



DESIGN & ACCESS AND HERITAGE STATEMENT

NOVEMBER 2023

INTRODUCTION

This statement has been prepared in support of a full planning application on behalf of the applicant; Daniel Young. The scheme proposes:

‘Replacement of existing curved roof with pitched roof’

This report has been prepared following an examination of the site and surroundings, research into the planning history of the property, and an examination of relevant planning policy documents.



Existing forecourt

SITE AND SURROUNDINGS

The property comprises a single-storey building located at the end of a narrow driveway, beside a cluster of six garages, two of which form the site of this proposal. The driveway is accessed to the side of the original building at 20 Crediton Hill.

The site is located within a 12-minute walk of West Hampstead Rail, Overground and Tube Stations in a south-westerly direction. The site is well served by frequent bus services which can be accessed most locally on Dennington Park Road. Consequently, the site benefits from a public transport accessibility level (PTAL) of 5, adjacent to areas with the rating 6a, indicating excellent levels of public transport accessibility.

The building, which is the subject of this application, was owned by the occupants of a flat within the main block of 20 Crediton Hill and used as ancillary office space. The existing building was granted planning permission in 1985 (see history below).

A basement extension was subsequently granted planning permission in 2018 and more recently full planning permission was granted for the property to be used as a standalone residential dwelling.

The premises are not connected to the main building and are located approximately 10m away from the main building, with a communal garden and communal driveway in-between.

The property is not statutorily listed site but it is located within the West End Green Conservation Area.

To the rear of the site is Hampstead and Cumberland sports pitches, which are designated as Local Plan Open Space. There is a significant drop in the land at the rear, with the pitches much lower than ground level at the entrance to the application building.



Location of proposal

PLANNING HISTORY

20 Crediton Hill was originally constructed as a large single-family dwelling at the front end of an unusually large site, which covers substantial grounds between Crediton Hill (the main street) to the West and a 10 acre cricket ground to the East.

In 1959 the owners of the main house at 20 Crediton Hill carried out major conversion works to the main building and substantial ground works to their large gardens.

The works involved the formation and construction of a shared drive along the side of the main building, the construction of 6 no. brick-built garages on their own separate plot and a separate large hard-paved forecourt to serve the rear end of the site with 4 no. garages.

Planning permission was subsequently granted in 1985 for the erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block. The report for this application stated that “Whilst granting the extension would make it more possible for the building to become a separate planning unit and a separate dwelling, this would require further planning permission. Officers note that residential premises can become lawful if used for 4 years or more. Therefore, a condition is attached to ensure that the premises do not convert to a standalone dwelling without planning permission”.

In 2018 planning permission was granted for a new basement extension below the existing single-storey premises, minor amendments to elevations and the formation of a new landscaped patio garden. This consent was implemented, with planning conditions discharged in 2021.

More recently (in 2022) a full planning application was submitted to establish standalone residential status for the premises approved under the 2018 extant consent. This application was approved in April 2023.

The Officer’s Delegated Report for the 2023 approval states that (with reference to the 1985 consent and condition no.4) the aforementioned condition was attached to prohibit the use of the premises as a standalone residential property, not because this was considered unacceptable, but as this would require further assessment and would trigger section 106 clauses for affordable housing and car-free.

The use of the existing site for standalone residential use is now established as per the latest extant consent.

Reference	Description	Date	Decision
TP35804/14481	Erection of a range of six lock up garages at no. 20 Crediton Hill, Hampstead and the formation of a new means of access to the highway.	23.10.1961	Approved – Conditional
8501896	Erection of a single-storey conservatory in the North-East corner of the site adjoining an existing garage block as shown on drawings no. 3010/1 and 2.	18.12.1985	Approved
2007/2959/P	Retention of basement level accommodation beneath existing garage for ancillary storage.	03.09.2007	Approved
2018/1012/P	Provision of a new basement extension below existing single-storey premises, minor amendments to elevations and formation of new landscaped patio garden.	02.10.2018	Approved
2022/0743/P	Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.	12.04.2023	Approved

EXISTING PHOTOS



EXISTING PHOTOS



Roof edge towards cricket field



Existing roof interface



Existing West facade



Existing garages 5 & 6

PROPOSALS

Permission is sought for the replacement of the existing poorly built, badly performing and unsightly roof of the property. This gives an opportunity to improve the look, durability and quality of the roof structure. This will preserve and enhance the character of the conservation area.

