

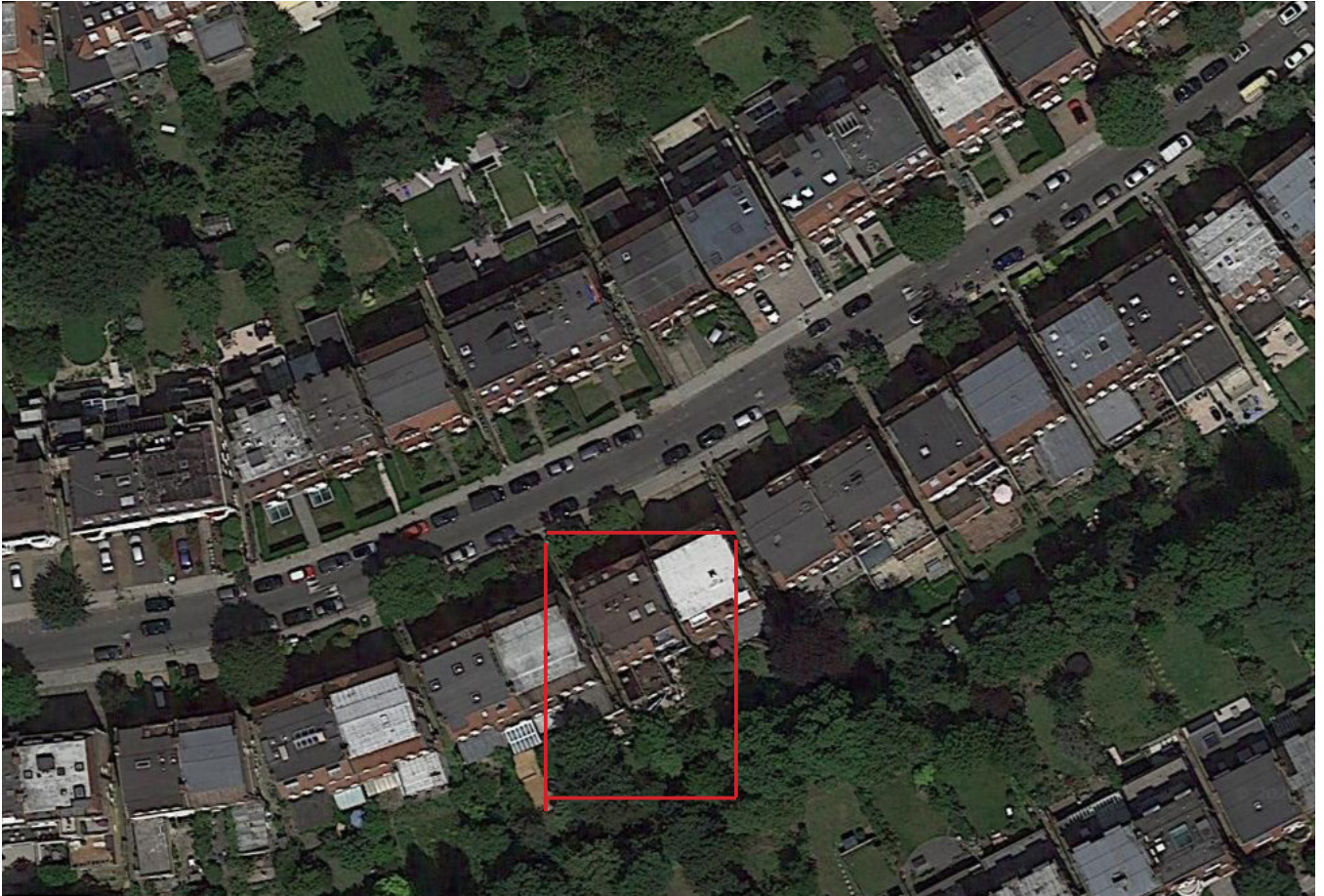
DESIGN, ACCESS AND HERITAGE STATEMENT:

PROPOSED NEW GROUND FLOOR REAR INFILL EXTENSION; ALTERATIONS TO THE EXISTING 2NO. STOREY REAR OUTRIGGER FENESTRATION; AIR SOURCE HEAT PUMP CABINET AND ASSOCIATED EXTERIOR WORKS TO THE REAR GARDEN AT FLAT 1, 69 GREENCROFT GARDENS, LONDON, NW6 3LJ.



