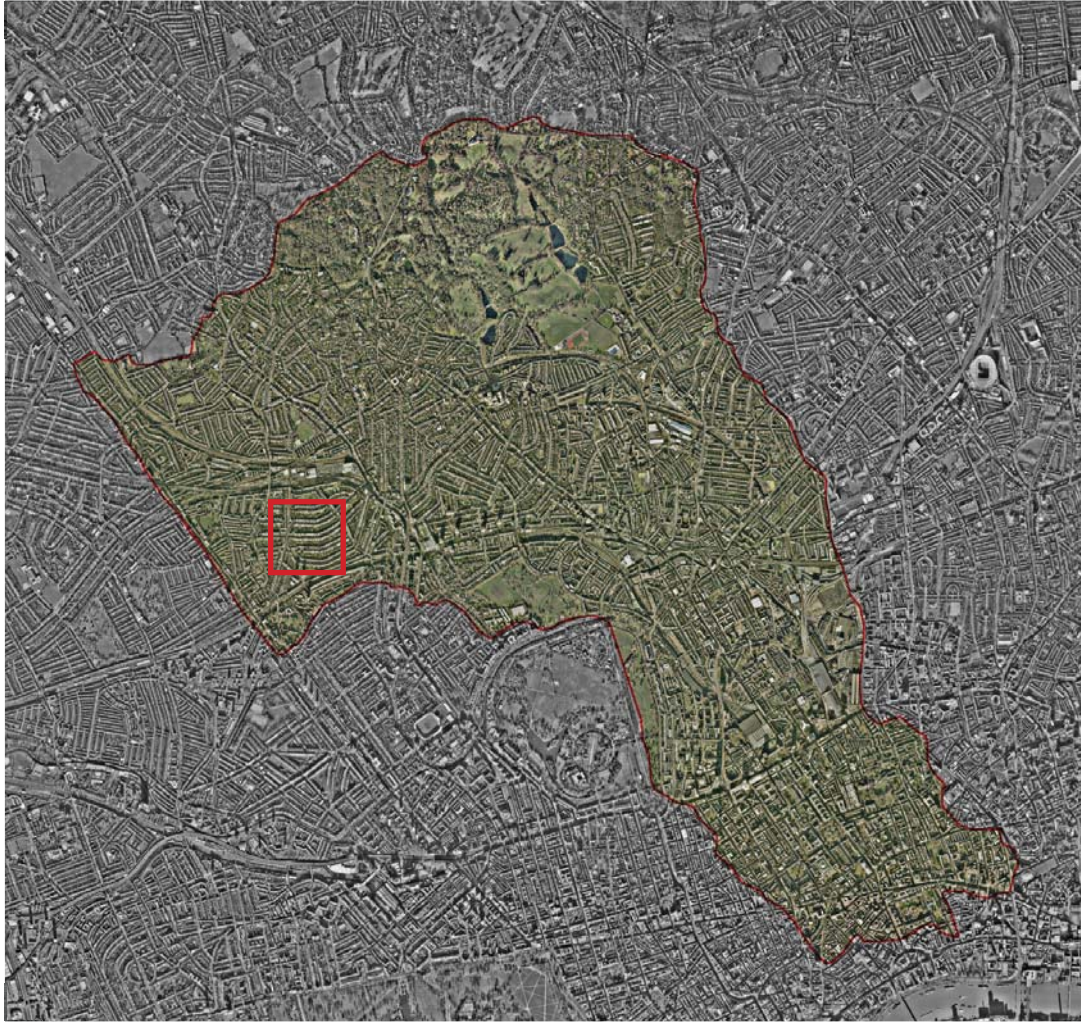
Kyson, on behalf of our client, seeks full planning permission for the extension of the first floor flat No. 4 and creation of a second bedroom. The proposals incorporate a new stair for access to the garden on ground level. Existing access to the front and rear garden via the side entrance will be retained.



**SITE LOCATION**  
**LONDON BOROUGH OF CAMDEN**



Map of London



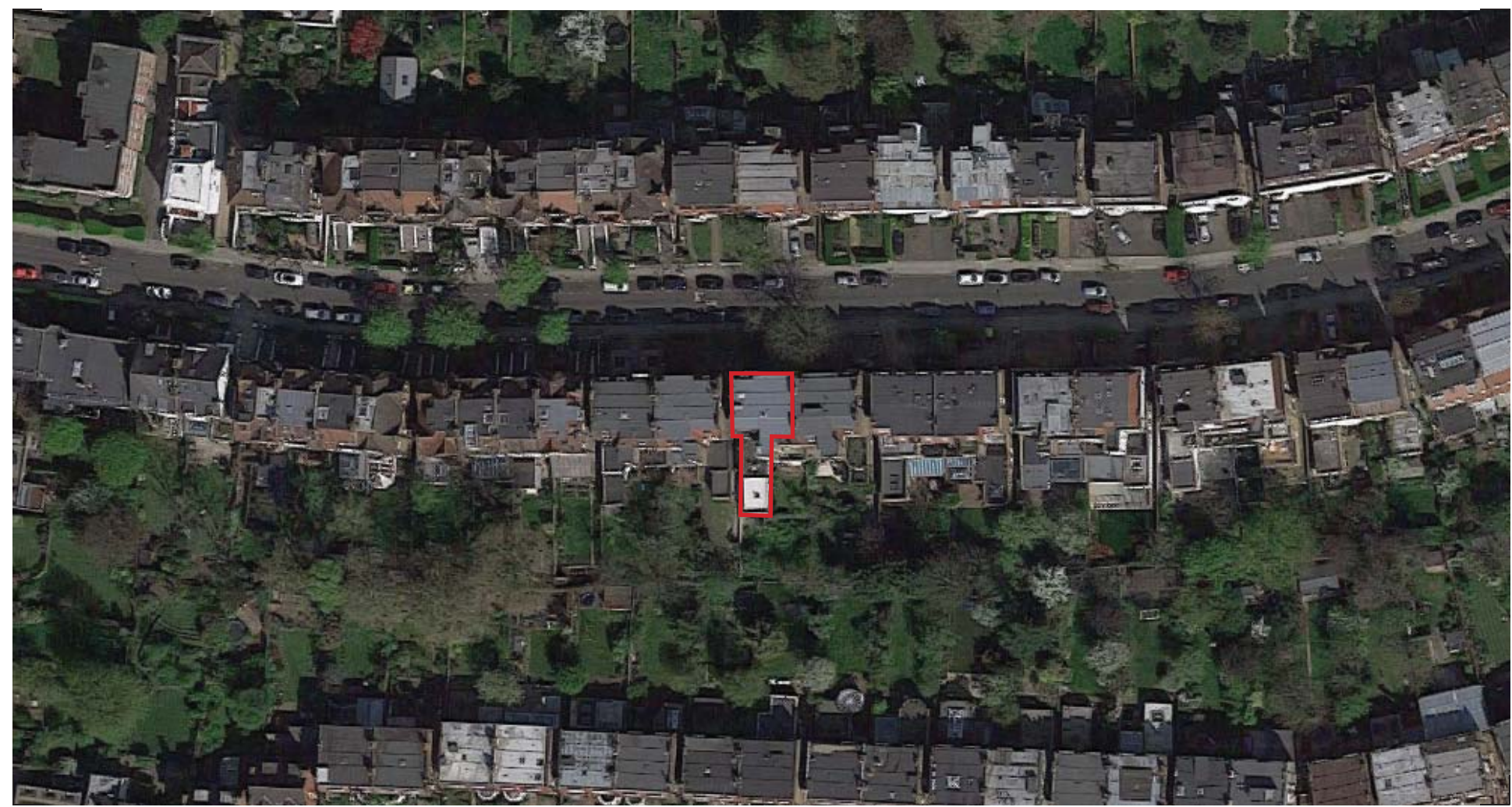
London Borough of Camden

**Location**

The site is located North West of South Hampstead Rail Station, West of Swiss Cottage Underground, South West of Finchley Road Underground and South East of West Hampstead Underground and Rail Station.



SITE LOCATION  
PROPOSAL SITE



Site Map



North View



East View



South View



West View



## SITE HISTORY AND CONTEXT

### LOCAL AREA

The London Borough of Camden is rich in heritage and architectural history, with many buildings and places of historical importance. Camden contains many residential neighbourhoods which have their own distinctive identities and characteristics that make Camden unique. The borough is also known for its vast open spaces and local parks that add to the distinctive quality of Camden.

### SOUTH HAMPSTEAD

South Hampstead is predominantly a residential area and is a prime example of the traditional Victorian suburb. The majority of the properties in this area are very large, however wide roads lined with trees and front gardens ahead of the building line help to reduce the impact of such large dwellings on the street. The majority of properties in South Hampstead are between 3 and 4 storeys tall and are either detached or semi detached. This spacing of buildings and the mature trees at the roadside help to create a rhythm along the street that is synonymous with traditional leafy Victorian suburbs.