The roof is to be replaced over the whole majority of the property, apart from a section of the side infill adjacent to the property No 22 Crediton hill.

A. Main Roof

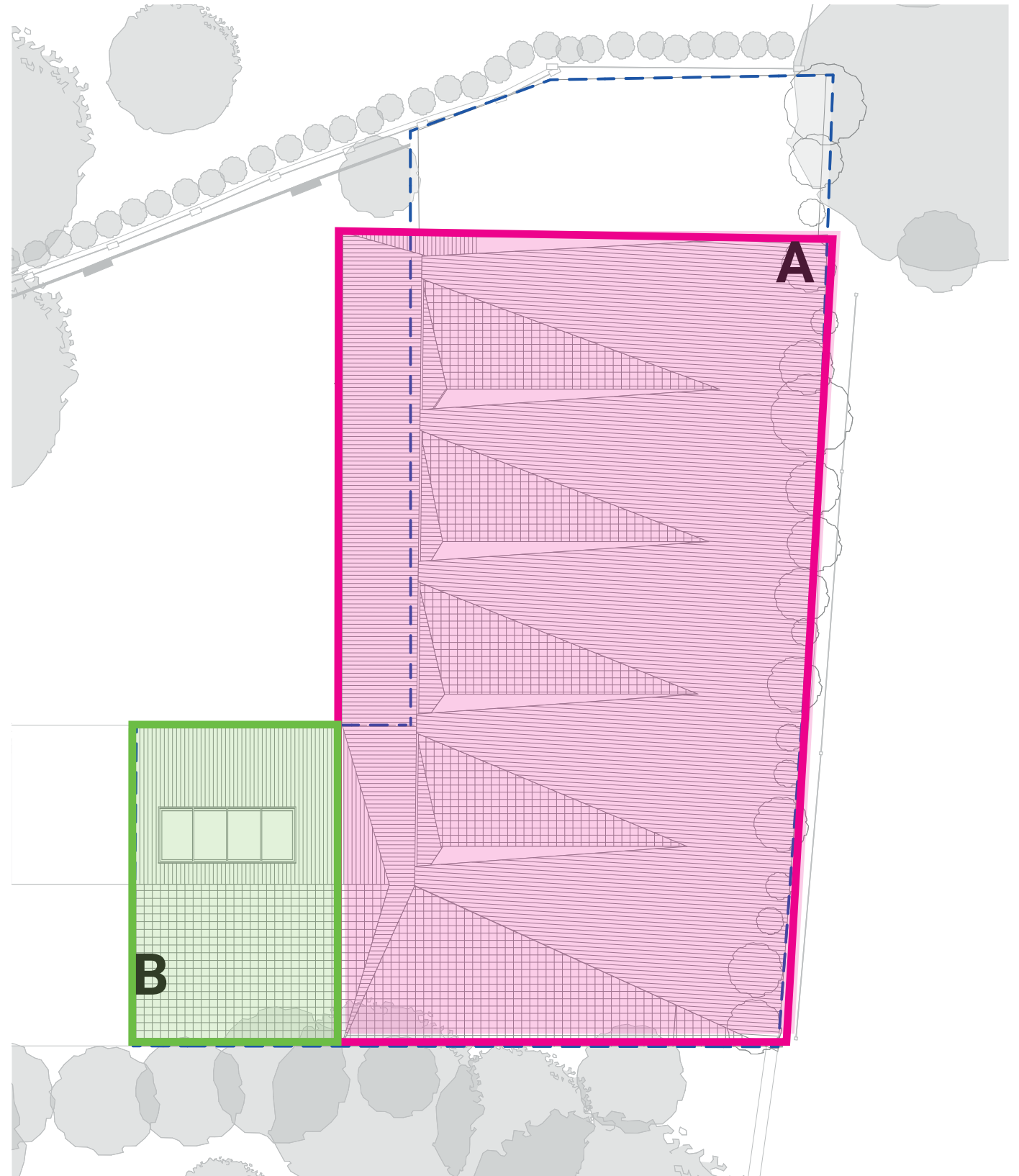
It is proposed to replace the main section of roof, which is currently a barrel shaped structure with a large section of polycarbonate rooflights running along the central strip. The roofing material to the rest of the structure is bitumen with lead flashings. The roof has been covered with timber slats, potentially to mitigate the large amount of solar gain the North-South oriented rooflights would otherwise allow.