Left: Existing front elevation to 69 Greencroft Gardens. *Centre and Right:* Existing rear elevation to Flat 1 showing the rendered exterior to the existing 2 storey outrigger.

1 - Introduction	Page 2
2 - Site Context and Historical Analysis	Page 3
3 - Proposed Extension Design and Volume	Page 5
4 - Amenity Space	Page 8
5 - Design, Materiality & Sustainability	Page 9
6 - Pre-Application Advice and Feedback	Page 11
7 - Ecology, Trees and the Surrounding Environment	Page 11
8 - Access, Parking and Public Transport	Page 11
9 - Bins and Recycling	Page 11
10 - Conclusions	Page 11
11 - Supporting Drawings	Page 12



Aerial map showing 69 Greencroft Gardens located to the south side of the street with rear gardens backing on to Aberdare Gardens.

1. Introduction

This document has been prepared in support of an application for Full Planning Permission for the addition of a new ground floor rear extension and alterations to the existing rear elevation fenestration to Flat 1, 69 Greencroft Gardens.

The report accompanies detailed drawings of the existing building and proposed alterations, and follows the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

The proposed alterations to the existing house have been carefully designed to respond to the proportions and special architectural interest of both the host building and wider streetscape. The proposed new extension is located on the existing rear patio beside the existing 2 storey rear outrigger extension forming a cohesive addition to the original house; improved spatial and visual connection between the living spaces and the large rear garden; and providing the additional bedroom and family space currently required by the owners for their growing family.



Existing front elevation to 69 Greencroft Gardens showing the simple asymmetrical red brick bays, with the existing ground floor Flat 1 to the left of the front door.

2. Site Context and Historical Analysis

Number 69 Greencroft Gardens is set back behind a walled front garden to the south side of the street, mid way between Priory Road and Fairhazel Gardens. The house is located within the South Hampstead Conservation Area a few minutes walk from West End Lane and West Hampstead Station, and comprises a large detached 4 storey Late Victorian house in well detailed red brick set within a long row of matching detached and semi-detached houses.

The building has high ceilings and tall windows to the ground, first and second floors, and an additional loft floor set within the large crown roof with front and rear rooflights and inset rear balcony. The front elevation is set back behind the original walled front garden and sheltered from view by ornamental trees and planting. The house retains the original 2 storey bays, timber sash windows and decorative ironwork porch. To the rear there is a long garden with a number of mature trees screening the view to the rear gardens to Aberdare Gardens to the south.

The building is well maintained and forms an important piece in the overall pattern of large detached and semi-detached houses all of which are now divided to form flats. The street elevation is notable for the simple detailing and playful geometry of alternating bays and decorative gables repeating from house to house. In contrast the rear elevations are predominantly rendered in buff coloured London stock brick with layered additions and diverse alterations in evidence from house to house, unified by the strip of trees and greenery to the rear gardens.



Aerial view of Greencroft Gardens showing the existing mix of extensions, additions and volumes to the rear elevations to number 69 and neighbouring houses, and the leafy tree filled rear gardens between Greencroft Gardens and Aberdare Gardens.

The house is currently divided into 7 separate flats across 4 storeys, all currently accessed via the original front entrance door. Flat 1 occupies the easterly side rooms of the original ground floor and includes an existing 2 storey rear outrigger extension. The flat roof of this extension forms an accessible roof terrace accessed by one of the two first floor flats.

The house is noted in the South Hampstead Conservation Area Appraisal as making a positive contribution to the Conservation Area. The appraisal document states:

Development commenced broadly west from the Finchley Road and south from the railway line. Six houses were built in Canfield Gardens in 1881, 30 between 1885 and 1886, mansion flats in 1886 and 1889, and three shops were added in 1897.

