



ARCHITECTURE | INTERIORS | PROPERTY

1192 - **Apt 7, 69 Greencroft Gardens** - design and access statement

London, 9 July 2022

Design and Access Statement

Apartment 7, 69 Greencroft Gardens, London NW6 3LJ

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1. Introduction

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

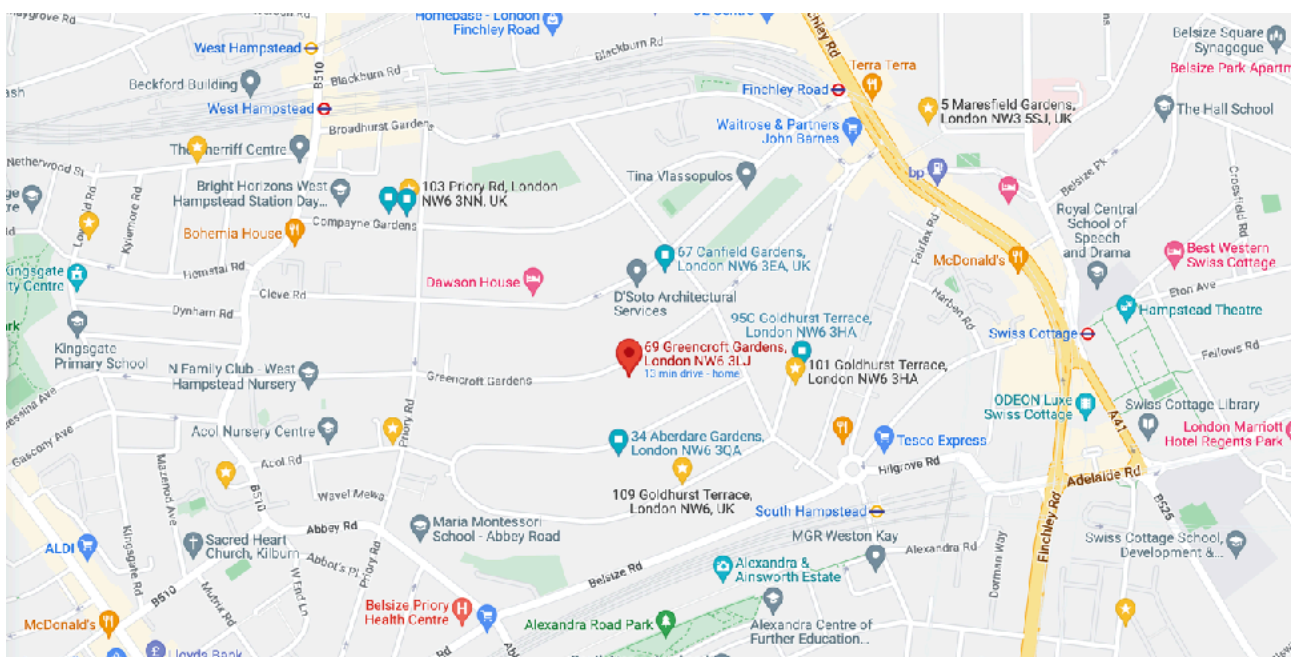
This application is for the following changes : Replacement of roof lights and new roof light over staircase, new ASHP on the roof.

2. The Site and Surroundings: Location

This property is located on Greencroft Gardens, a quiet long residential street. The closest stations are Finchley Road underground to the north and Swiss Cottage to the east. Numerous bus connections exist along the nearby roads, especially on A41 and Abbey Road.

It is a semi-detached three storey mansion, of which our Clients Apartment is a part duplex top level apartment facing the North East. The houses along this road are broadly similar in style, differ however in their detailed appearance. The front roofs facing the road are mostly mansard roofs or enlarged roofs with slopes on either side and a smaller slope or flat roof middle section. Some have on site parking via dropped kerbs on the front, some have green front gardens, and generous rear gardens. The houses have characteristic facing brick work facades on the ground floor and some are divided into apartments, and a few have remained being single family homes. Most houses in this area have been altered from the original designs, with various extensions to the back or dormers.

The site borders with Nos 67 and 71 Greencroft Gardens, and the rear part of the garden faces the rear garden of houses along 25 and 27 Cleve Road.



3. Conservation Area

No 69 Greencroft Gardens sits on the southern side of the road and is set behind a low level walled front garden which is hard surfaced with some vegetation. The site is approximately 150m to the west of the junction with Greencroft Gardens and Fairhazel Gardens and is within the South Hampstead Conservation Area. The existing building is close to shops and amenities found within West End Lane, approx 600m to the west.

The house is noted with in the South Hampstead Conservation Area Appraisal as making a positive contribution to the character and appearance of conservation area and is included as part of a group of buildings:

4.16 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.

The property is sited within the central wedge character zone of the Conservation Area :

*ii) **Central wedge** - Aberdare, Broadhurst, Canfield, Company and Greencroft Gardens, includes east side of Priory Road. The heart of the conservation area these properties are some of the most ornate and attractive in the area, with lively roofs, capes, timber and ironwork porches, typically late 19th century multi-paned sashes and gaps between houses contributing to character.*

4. Relevant policies

The key relevant planning policies of London Borough of Camden Local Development Framework that relate to this proposal are as follows:

DP24 (Securing high quality design);

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- The quality of materials to be used;
- Accessibility;

DP25 (Conserving Camden's heritage);

In order to maintain the character of Camden's conservation areas, the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area;

DP26 (Managing the impact of development on occupiers and neighbours) ;

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- Visual privacy and overlooking;
- Sunlight, daylight and artificial light levels;

DP22. Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures.

5. Design Principles and Concepts

5.1. Design in context

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance in an adverse way.

The ASHP will be enclosed within an acoustic sound proofing. As for the proposed roof light, it will match the design of the existing roof lights on this properties roof and won't be visible from the street.

All this provides in our view a natural extension to the existing building within its current context and does not impact its setting.

5.2. Scale & appearance

The proposed external changes are minimised by virtue of their type.

6. Access

This property's main entrance door is fronting Greencroft Gardens. The main entrance door currently has a small threshold and there are steps leading up to it. We are not intending to change this.

7. Site Access

The existing access to the property is via a raised street entrance, with a small threshold on the access door.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.