

DESIGN & ACCESS STATEMENT

Revision 01

58 CREDITON HILL

WINDOWS AND BALCONY DOOR REPLACEMENT

58 CREDITON HILL, WEST HAMPSTEAD
LONDON, NW6 1HR



INTRODUCTION

This Design & Access Statement has been produced by Architect Aya Irinkova-Studenkova

The application property, Flat 3, No.58 Crediton Hill, is located within West End Green conservation area. West End Green is on the west side of the Borough of Camden.

Article 4 Directions are implemented to control:

- window replacements
- balcony door replacement

This Design and Access Statement has been prepared in support of a planning application for the replacement of existing sash windows with new sash windows of the same design, white timber frame, clear glass, double glazing, and minor internal layout amendments at 58 Crediton Hill. The property is a flat on the first floor of a converted house, facing Crediton Hill on the west and rear garden on the east side. The purpose of this statement is to provide information about the proposed changes, their design and impact on the surrounding area, and how they meet the relevant planning policies.

SITE CONSENT

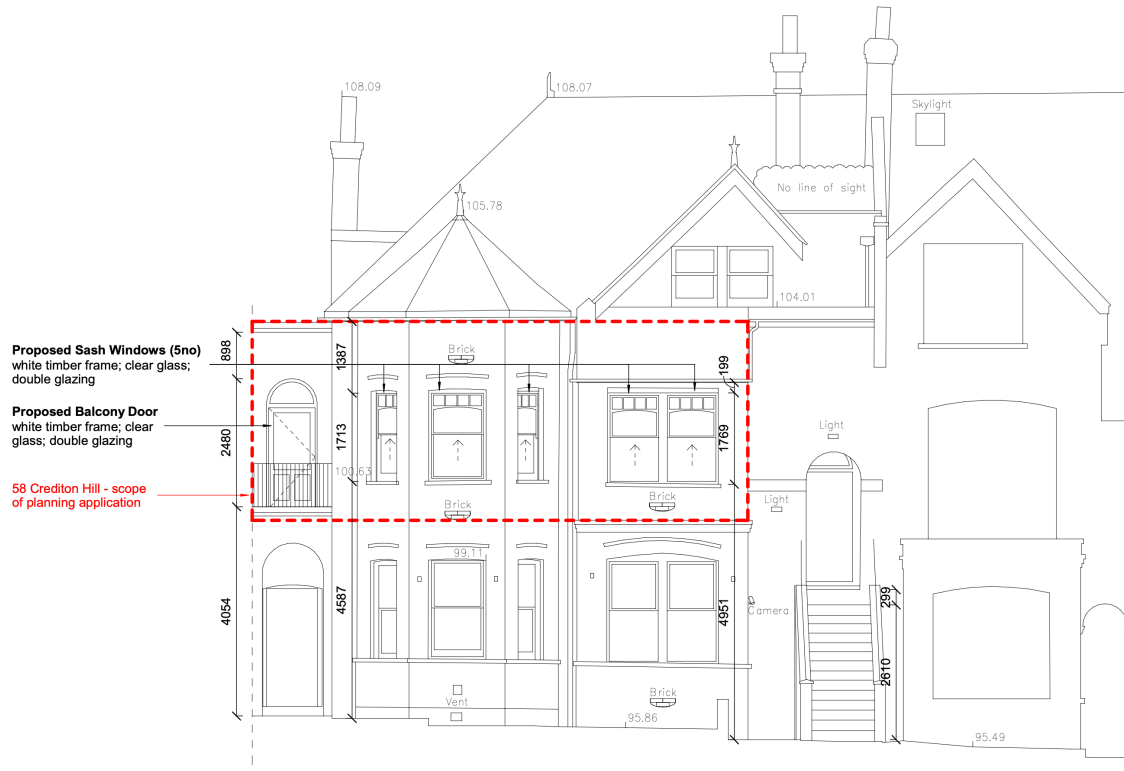
The property is located at 58 Crediton Hill and is part of a residential area with a mix of period and modern buildings. The site is surrounded by other residential properties of similar scale and character. The proposed changes will have no impact on the neighbouring properties in terms of overshadowing, overlooking, or loss of privacy.

Access: The proposals do not alter the principal access to the property.



PROPOSED CHANGES

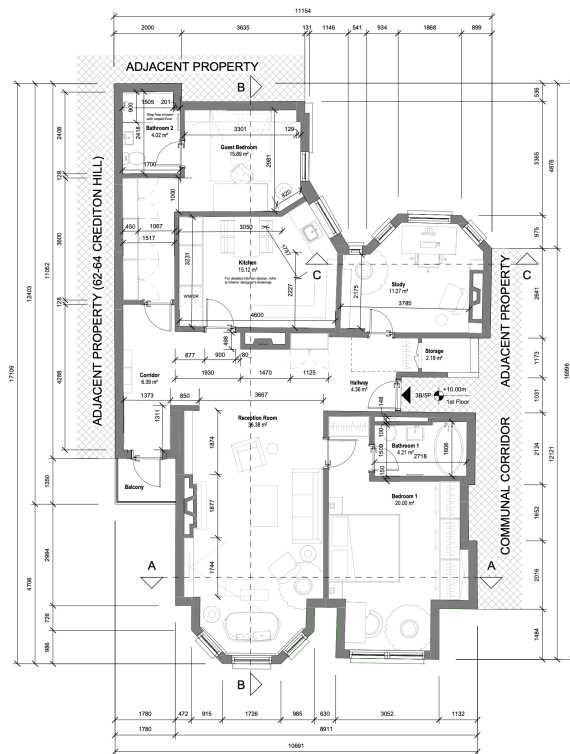
The proposed changes include the replacement of existing balcony door and sash windows, white timber frame, clear glass, single glazing to new balcony door and sash windows of the same size, design and location - white timber frame, clear glass, double glazing. These changes will provide improved thermal insulation, acoustic performance, and security to the property. Minor internal layout amendments are also proposed with the omission of a few non-bearing walls and new internal walls and doors are being proposed.



DESIGN APPROACH

The design approach for the proposed changes is sympathetic to the existing building's character and style. The replacement windows and balcony door will match the existing design, including proportions, profiles, and materials. The new balcony door and windows will be double glazed, which will provide improved thermal insulation and acoustic performance, and white frames will complement the existing building's aesthetics. The minor internal layout amendments will enhance the functionality of the property while respecting the existing character.

Access: The proposals do not alter the principal access to the property.



PLANNING POLICY COMPLIANCE

The proposed changes comply with the relevant planning policies, including the National Planning Policy Framework (NPPF), Camden Local Plan, and the London Plan. The replacement balcony door and windows will have no adverse impact on the character or appearance of the conservation area, and the proposed minor internal layout amendments are in keeping with the residential use of the property.

CONCLUSION

The proposed changes to the property at 58 Crediton Hill will enhance the property's functionality, energy efficiency, and acoustic performance while respecting the existing character and style. The proposed changes comply with the relevant planning policies, and their design approach is sympathetic to the surrounding area. The Design and Access Statement should be read in conjunction with the attached drawings.

To conclude, the proposals will enhance the property and will not cause harm to either the conservation area or the neighbours' amenity. For the above reasons and merits of the proposals the replaced balcony door and windows should be granted.