In 1884-5 eleven stables and six houses were built on Canfield Place by Ernest Estcourt and James Dixon, who also, with Wells, built Canfield and Greencroft Gardens, which by 1891 reached Fairhazel Gardens from its eastern junction with Goldhurst Terrace. Between 1886 and 1897 some 68 houses and Rutland House flats were built in Greencroft Gardens which was extended to Priory Road after 1891.

77 houses and three blocks of flats were built in Compayne Gardens (originally known as Chislett Road) between 1886 and 1894 by local builders, James Tomblin and E. Michael, which was developed to reach Fairhazel Gardens by 1891 and Priory Road by 1913. The last road to be developed in the area was Aberdare Gardens, where Tomblin also built most of the 29 houses erected between 1893 and 1897. The third edition Ordnance Survey of 1914 (see Map 6) shows that building was complete throughout the area.



Existing rear elevation to Flat 1, 69 Greencroft Gardens showing the existing 2 storey outrigger extension and original tall patio doors to the right of the image. The roof of the outrigger forms an accessible terrace for the first floor flat above the subject property with metal railings to the usable area.

3. Proposed Alterations Design and Volume

The proposed alterations include the addition of a new infill rear extension and alterations to the fenestration and position of openings to the existing rear outrigger extension. Internally the alterations allow for the creation of two upper floor bedrooms and a downstairs lounge area to the existing outrigger extension; a master bedroom to the front; and a light and spacious family living and kitchen area to the rear.

The proposed new extension reflects the unusual proportions of this room, occupying part of the existing patio to give open views and access to the large rear garden. A new utility room and remodelled ensuite bathroom are located at the centre of the building where there is currently little natural light, maximising the deep floor plan and pushing the habitable spaces closer to the front and rear glazing. The existing rear outrigger extension is divided horizontally to form 2 storeys within the height of the ground floor to the main house, with the lower floor level stepped down reflecting the sloping topography between the street and the rear garden.

