

DESIGN & PLANNING STATEMENT

94 Greencroft Gardens

Version 02

29/07/2019

1.0 Planning Context

1.1 Introduction

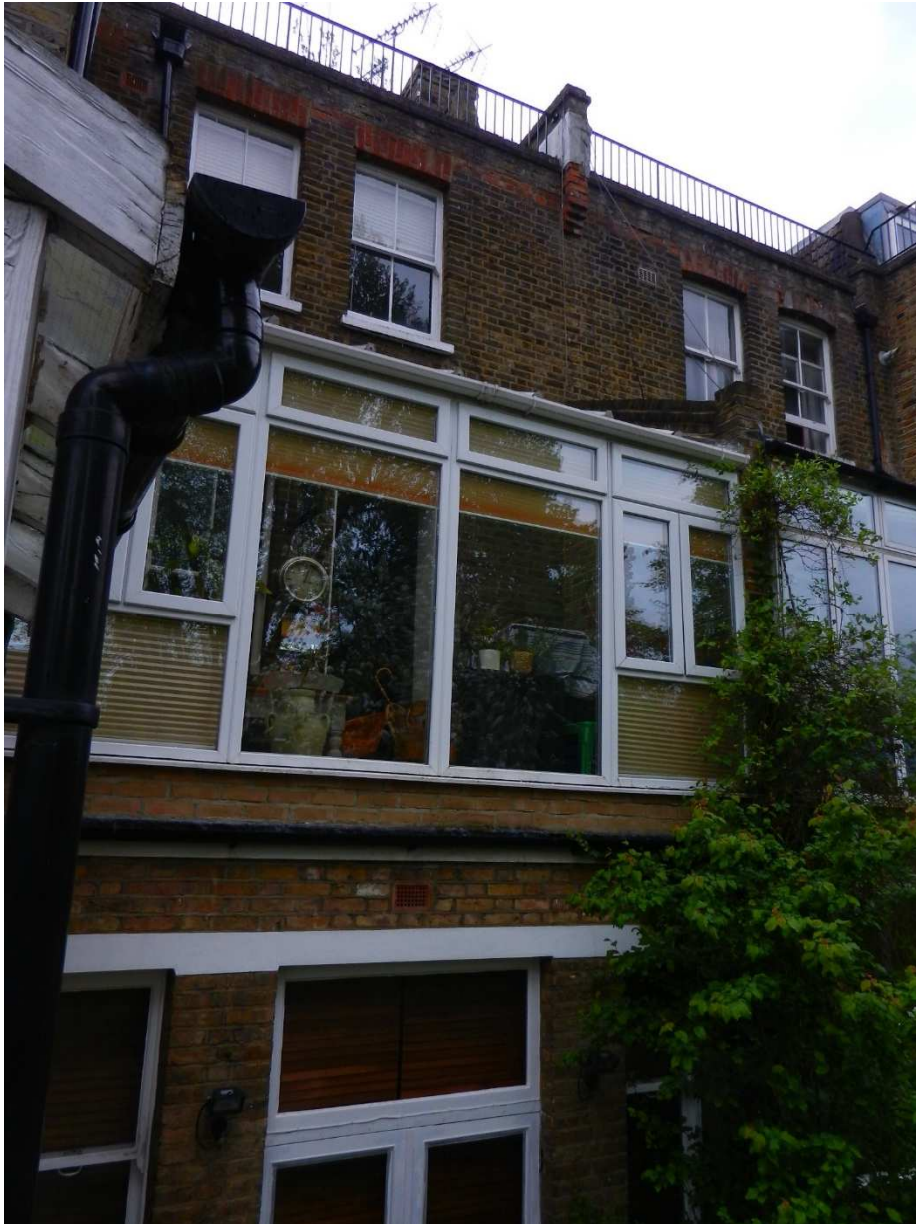
This application concerns the application for replacement of the existing conservatory with a similar sized and shaped structure.



View of the Conservatory
Photo taken in 2013

1.2 Location and Site.

The property is located in a late Victorian building on the North Side of the Greencroft Gardens. The flats at the rear overlook the generous gardens typical of this location in West Hampstead.



Flat No 3 First floor UPVC conservatory

1.3 Design Proposal

The Flat is located on the first floor and is one of 7 in the building. The Conservatory sits on a balcony spanning the width of the flat. The immediate adjacent neighbour in Flat 3 at this level also has a conservatory as do flats in No 96 Greencroft gardens. Both of these are made from UPVC.

The existing conservatory is made from wood which is decayed beyond the point of repair and also falls well below Building Regulation standards of insulation. The proposal is to replace the conservatory with a similar structure of the same size, height, volume and fenestration. This is proposed to be a UPVC structure as it is zero maintenance and will last at least twice as long as timber. This is a more sustainable solution, financially as well as environmentally than timber as the structure is predominately glass which also needs replacing every time the frame is changed. The majority of the embodied energy is in the glazing so lifespan is more important than materials. The appearance of UPVC is indistinguishable from timber at the distance of neighbours at the rear while it will match the UPVC structures of immediate neighbours. Thus the new structure will not harm the Conservation area and will maintain its appearance over time unlike timber which needs constant expensive maintenance.

An identical conservatory on No 96 Greencroft Gardens built at the same time is constructed in UPVC- see overleaf



No 96 Greencroft Gardens UPVC conservatory