

DESIGN & ACCESS STATEMENT

100 Greencroft Gardens, NW6 3PH

CONTEXT

The application site is 100 Greencroft Gardens, NW6 3PH, a four-storey property comprising of 7 self-contained flats. There is a rear garden and a forecourt with 3 off-street parking spaces. Location is shown below:



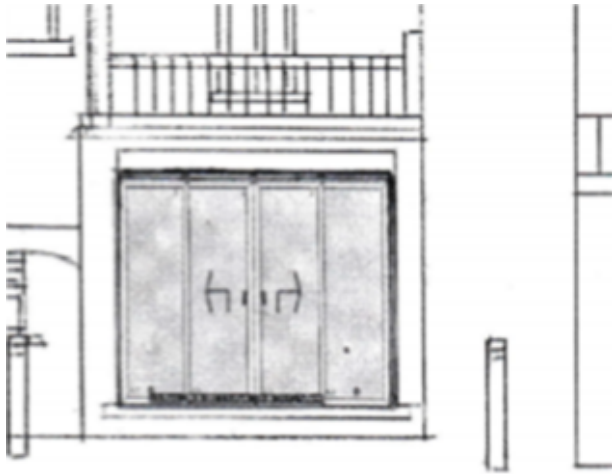
The property is located within the Swiss Cottage Conservation Area but is not a listed building. The area is characterised by streets with 19th century houses, most of them divided into self-contained flats. The area is predominately residential and within walking distance to the east to Finchley Road underground station and to the west to West Hampstead station.

PROPOSAL

The proposal is to replace timber-framed, single glazed window/door to ground floor rear extension to flat 2 by energy-efficient aluminium-framed double glazing.



Flat 2 Existing rear window/door (January 2019)



Flat 2 Proposed double glazed aluminium window/sliding door

APPEARANCE

The proposal does not affect the original property since the window/door is located on a modern extension and is positioned to the rear of the property out of public view and therefore with no impact on the Conservation Area.

MATERIALS

The double-glazed replacement will possess optimum thermal performance in order to improve the energy efficiency and therefore reduce the carbon footprint of the flat.

The aluminium is a sustainable material with superior weather resistance and the strength to carry the weight of the double-glazing.

The frame will be white, as the original, and will keep in harmony with the doors and windows of neighbouring flats and properties.

LANDSCAPING, REFUSE AND RECYCLING, ACCESS

To remain as existing

CONCLUSION

In making this proposal a thorough revision concerning this type of development has been made of the Councils UDP, Supplementary Planning Guidelines and National Standards.

Having reviewed Camden planning guidelines and considering that the development refers to the rear elevation of the property which is not visible from the highway, and considering energy consumption and therefore reduction of the carbon footprint, it is believed this proposal meets the main considerations.