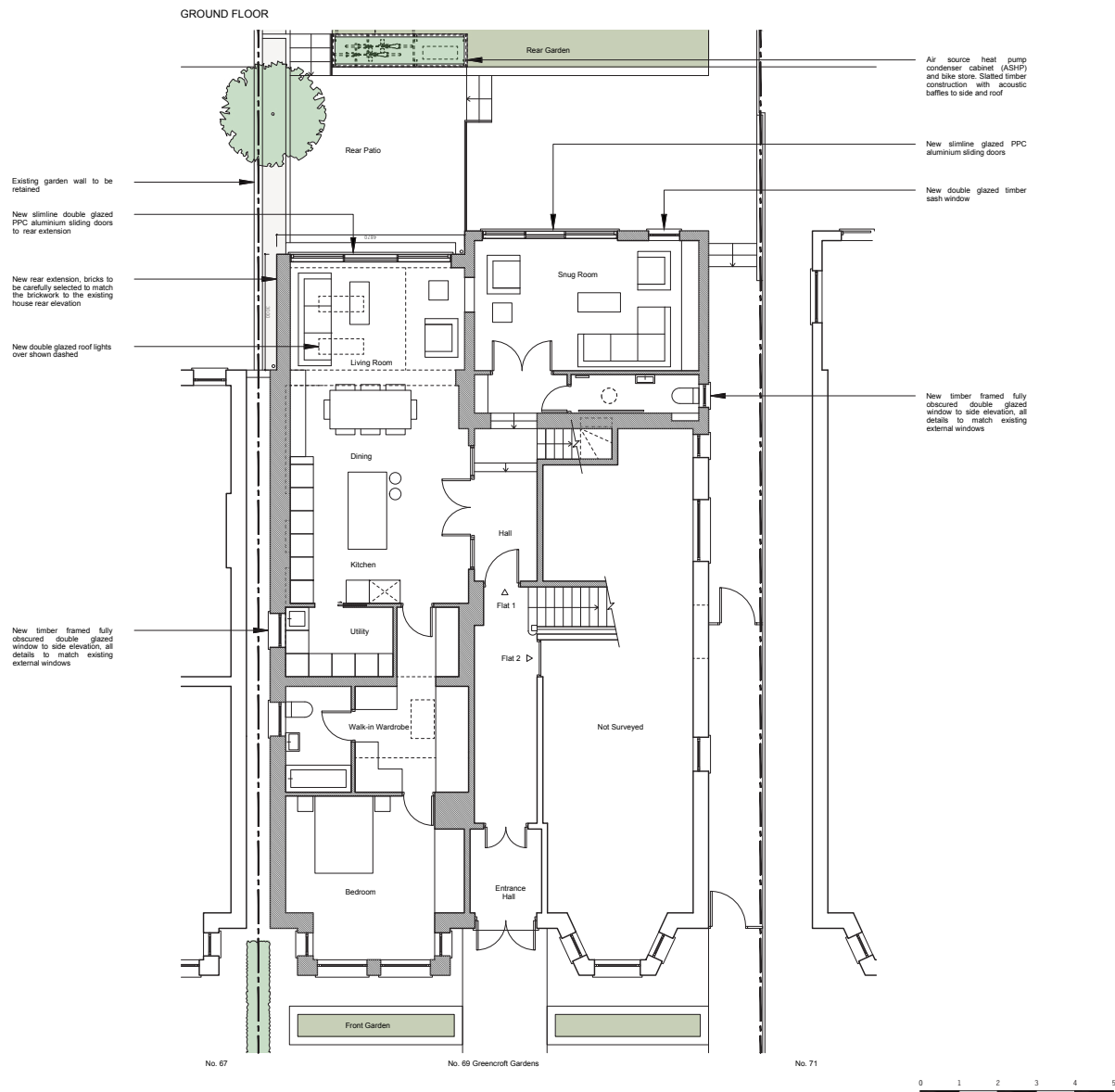


Rear elevation drawing showing the proposed fenestration and alterations to the existing 2 storey outrigger and adjoining extension with low eaves to the side garden wall.

The upper floor is accessed via a secondary internal staircase forming a separate wing to the main area of the flat. The partially flat roof forms an area of accessible terrace to the first floor flat above.

Alterations to this existing rear extension include removing the external decorative timber framing and area of white painted cement render; forming new glazed openings to the ground floor with slimline aluminium double glazed sliding doors and separate openable double glazed timber framed sash window; and changing the first floor glazing to form two new bedroom windows, one a matching sash window and the second forming an oriel style bay with lowered sill to form a seat to the interior. The sash windows are traditional in design and reflect the proportions and arrangement of the existing house rear elevation windows. The oriel seat window is proportioned to make sense with the over all balance of solid to void, simple in design with slim timber frames and double glazing.

To the outrigger flank wall it is proposed that the existing first floor window will be partially blocked to form a high level horizontal window for ventilation to the associated bedroom. To the ground floor the existing side window will be covered by the new extension and will become an internal opening visually connecting the stepped levels of the ground floor living spaces. The proposed new rear extension connects to the flank wall of this original extension, forming a pitched roof with glazed gable end facing the garden and low eaves set back from the garden boundary wall bordering the rear garden to the house next door at number 67 Greencroft Gardens. The existing raised patio area will remain in the current configuration, with steps down to both the lawn and a lower area of paved patio accessed from the existing outrigger.