Front View, 97 Greencroft Gardens



Front View, 97 Greencroft Gardens



Back View, 97 Greencroft Gardens



Back View, 97 Greencroft Gardens



SITE HISTORY AND CONTEXT  
SITE PHOTOS



Front view from Greencroft Gardens



Front view from Greencroft Gardens



Rear view from terrace



Rear view from terrace



Rear view from terrace



Pathway to front garden



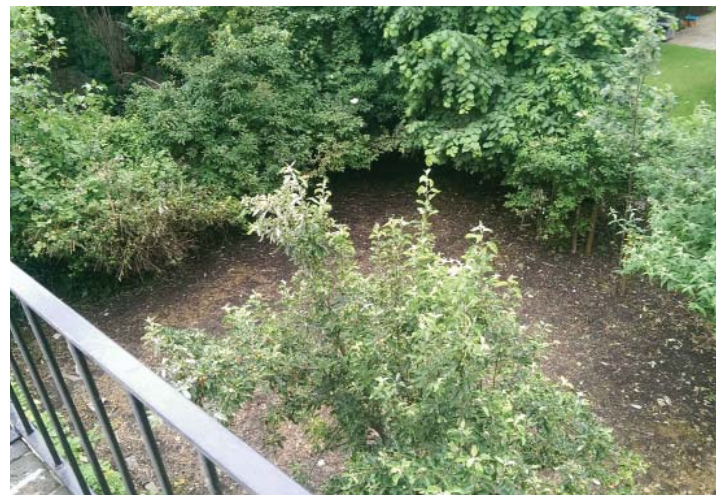
Pathway to rear garden



Rear view/ terrace



Rear view to terrace



Rear view from terrace



Rear view to garden/ boundary wall



Rear garden



## SITE HISTORY AND CONTEXT CONSERVATION AREA

### SOUTH HAMPSTEAD CONSERVATION AREA

Located to the North West of the borough of Camden the South Hampstead conservation area is a historic area of leafy Victorian suburb. The area is formed as a gently curving grid of streets and gradually slopes up to the north. Stylistically the architecture is fairly uniform across the conservation area and is driven in character by the Victorian detached and semi-detached dwellings prevalent across the whole of Hampstead. The character is further defined by the material palette of red or gault brick and the distinctive front gardens, mature trees and set back building line.

The South Hampstead Conservation Area is divided into 4 character areas/zones which each have an independent style and history.

1. East of Fairhazel
2. Central Wedge
3. Colonel Cotton
4. Belsize Road

#### Sub Area 2: The Central Wedge - Greencroft Gardens

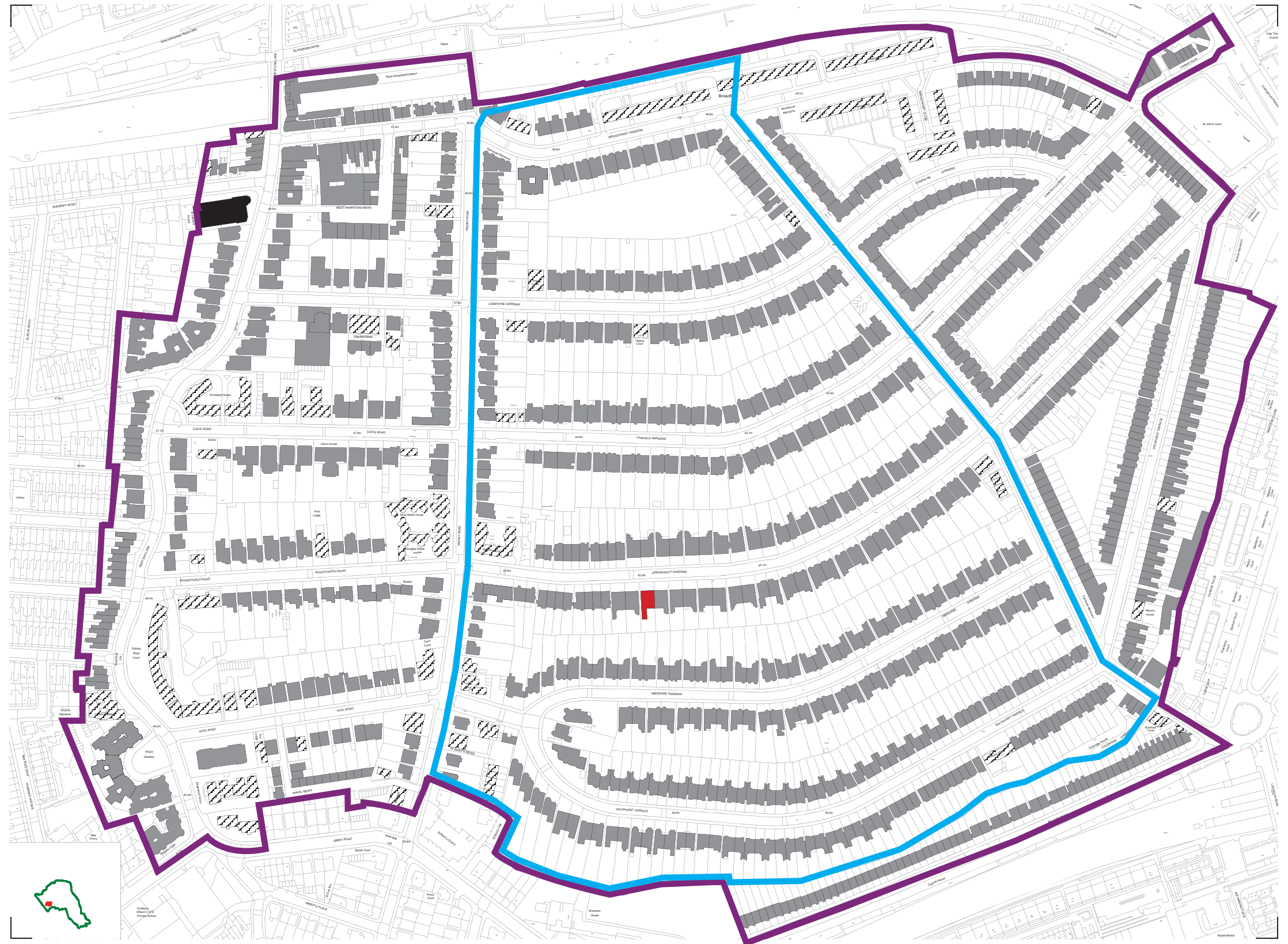
The Central Wedge character area is in the heart of the South Hampstead conservation area. It is the part of the conservation area containing some of the most ornate and attractive properties. It is known for having a large proportion of semi-detached properties, a varied roofscape, timber and ironwork porches and sash windows.

In the absence of porches it is common to find stone pilasters and porticos surround the principal entrance doors of properties in the Central Wedge.

#### APPRAISAL

The site is four storeys high and is in keeping with the historical character of the area. It features large sash windows and is entirely residential use.

Situated on the south side of Greencroft Gardens it is a semi detached property that has been subdivided into flats. It is in keeping with the neighbouring properties featuring decoration around the main entrance door. The site was identified in the South Hampstead conservation area audit as being a positive addition to the townscape but it is not listed.



South Hampstead Conservation Area Map

Key

- |                                   |                              |                |
|-----------------------------------|------------------------------|----------------|
| South Hampstead Conservation Area | Central Wedge Character Area | Grade I Listed |
| Positive Contribution             | Neutral Contribution         | Site           |



