

# FELIXDB

9/1/2020

112 GREENCROFT GARDENS NW6 3PH  
SUPPORTING DESIGN AND ACCESS STATEMENT

## Introduction

The property is a ground floor flat in a four storey house constructed circa 1880 and converted into flats. It is located on the north side of Greencroft Gardens NW6 3PH with a north facing garden.

The property has an existing rear extension and conservatory extension.

The rear walls are constructed from London stock bricks. The property is within the South Hampstead conservation area, it is not a listed building.

Pre planning advice was received (ref 2019/5212/PRE) for a larger scheme. The conclusion of this advice was that if the depth of the extension was reduced to the line for the neighbours extension at flat 1. The designed height of 2.2m along the boundary of 110 should be maintained and the roofing material should be changed for a higher quality material.

*The principle of the replacement rear extension would be acceptable subject to reductions in depth to match the rear building line of flat 1, a reconsideration of the roofing material, and retention of a low height on the boundary with No. 110.*

## Description

The intention is to demolish the existing rear extension and conservatory extension and replace with a rear extension that extends to the line of the neighbours existing rear extension at flat 1.

The proposed extension would have a gable end wall with a low eaves height on the east side of 2.2m high and a height aligning with the neighbours at flat 1. The extension would be constructed with high quality traditional materials of London stock bricks, zinc roofing and powder coated aluminium doors and windows.

## Design

The rear extension would be sympathetic to the host architecture with traditional materials whilst being clearly of its time.

As per the pre planning advice the extension depth is proposed to align with the existing neighbours extension at flat 1 thereby continuing the scale and pattern of extensions along Greencroft gardens.

The height of rear extension eaves have been designed to minimise the loss of amenity to light and space to the neighbours gardens at no.110. The roof would slope up from the boundary at 30° and so will cause minimal impact on the neighbours amenity at no.110.

As the depth of the extension will be the same as the extension at flat 1 and the roof height will not be any higher than there are should be no loss of amenity caused by the proposal at flat 1.

The rear extension has been designed to be clearly contemporary to the main house so that it reads as a subservient new element, rather than a pastiche of the original architecture. The single storey rear extension will not be visible from public property.

The height constraint along the boundary of no.110 and desire to maintain light to the neighbour has led the design and to be asymmetrical. The asymmetrical design of the extension is clearly of its time but also considerate to the neighbours.

It would complement the conservation area as a traditional building type.

We propose large roof lights to allow natural light to penetrate into the centre of the house provide good quality accommodation without the need for artificial light during daylight hours.

The rear extension will not result in an unacceptable loss of light, outlook or privacy to the neighbours as there is a pre-existing rear extension at flat 1 and the eaves are low along the boundary with no.110.

The rear extension is not visible from the street and as such will not impact the conservation area.

## Access

No access considerations are needed for this extension to an existing domestic residence in which the current occupants have no access problems.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

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