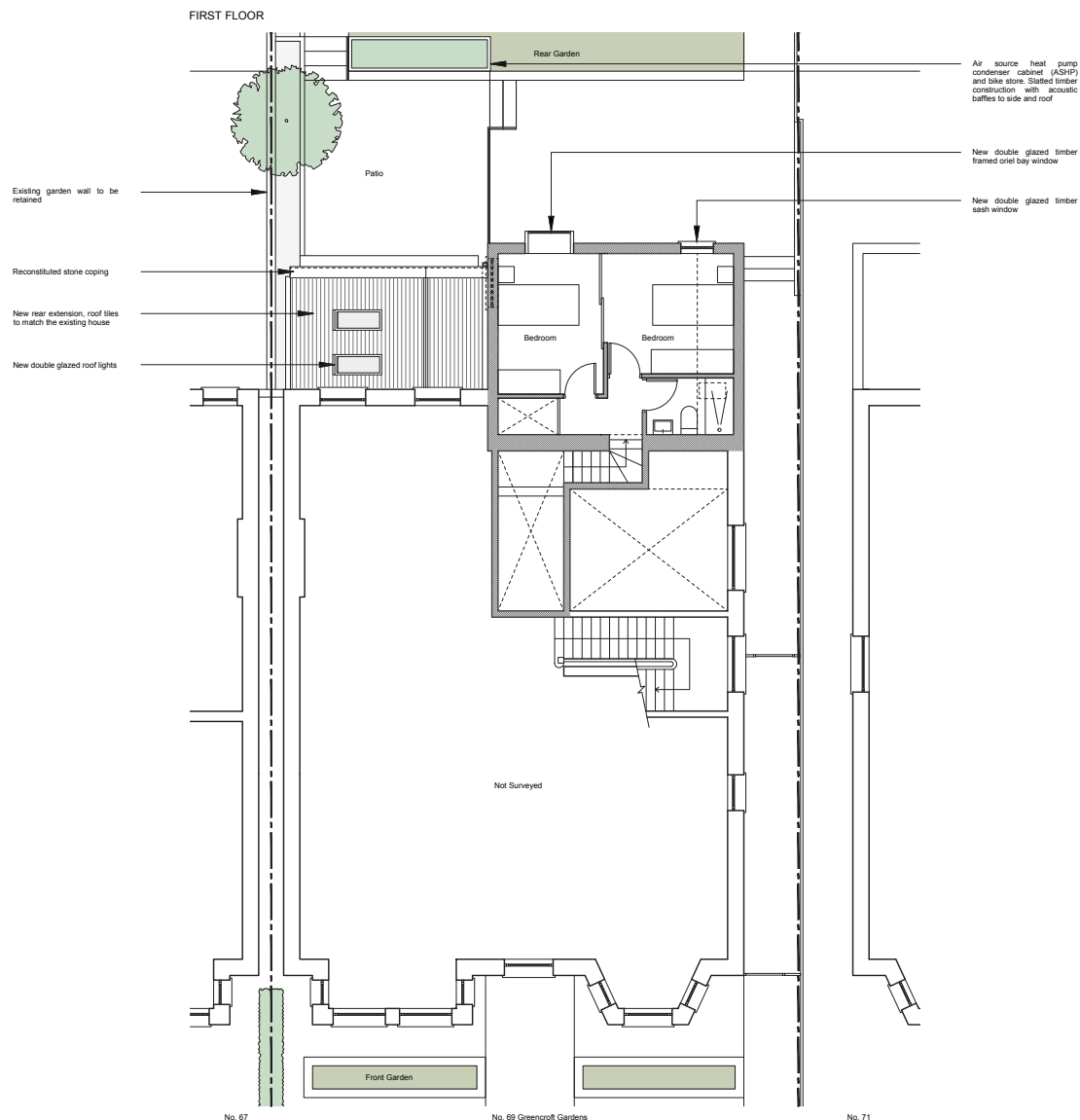


Proposed Ground Floor Plan.

The new extension is modest in scale and carefully designed to read as an architecturally subordinate addition to the original house and outrigger.

The form and proportions of the new volume minimise visual impact and overshadowing to the neighbouring garden and habitable rooms, and specifically correspond to the scale and proportions of the glazed doors and windows to the main house rear elevation.

It is proposed that slim opening rooflights are installed in the pitched roof to the new extension, allowing light and air into the heart of the building where currently the deep plan means that the key living spaces are dark and poorly ventilated. These are hidden from view by a raised brick parapet to the gable end.