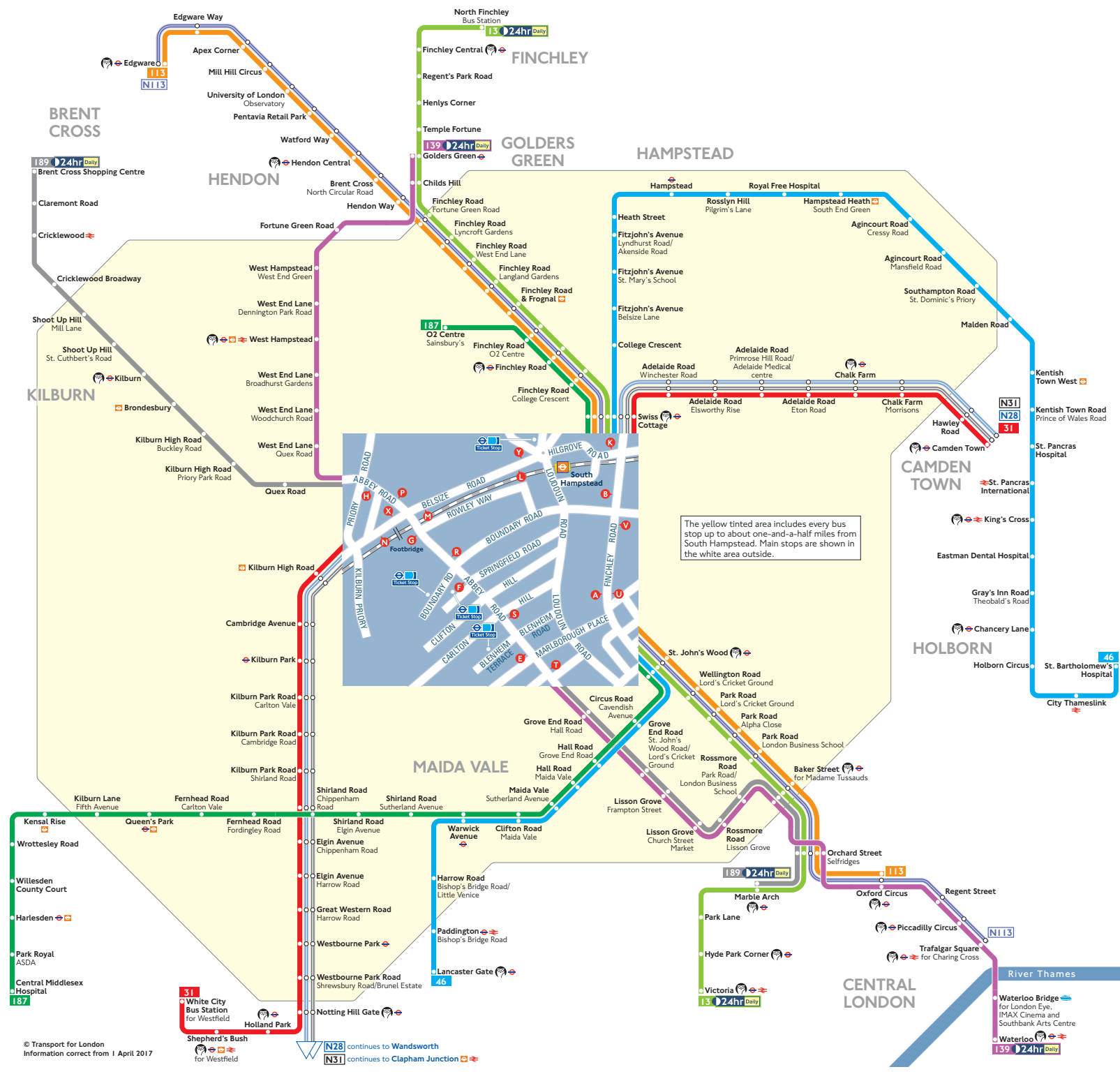
**SITE HISTORY AND CONTEXT**  
**LOCAL ACCESSIBILITY**

The public transport links to the site are very good, with a PTAL rating of 5 and is within the travel card zone 2.

**BUSES**

There are a few bus services that operate close by around the site. Here are a number of bus routes heading to the following destinations:

- 13 North Finchley Bus Station / Victoria
- 31 Camden Town / White City
- 46 St Bartholomew's Hospital / Lancaster Gate
- 113 Edgware / Oxford Circus
- 139 Golders Green / Waterloo
- 187 O2 Centre / Central Middlesex Hospital
- 189 Brent Cross / Marble Arch
  
- N28 Camden Town / Wandsworth
- N31 Camden Town / Clapham Junction
- N113 Edgware / Trafalgar Square



Bus Routes South Hampstead



## PLANNING APPRAISAL PLANNING POLICY STATEMENT

### 1.0 INTRODUCTION

1.1 This application seeks to gain full planning permission for the extension of the first floor flat No. 4 and stairs for access to the garden at ground level.

1.2 The following documents have been used to support and form this proposal:

National Planning Policy Framework 2012 [NPPF]  
London Plan 2016 [LP]  
Camden Local Plan 2017  
Camden Planning Guidance 2015 CPG1

1.3 The aim of this proposal is to extend flat No. 4 at first level and create a second bedroom. The proposals incorporate a new stair for access to the garden at ground level from the terrace. Existing access to the front and rear garden via side entrance will be retained.

### 2.0 NATIONAL CONTEXT

2.1 The proposal looks to work in conjunction with paragraph 57 and 58 which will “optimise the potential of the site to accommodate development” and plan “positively for the achievement of high quality” designs, thus responding “to local character and history, and reflect the identity of local surroundings and materials”.

### 3.0 LOCAL CONTEXT

3.1 The building is situated on Greencroft Gardens, which is predominantly a residential area. The surrounding buildings are mostly three to four storeys high. There are a few open green spaces located in the area, which is an important characteristic of Hampstead.

3.2 The building is entirely in residential use. It stands four storeys tall with large timber sash windows. The site is a semi detached property that is subdivided into flats. It features decoration around the main entrance in keeping with the neighbouring properties.

3.3 The site is identified in the South Hampstead conservation area as a positive addition to the townscape. It is located near other conservation areas:

- Fitzjohns and Netherhall Conservation Area
- South Hill Park Conservation Area
- Mansfield Conservation Area

3.4 The building is located in an area that is recognised as a Village Core.

3.5 The main access to the site is directly off Greencroft Gardens.

### 4.0 HOUSING

4.1 The proposal seeks to extend the existing dwelling and create a second bedroom. Direct access into the rear garden is proposed via stairs from the terrace.

4.2 By extending flat No. 4 at first floor, the proposal looks to maximise the potential of the site. The London Plan and the Camden’s local policies emphasise the growing need for housing and provision of high quality living spaces and an improved access of amenity.

### 5.0 ROOF AND REAR EXTENSION

5.1 The proposal will feature a new rear extension to provide additional space to the existing flat No. 4 at first floor.

5.2 The proposed rear extension enhances the character of the existing period building. In addition, the floor area gained at first floor provides high quality accommodation required. The proposals seek to enhance the quality of life of Camden residents as well as attracting new residents to the area.

5.3 The erection of the rear extension at first floor level will not impede on neighbouring properties or future neighbouring developments and will not extend beyond the existing massing to the rear, complying with policy DP26.

5.4 Across all designs, materials will match the existing building where possible and be sympathetic of the character area further supporting the policies outlined above and within the London Plan.

### 6.0 ACCESS, TRANSPORT AND SECURITY

6.1 The site has a PTAL rating 5 and is within travel card zone 2. The site is within walking distance to Finchley Road Underground Station (Jubilee line, Metropolitan), Swiss Cottage Underground Station (Jubilee Line), West Hampstead Underground Station (Jubilee line), South Hampstead Rail and West Hampstead Rail. There are a few bus services that operate close by around the site.

6.2. There is currently one car parking space on the site. The site is within the controlled parking zone CA-R(a) and there will be no further provision of parking permits for new residents.

### 7.0 WASTE

7.1 Waste collection for the residential units will be retained as per existing.

### 8.0 OTHER CONSIDERATIONS

8.1 The site is not located within a flood zone and is highlighted as a neighbourhood centre.



**PLANNING CONTEXT  
RELEVANT PLANNING APPLICATIONS**



Site Map



Whilst considering the various planning policies, the following application proposals have been taken into consideration setting the precedence for similar developments carried out within immediate vicinity and are noted on the above map:

**1. 91 Greencroft Gardens London NW6 3PG**

Erection of a single-storey extension to rear of existing ground floor flat (Class C3).  
APPROVED 25-07-2011

**2. 93 Greencroft Gardens London NW6 3PG**

Erection of a rear extension at ground floor level to the garden flat.  
APPROVED 29-06-2010

**3. 91 Greencroft Gardens London NW6 3PG**

Erection of a balustrade on the roof of the existing 3 storey rear extension to create a roof terrace as an enlargement of the existing balcony for the 3rd floor flat.  
APPROVED 31-03-2006

**4. 98 Greencroft Gardens London NW6 3PH**

Conversion of two existing 2 bed ground floor flats to one 4 bed flat, together with external alterations to create a door to the rear and window to the side.  
APPROVED 27-04-2017

**5. 55 Greencroft Gardens London NW6 3LL**

Erection of replacement ground floor single storey rear extension.  
APPROVED 26-07-2016

**6. 110 Greencroft Gardens London NW6 3PH**

Change of use from 10x self-contained flats to 5 x self-contained flats (1 x 3 bed flat; 4 x 2 bed flats) between ground and 2nd floor levels; and retention of 5x bedrooms (HMO units) at 3rd floor level; erection of a dormer window on the front elevation; erection of a frameless glazed extension as replacement for existing lean -to; new balconies plus railings at first floor level; alterations to the rear and side fenestration; and installation of roof lights on the main roof plus cycle storage shed in rear garden.  
APPROVED 11-10-2016

**6. 70 Greencroft Gardens London NW6 3JQ**

Excavation of basement including a lightwell to the rear and the erection of a single storey extension at ground floor level.  
APPROVED 24-05-2016

