

# BUSILIS

INTERIOR DESIGN & ARCHITECTURE

Date: 28 March 2022  
From: Busilis Ltd - Charlotte Vandersleyen  
18 Temair house, Roan st, SE10 9JX London  
075 99 32 64 65 - charlotte@busilis.co.uk  
To: Camden council - Planning department  
Subject: Design & Access statement - 82 Greencroft Gardens

## Design & Access Statement

### Current Situation

The property is located in the Swiss Cottage conservation area. It consists of a freehold detached family home built by the end of the 19th century. It therefore boasts typical features on the outside of the property that will all be retained in this project, such as: a metal porch, stained glass windows, bay windows,...) Inside most features were unfortunately removed by previous owners with the exception of a couple fireplaces which we will retain.

### Proposed works

Most of the outdoor works consists in restoring the existing house to its former glory.

We'll restore the metal porch and re-pave the entrance step, change all doors and windows like for like as they are rotten (with double glazing but we'll keep the stained glass and retain the same profile width), re-grout some of the brickwork that is falling appart (same grout colour), repair the zinc on the roof.

We'll also be adding a rear "infill" extension which will sit nicely next to the existing kitchen extension, in the same scale and materials. This way the rear elevation will form just one line rather than a dent and both extensions will resemble each other as if they had been built at the same time.

We would also like to add green roof boxes (they are planters that just rest on the existing roof) on the existing extension and a small decked area with an access from the bedroom upstairs.

This window would be replaced by a door with divisions to match the existing windows on either side.

Internally we'll remove the additional staircase that was built by previous owners to provide a separate access to the top floor flat and we'll restore the original staircase.

We'll remove the stud partitions that were added by the previous owners reinstate a layout that is more sympathetic to the original house.

### Access

In terms of access, the proposed works won't affect the existing levels in the house.

The number of parking spaces remain the same. We would like to add a charging point for an electric car.