

25 October 2018

Our ref: 116/C1/DAS A

## DESIGN AND ACCESS STATEMENT

### 124A Greencroft Gardens, NW6 3PJ



124A Greencroft Gardens is a leasehold residential property with a rear garden.

We are seeking planning permission for a rear ground floor extension with a planted roof. The extension will provide a new dining room and a small utility room. The proposal involves the covering of both existing and proposed extensions with a green roof and we believe that this will enhance the property as well as the surrounding area by providing a planted roofscape along with a higher standard of design.

### USE

124A Greencroft Gardens a single-family dwelling.

## **AMOUNT**

The proposed extension represents an increase in N.I.A. of approximately 20m<sup>2</sup> with a total volume of approximately 55m<sup>3</sup>.

## **LAYOUT**

The existing property is a ground floor flat in a four-storey building with an existing small rear extension looking into a generous private garden.

The new extension will provide a dining area adjacent to the existing kitchen with a small utility room located on the east side. A courtyard will provide natural light to the existing second bedroom.

## **SCALE**

The overall scale of the extension is subordinated to the existing fabric and has a minimal impact to the original design of the four-storey building. It leaves the character of the existing amenity space unaltered and in proportion with the surrounding area. The remaining garden is reasonably sized and the new planted roof covering will improve its ability to blend with the surroundings, maintaining the characteristic leafiness of the area.

## **APPEARANCE**

The appearance of the extension has been carefully considered and respects the existing character. The new construction will blend with the original fabric by using matching brickwork for the solid side and rear walls and a new green roof on the existing and new extension, improving the view offered to the adjacent properties.

The use of a green roof will enhance the existing extension and unify the two parts of the rear. Also, the green roof has many other benefits such as:

- Creating a natural habitat for flora and fauna, aiding biodiversity
- Improving storm water management
- Improving air quality
- Reducing urban heat island effect
- Reducing the carbon footprint through lowering building running costs
- Increasing the life expectancy of the building
- Reducing sound transfer in and out of the building

The use of brick for the extended boundary walls will connect the new construction to the context and retain the original character where facing the adjacent properties.

## **ACCESS**

The access to the main house will remain unchanged.

We have taken reasonable steps to minimise the effect of disability and create an accessible environment that recognises and accommodates people of various disabilities in the built environment. It is understood that the age, design and conservation requirements of the building present a number of constraints to disabled people and where possible facilities will be incorporated to improve issues of access throughout.

116 – ANNEX 1 – IMAGES OF EXISTING



Rear elevation from garden



West boundary wall



View from the rear of the garden



East boundary wall



View of the garden