Proposal Site

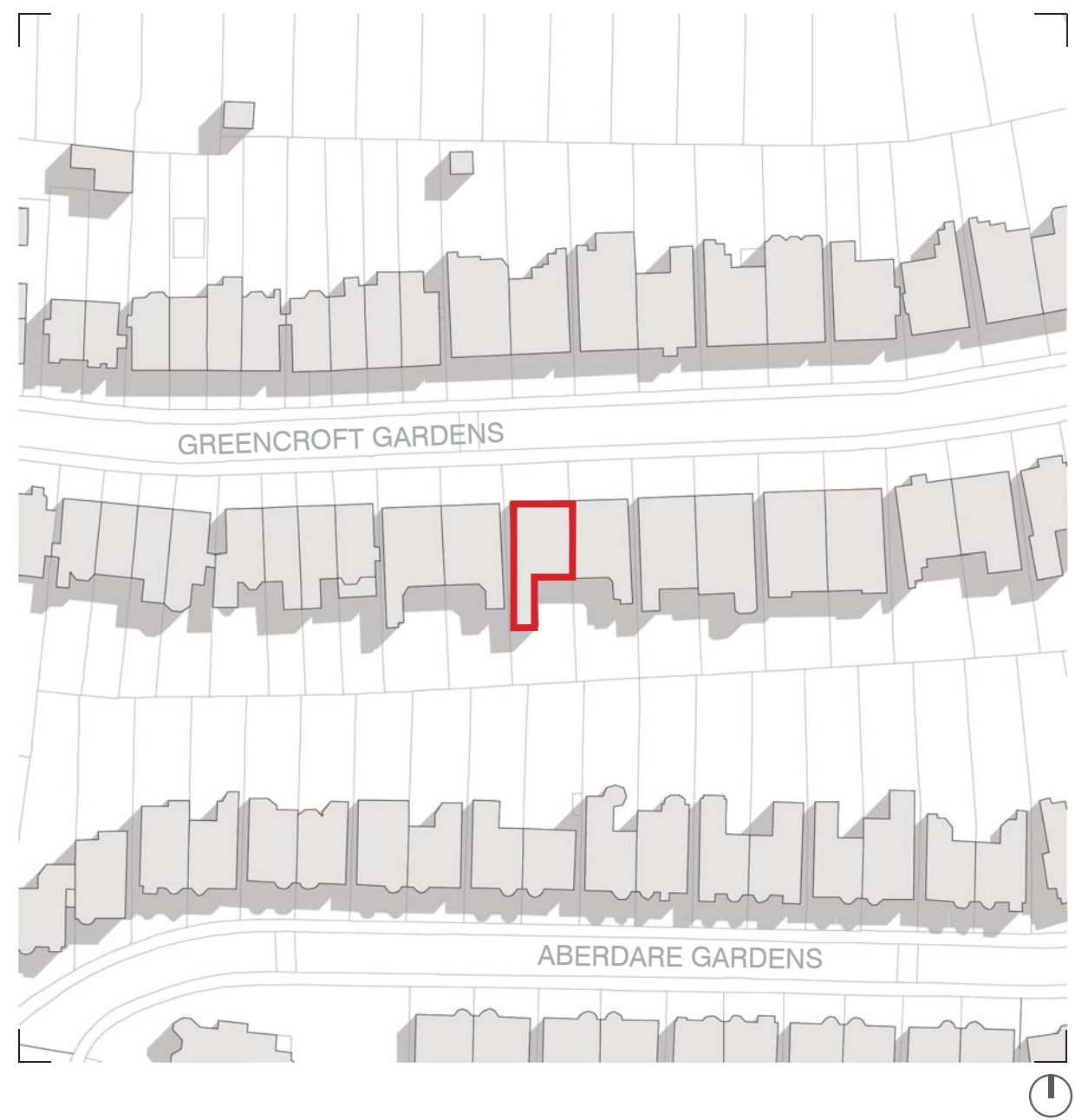


Relevant Planning Applications



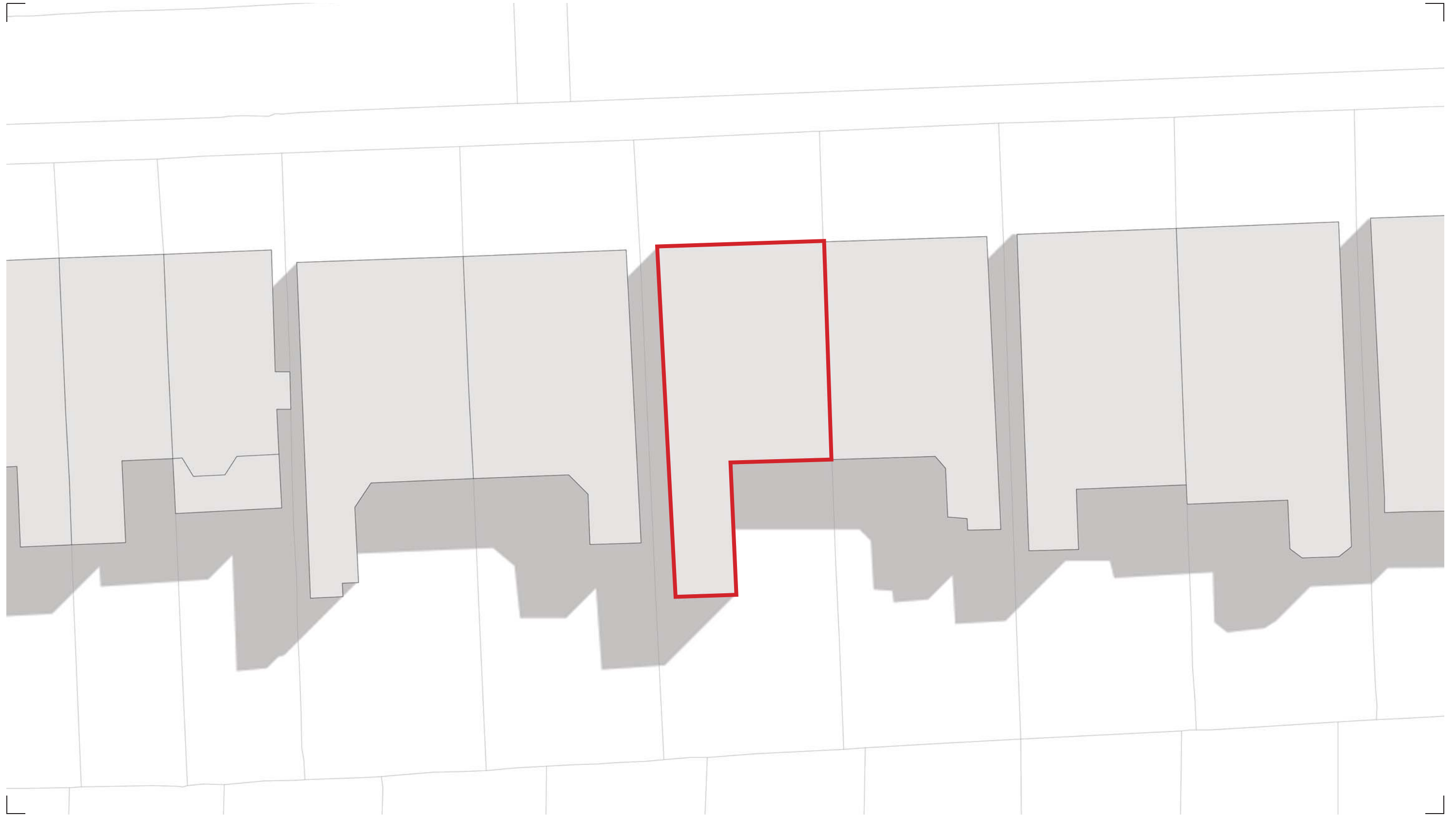


EXISTING DRAWINGS  
SITE PLAN



SITE LOCATION PLAN. DRAWING no. 0500. 1:1250@A3



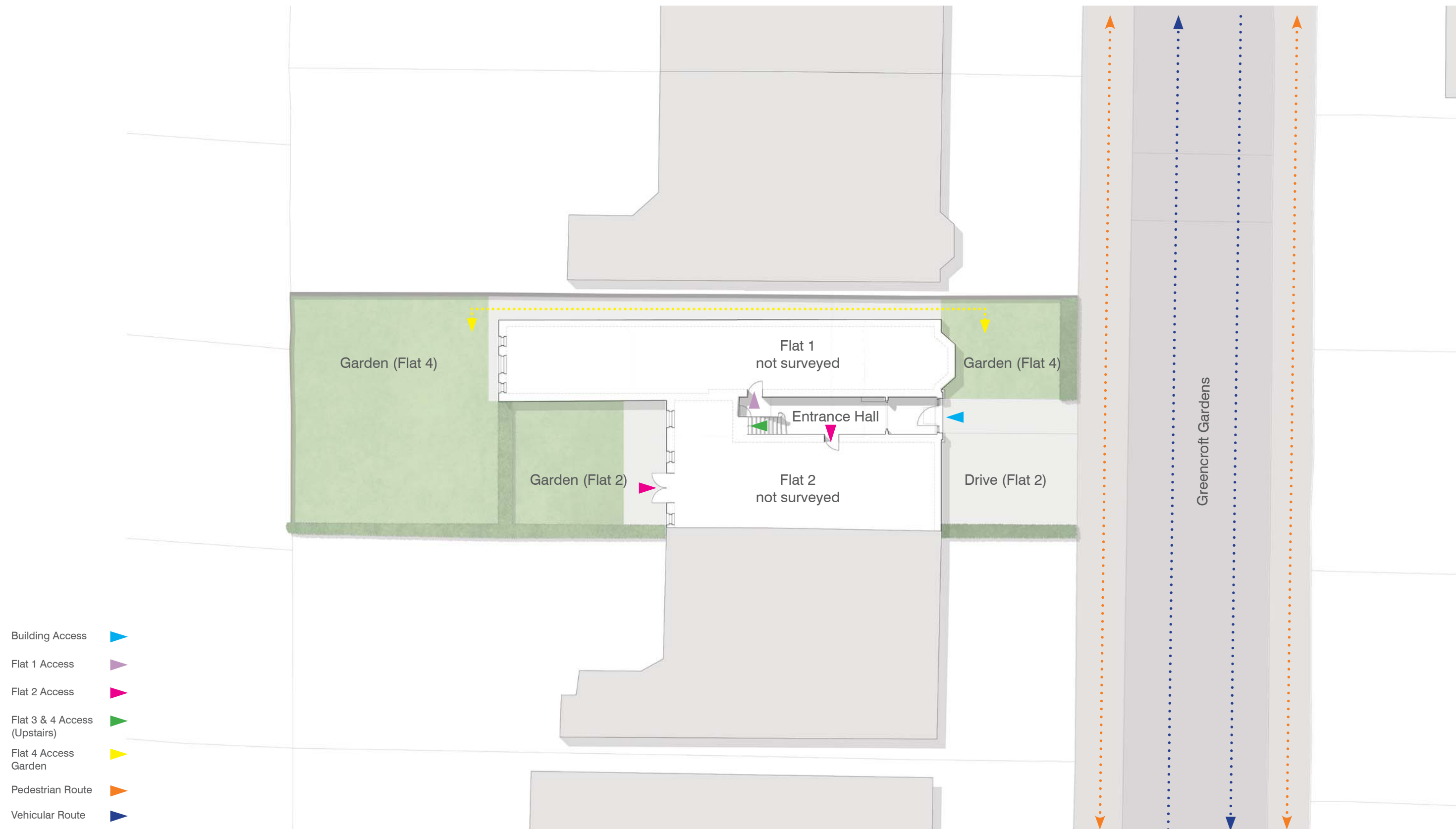


BLOCK PLAN. DRAWING no. 0501. 1:250@A3



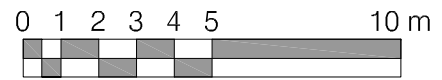