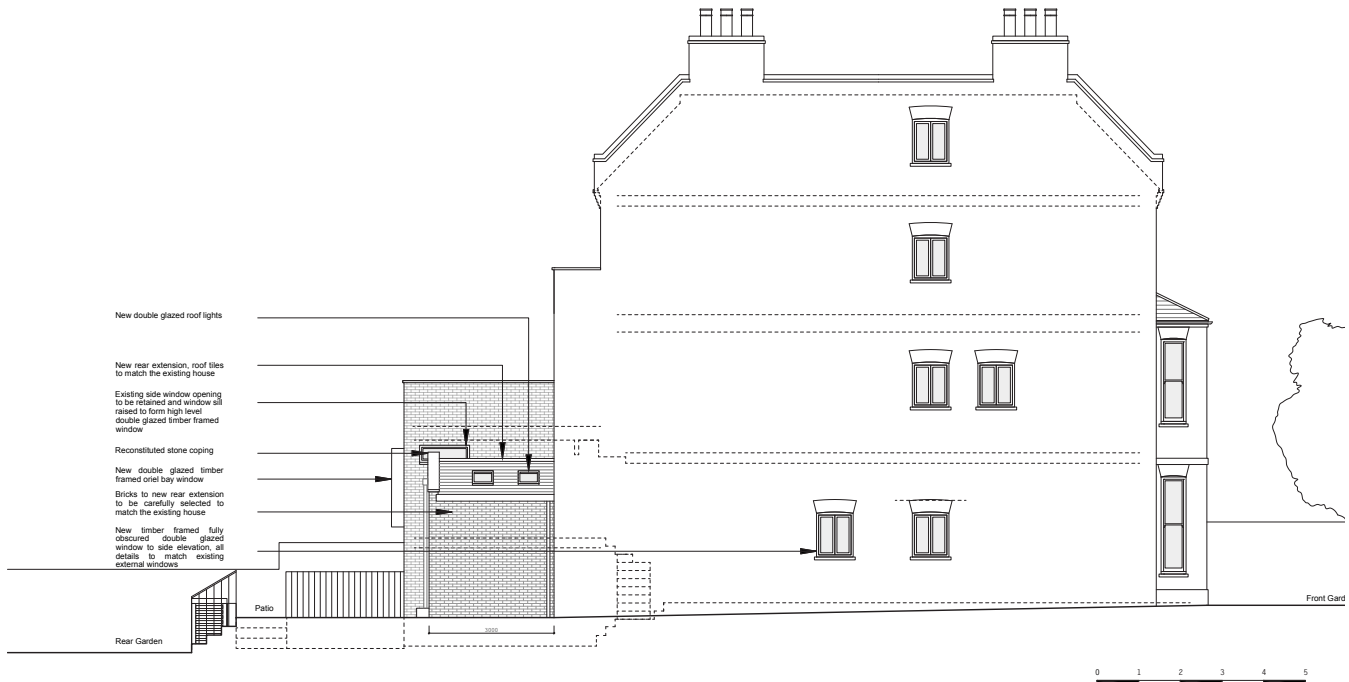
Proposed Outrigger Second Floor Plan showing the roof to the proposed extension.

It is also proposed to form a new utility room window opening to the existing east side elevation wall, and small wc window to the west elevation side wall, both to be fitted with fully obscured double glazed timber framed casement windows to match the proportions and details of the existing side windows. These windows look into the narrow spaces between the subject property and the neighbouring houses, and whilst providing some daylight, are mainly for ventilation.

4. Amenity Space

The house has a large area of private garden to the front and rear, with mature trees and lawn, well tended shrubs and a dedicated space for storing wheelie bins to the side. Flat 1 owns the entire patio and the half of the rear garden closest to the

SIDE ELEVATION



Proposed side elevation showing the low flank wall and eaves to the extension and new utility room window to the side alley.

house. Residents of the neighbouring flats have right of way along an unfenced side pathway leading to the communal lawn at the far end of the garden. The proposed extension enhances the relationship between the living spaces and the private section of garden, and has been carefully designed to minimise impact to the shared amenity and visual aspect provided by the garden.

The proposals are designed to minimise impact on neighbouring views and amenity, responding to the existing volumes and maximising the relationship to the rear garden. The proposed layout is configured to meet or exceed National and Local Housing Space Standards and requirements.