EXISTING DRAWINGS  
BLOCK PLAN

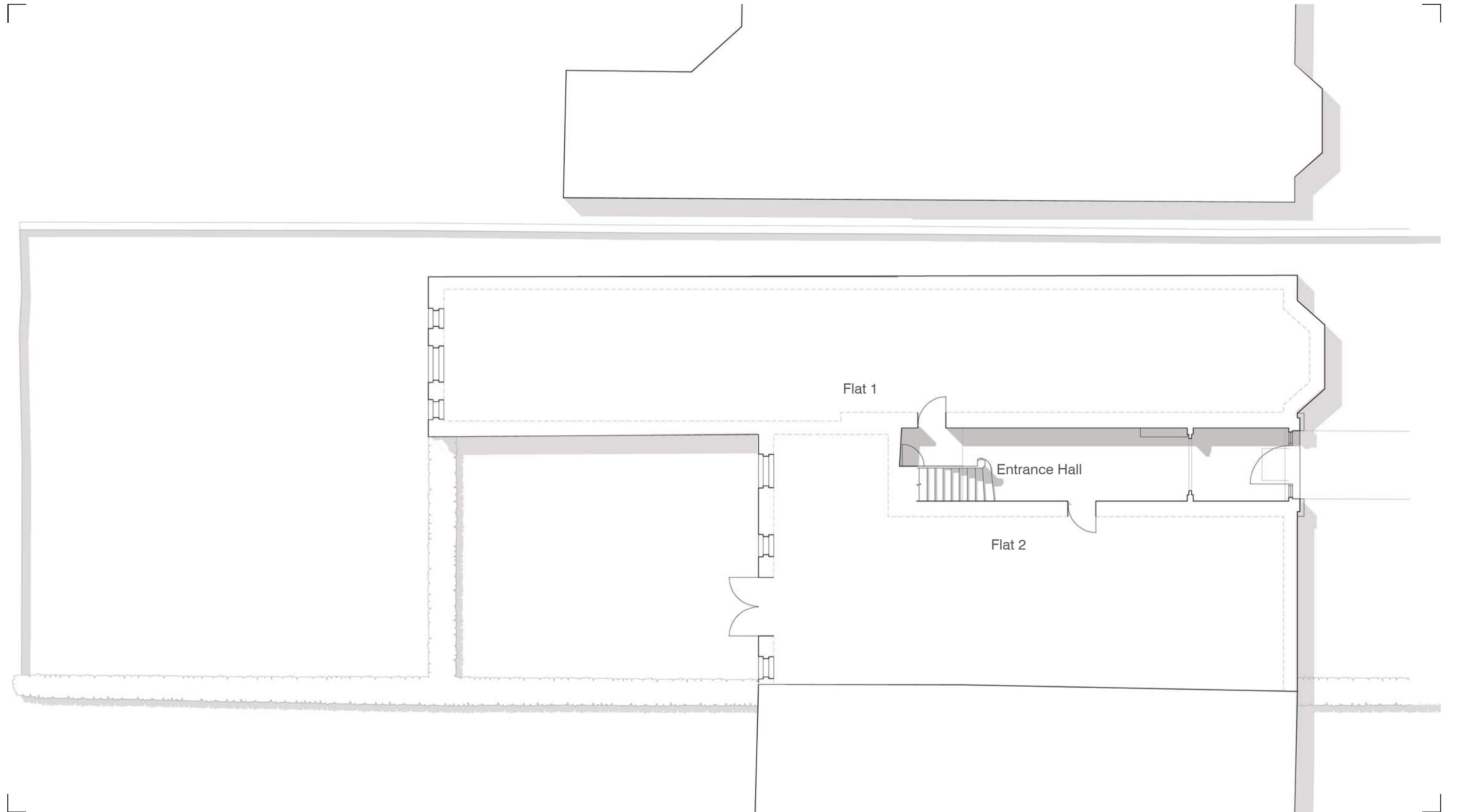


- Building Access ▶
- Flat 1 Access ▶
- Flat 2 Access ▶
- Flat 3 & 4 Access (Upstairs) ▶
- Flat 4 Access Garden ▶
- Pedestrian Route ▶
- Vehicular Route ▶

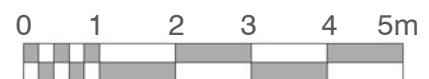
BLOCK AND SITE ACCESS PLAN. DRAWING no. 0999. 1:200@A3

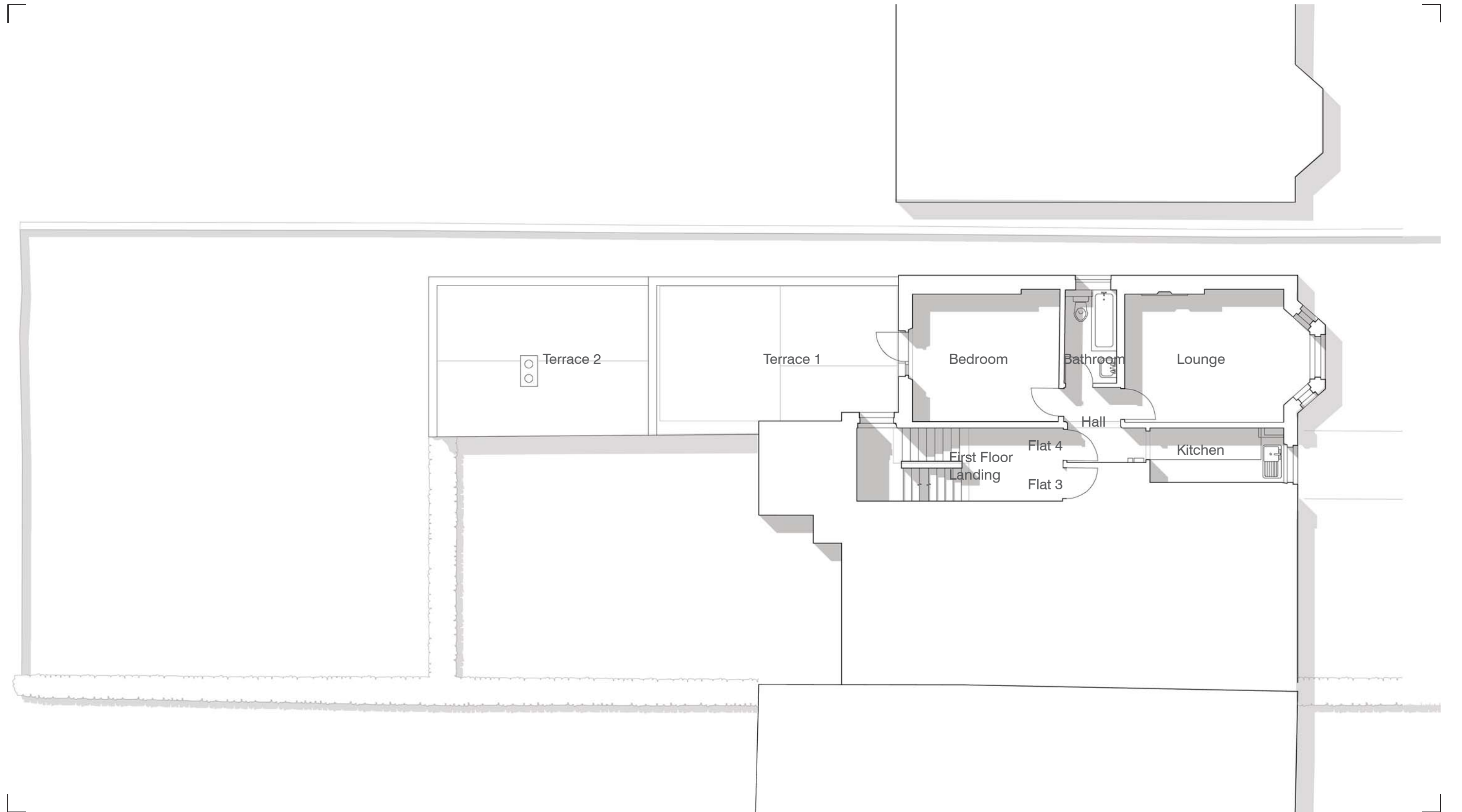




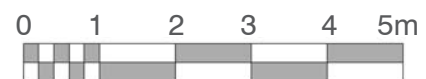


GROUND FLOOR PLAN. DRAWING no. 1000. 1:100@A3



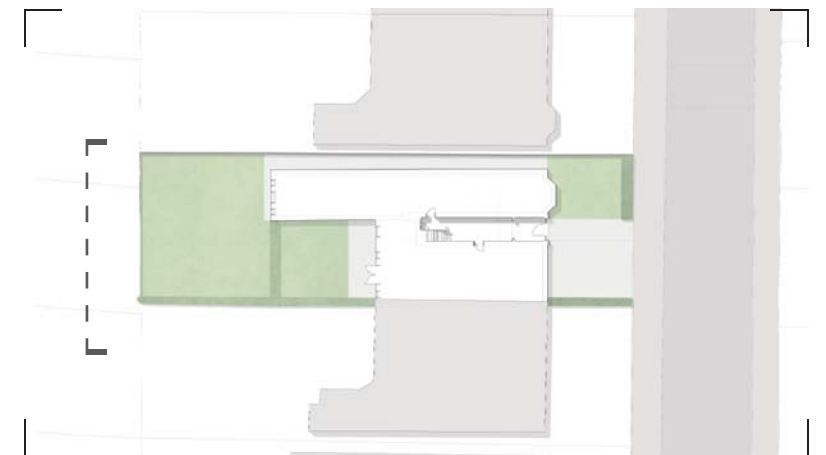


**FIRST FLOOR PLAN.** DRAWING no. 1001. 1:100@A3

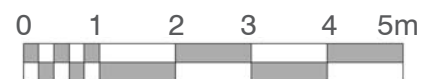




EXISTING DRAWINGS  
ELEVATION

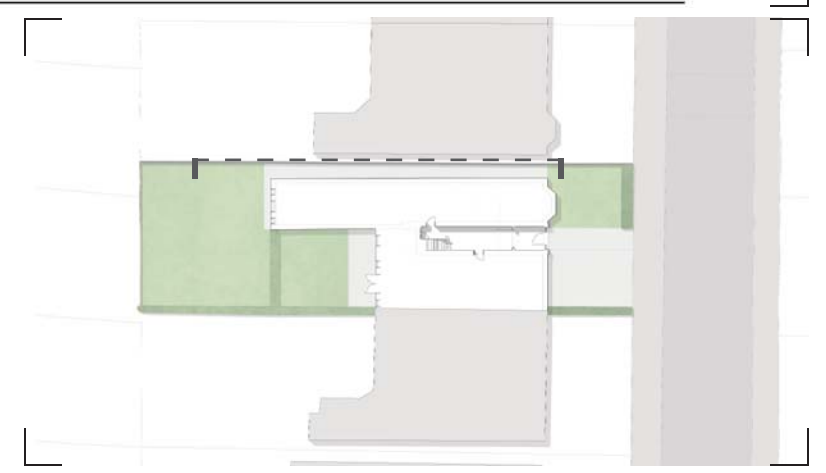


REAR ELEVATION. DRAWING no. 1100. 1:100@A3



97 GREENCROFT GARDENS. LONDON. NW6 3PG

EXISTING DRAWINGS  
ELEVATION



SIDE ELEVATION. DRAWING no. 1101A. 1:100@A3





# PART B

DESIGN

PROPOSED DRAWINGS

**DESIGN  
SCHEDULE OF ACCOMMODATION**

**EXISTING SCHEDULE**

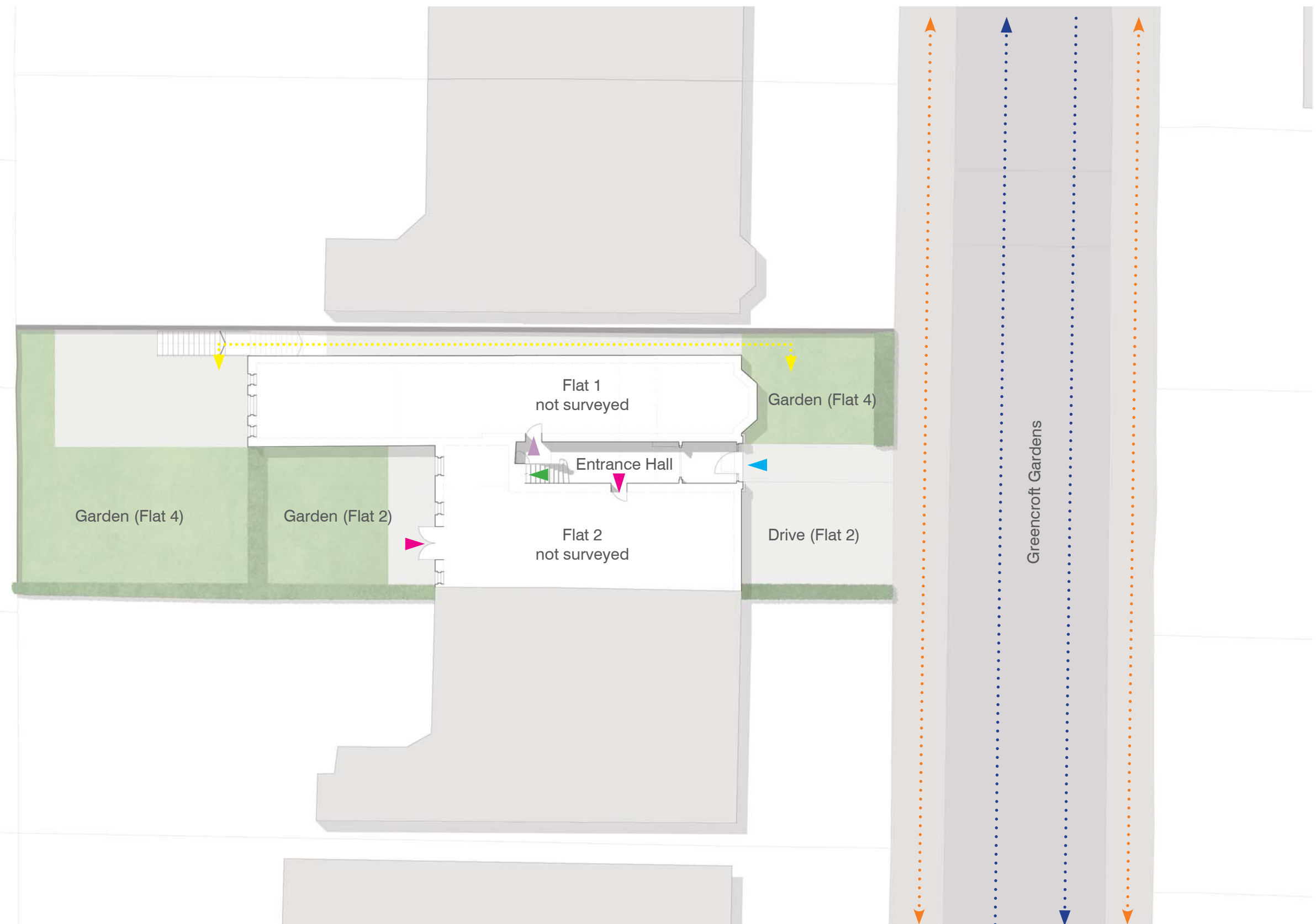
|                         |                        |                              |                        |
|-------------------------|------------------------|------------------------------|------------------------|
| <b>Total Floor Area</b> | <b>57.8 m.sq (GIA)</b> | <b>First Floor Flat No.4</b> | <b>57.8 m.sq (GIA)</b> |
|                         |                        | <i>Hall</i>                  | <i>3.7 m.sq</i>        |
|                         |                        | <i>Kitchen</i>               | <i>5.4 m.sq</i>        |
|                         |                        | <i>Lounge</i>                | <i>16.8 m.sq</i>       |
|                         |                        | <i>Bathroom</i>              | <i>3.6 m.sq</i>        |
|                         |                        | <i>Bedroom 1</i>             | <i>14.1 m.sq</i>       |
|                         |                        | <i>Terrace 1</i>             | <i>24.9 m.sq</i>       |
|                         |                        | <i>Terrace 2</i>             | <i>24.0 m.sq</i>       |
|                         |                        | <b>Total Residential</b>     | <b>43.6 m.sq (NIA)</b> |