5. Design, Materiality & Sustainability

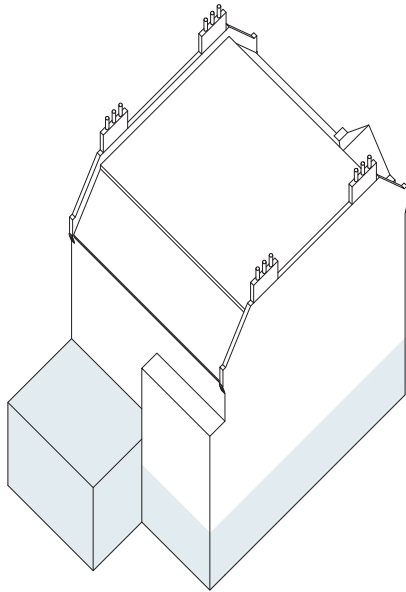
The proposed ground floor extensions are designed to read as a natural addition to the existing building volumes, in keeping with the Conservation Area streetscape and subordinate to the main house.

The existing house rear elevation walls are constructed from buff coloured London stock bricks with well defined orange / red brick lintels matching the colour of the street elevation brickwork.

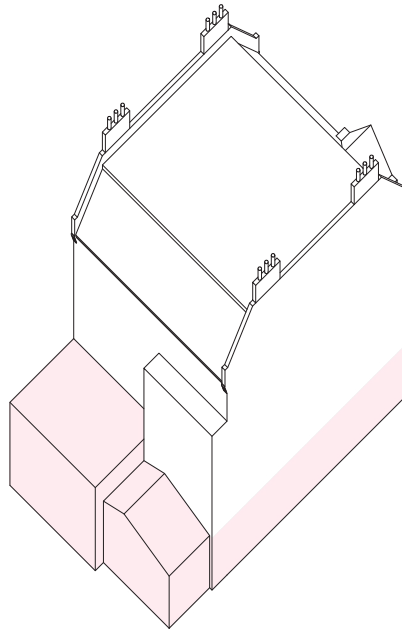
It is proposed that the existing rear outrigger cement render will be removed and brickwork cleaned, and the new extension constructed from reclaimed London stock bricks to exactly match the original house.

The new pitched roof will be tiled with clay peg tiles to match the main house roof, with simple slim framed rooflights set flush with the surface of the tiles and replica cast iron rainwater gutters and downpipes.

69 Greencroft Gardens, Flat No.1 as Existing



69 Greencroft Gardens, Flat No.1 as Proposed



No.63 to No.73 Greencroft Gardens

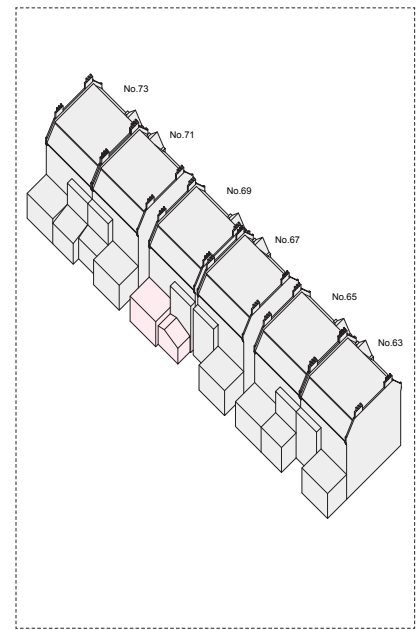


Diagram showing the proposed volume and contextual study showing the pattern of rear extensions and additions to neighbouring houses to either side of the subject property.

The existing horizontal strip glazing to the existing outrigger is replaced with a pattern of fenestration derived from the existing house rear elevation with traditional sash windows, french doors and a new oriel picture window to the upstairs bedroom.

The matching sash windows are aligned to use the existing back door opening and combine well with the more contemporary feel and proportions of the glazed doors and seat window. All windows are timber framed with slimline double glazed units, whilst generous sliding patio doors with neutral coloured slim aluminium frames connect the ground floor rooms to the stepped patio.