**PROPOSED SCHEDULE**

|                         |                        |                              |                        |
|-------------------------|------------------------|------------------------------|------------------------|
| <b>Total Floor Area</b> | <b>72.1 m.sq (GIA)</b> | <b>First Floor Flat No.4</b> | <b>72.1 m.sq (GIA)</b> |
|                         |                        | <i>Hall</i>                  | <i>4.2 m.sq</i>        |
|                         |                        | <i>Kitchen</i>               | <i>14.5 m.sq</i>       |
|                         |                        | <i>Lounge</i>                | <i>13.1 m.sq</i>       |
|                         |                        | <i>Bathroom</i>              | <i>3.6 m.sq</i>        |
|                         |                        | <i>Bedroom 1</i>             | <i>13.2 m.sq</i>       |
|                         |                        | <i>Bedroom 2</i>             | <i>8.5 m.sq</i>        |
|                         |                        | <i>Terrace 1</i>             | <i>10.9 m.sq</i>       |
|                         |                        | <i>Terrace 2</i>             | <i>24.0 m.sq</i>       |
|                         |                        | <b>Total Residential</b>     | <b>57.1 m.sq (NIA)</b> |



# PROPOSED DRAWINGS BLOCK PLAN

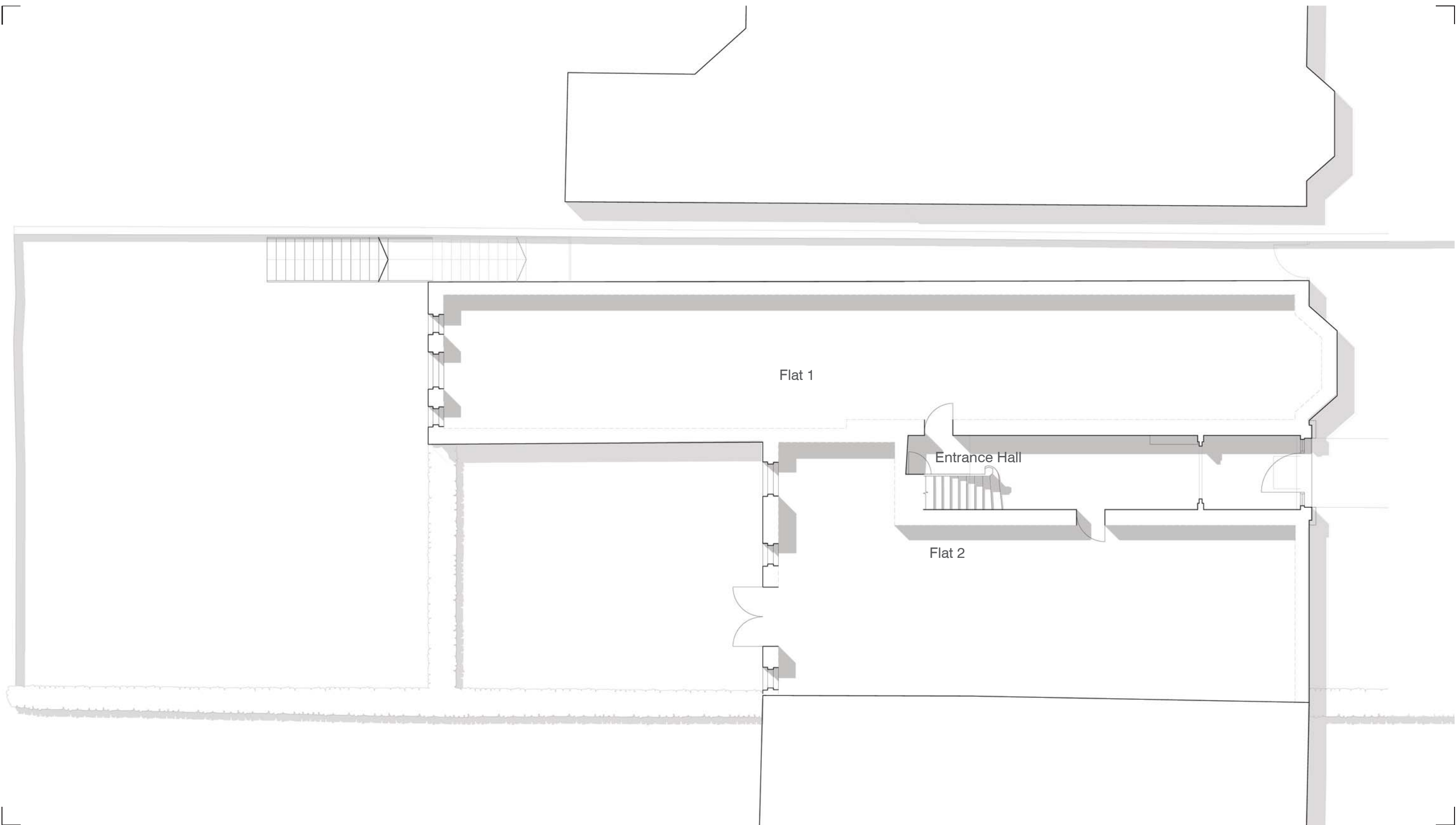


- Building Access ▶
- Flat 1 Access ▶
- Flat 2 Access ▶
- Flat 3 & 4 Access (Upstairs) ▶
- Flat 4 Access Garden ▶
- Pedestrian Route ▶
- Vehicular Route ▶

**BLOCK AND SITE ACCESS PLAN.** DRAWING no. 1999A. 1:200@A3



**PROPOSED DRAWINGS  
FLOOR PLANS**

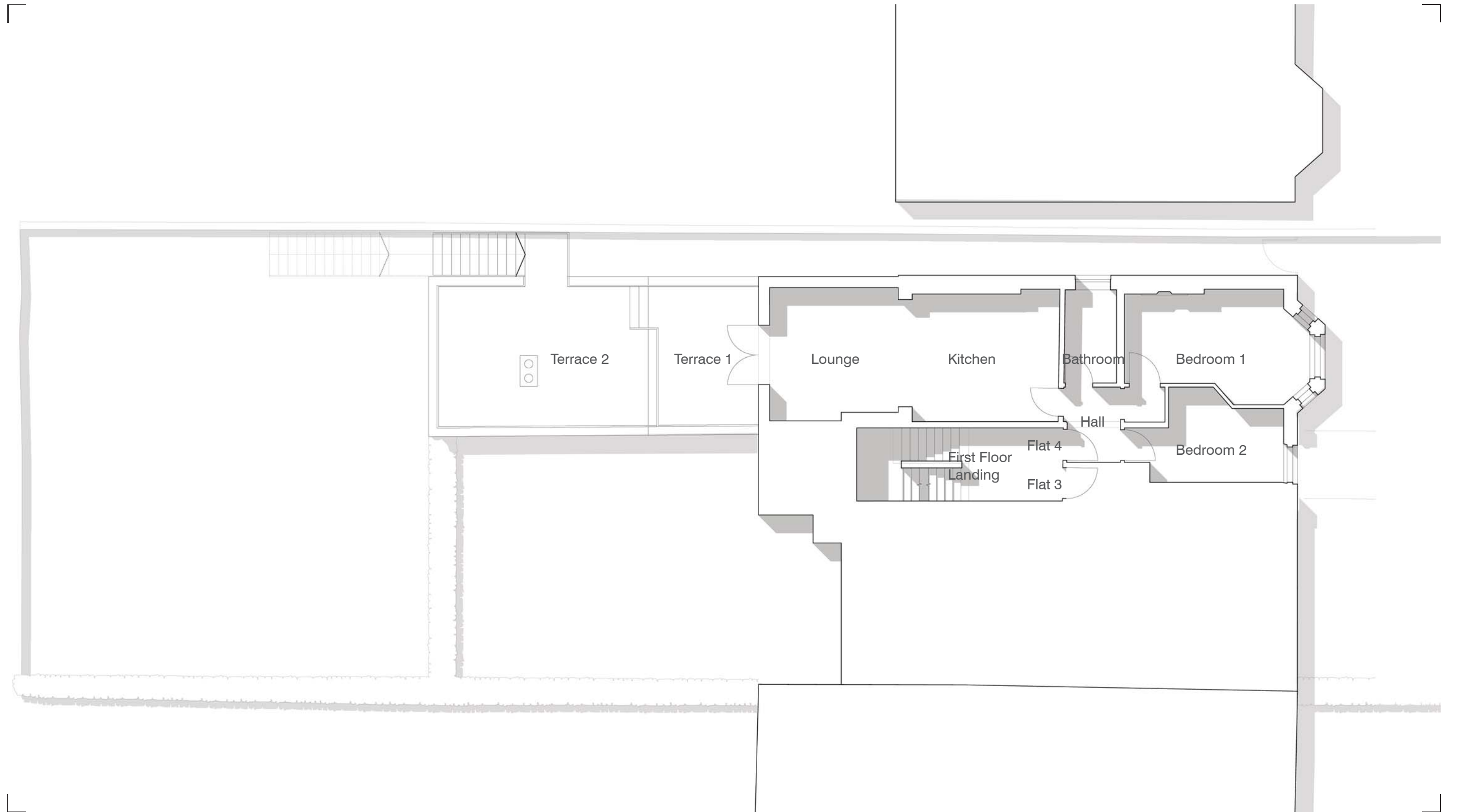


**GROUND FLOOR PLAN.** DRAWING no. 2000A. 1:100@A3

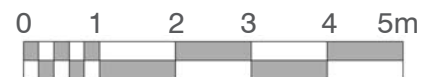


97 GREENCROFT GARDENS. LONDON. NW6 3PG





**FIRST FLOOR PLAN.** DRAWING no. 2001A. 1:100@A3

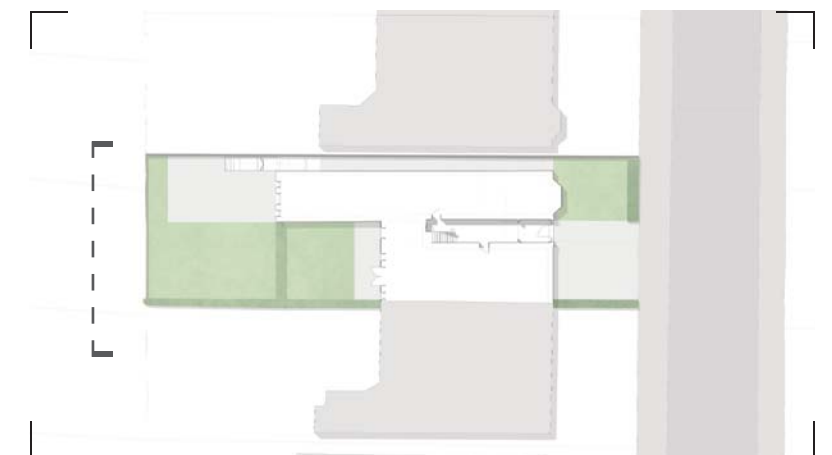


**PROPOSED DRAWINGS  
ELEVATION**

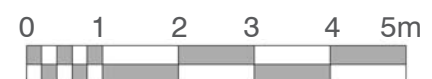


**Key**

- ① New rear extension, brickwork to match existing.
- ② New double glazed timber doors
- ③ Metal balustrade to terrace, painted black
- ④ New stairs for access to garden



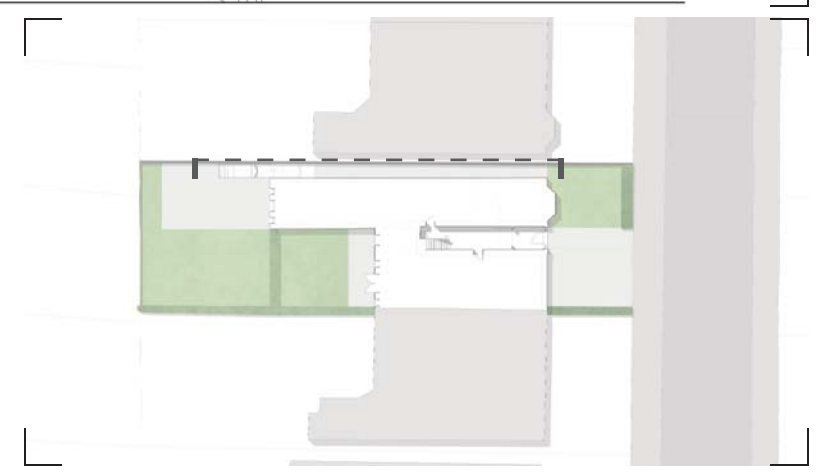
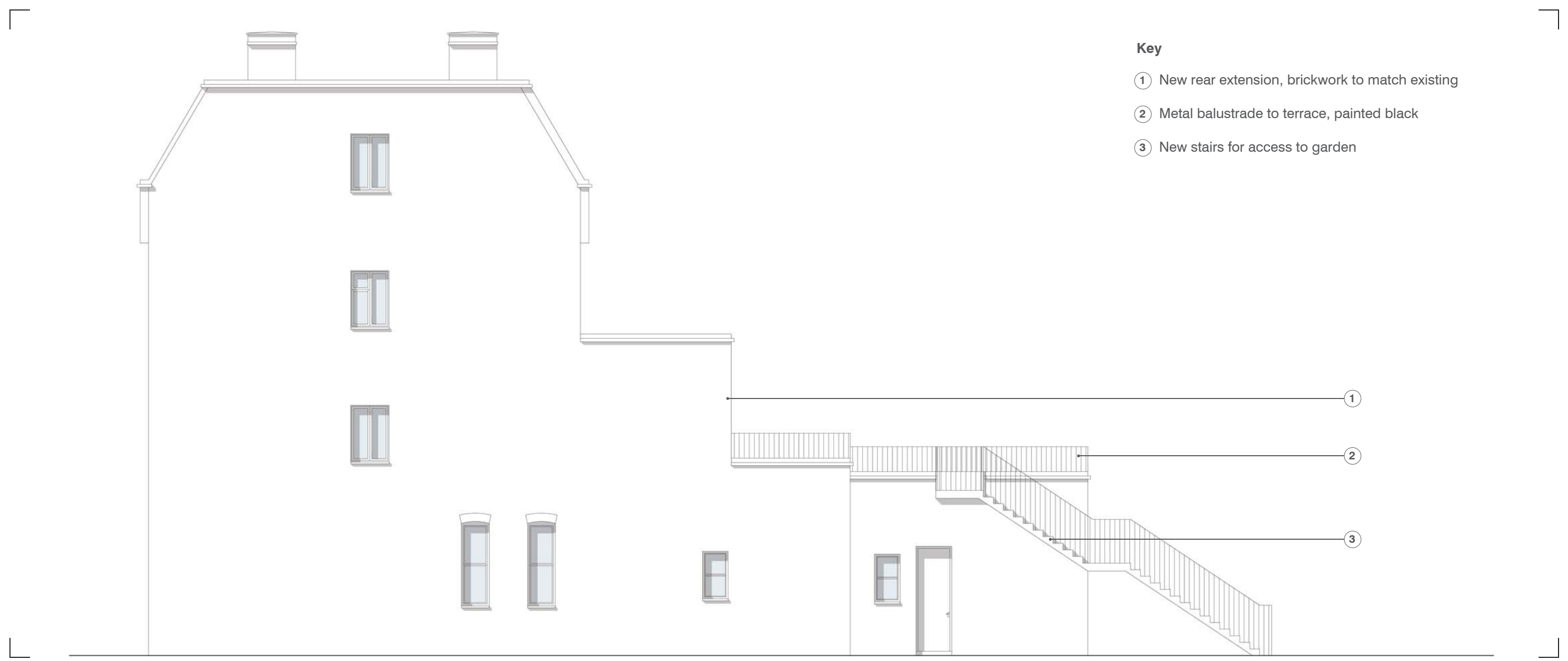
**REAR ELEVATION.** DRAWING no. 2100. 1:100@A3



97 GREENCROFT GARDENS. LONDON. NW6 3PG



**PROPOSED DRAWINGS  
ELEVATION**



**SIDE ELEVATION.** DRAWING no. 2101A. 1:100@A3