To the garden the steps to the lawn will be altered to form a niche for an inset timber garden store with vented cabinet for an Air Source Heat Pump condensor unit and space for bikes.

The works will be carried out to a very high standard of workmanship using high quality materials to exceed Building Regulation requirements for accessibility, energy and thermal efficiency, low water usage and high standards of thermal and acoustic insulation throughout. The proposals respond to demand for high quality, accessible and conveniently located housing, whilst making a positive contribution to the special interest and character of the host building and the wider Conservation Area.

The draft designs are well judged, acknowledging the character and scale of the existing streetscape and representing spacious, well designed living accommodation with good amenity space suitable for families or individuals with different needs and accessibility requirements.

6. Pre Application Advice and Feedback

The proposed design follows an application for formal Pre-Application Advice (Application Ref: 2020/5090/PRE). The comments are supportive and note that: *'The proposed scale and siting are considered to be appropriate and would not extend beyond the neighbouring habitable windows to a depth which would result in an undue loss of light or outlook'*. The feedback concludes that: *'The proposal is generally considered to be acceptable, however the rear fenestration of the outrigger should be reconsidered'*. The proposals have been amended and both improve the existing arrangement of horizontal strip windows and respond specifically to the original house fenestration. The revised design incorporates smaller window openings, a mix of traditional sash windows and more contemporary doors and seat window.

7. Ecology, Trees and the Surrounding Environment

The proposed extensions will have no impact on the existing trees and gardens. The new extension is situated on part of the existing paved patio area, and the existing area of lawn and soft landscaping will be retained.

8. Access, Parking and Public Transport

Local shops, supermarkets and amenities at West Hampstead and Finchley Road are within walking distance from the property, and the site is extremely well located for cycling and public transport links without the need for a private car. West Hampstead Overground, Jubilee Line and Thameslink stations are within a few minutes walk from the house, there are bus routes north and south from West End Lane and Finchley Road and dedicated cycle lanes into central London via West End Lane. On street parking on Greencroft Gardens and all nearby streets is limited to residents permit bays and pay by phone bays.

9. Bins and Recycling

The proposed alterations do not affect the existing arrangements for bin and recycling storage. Domestic rubbish and recycling are currently collected weekly from wheelie bins stored in a dedicated space within the front garden.

10. Conclusions

The application proposals are modest in scale and the result of a thorough design process, exploring different options and prioritising the conservation and character of the historic fabric and spatial integrity of the existing building; and making a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context.

The design has been carefully revised and adjusted based on discussion and detailed feedback following an application for formal Pre-Application Advice. The proposed alterations are well judged and both exterior volumes and interior floorplans carefully designed to provide well proportioned, future proof habitable space, filled with daylight and set out to enhance the relationship between the interior and exterior spaces. The proposals are derived from an understanding of the National Planning Policy Framework, the London Plan, the Camden Local Plan, the South Hampstead Conservation Area Appraisal and all relevant supplementary guidance.

On the basis of this assessment we would conclude that the scheme is in keeping with the existing house, garden and locality.

10. Supporting Drawings

The following drawings have been submitted in support of this application:

2038_EX_001	Site Location Plan
2038_EX_100	Ground Floor Plan as Existing
2038_EX_110	Second Floor Plan as Existing
2038_EX_120	Roof Plan as Existing
2038_EX_200	Section as Existing
2038_EX_300	Front Elevation as Existing
2038_EX_310	Rear Elevation as Existing
2038_EX_320	Side Elevation as Existing
2038_EX_330	Side Elevation as Existing
2038_PA_002	Site Location Block Plan as Proposed
2038_PA_100	Ground Floor Plan as Proposed
2038_PA_110	Second Floor Plan as Proposed
2038_PA_120	Roof Plan as Proposed
2038_PA_200	Section as Proposed
2038_PA_300	Front Elevation as Proposed
2038_PA_310	Rear Elevation as Proposed
2038_PA_320	Side Elevation as Proposed
2038_PA_330	Side Elevation as Proposed