The replacement roof to the main run of the dwelling is a variation on a sawtooth roof. This follows from the North-South alignment of the building. The South facing sections are solid with glazed roof windows to the North. This prevents excessive solar gain while providing steady diffused North light to the living space.

B. Garage Roof

The dual pitched section of roof over the former garages is also to be replaced, allowing the whole to be unified through the same material treatment. This also gives the opportunity to remove the awkward junction between the garage roof and the main barrel shaped roof that was added later.

Adopting a similar strategy to the main roof, the North facing slope incorporates a glazed rooflight whereas the South facing section is solid. The form of this section of roof, including eaves, roof pitch and ridge line is retained.



Proposed roofs

PROPOSALS

The extent of the proposed roof matches the existing to the North and South. To the West, where it overhangs the forecourt, it matches the coverage allowed for by the adaptation of the existing consented on 12th April 2023 as part of application 2022_0743_P.

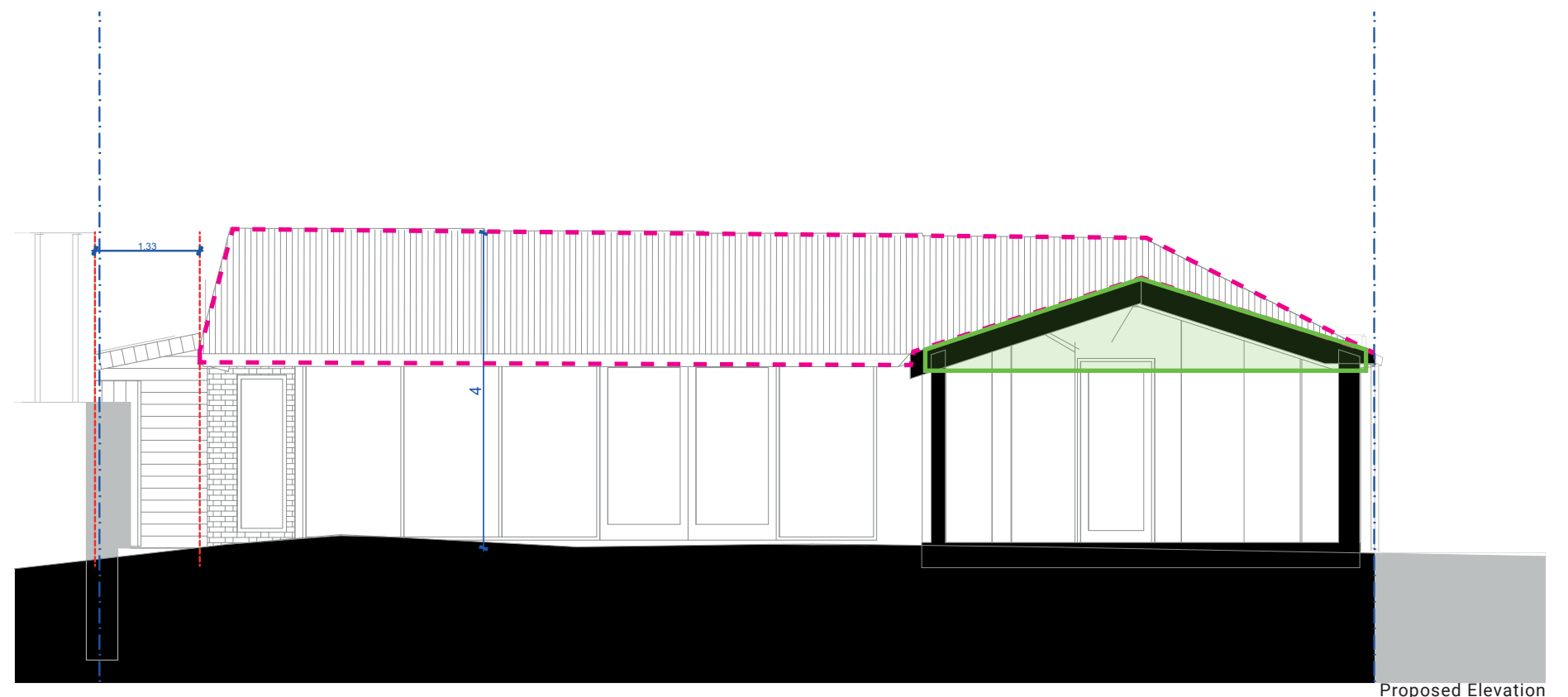
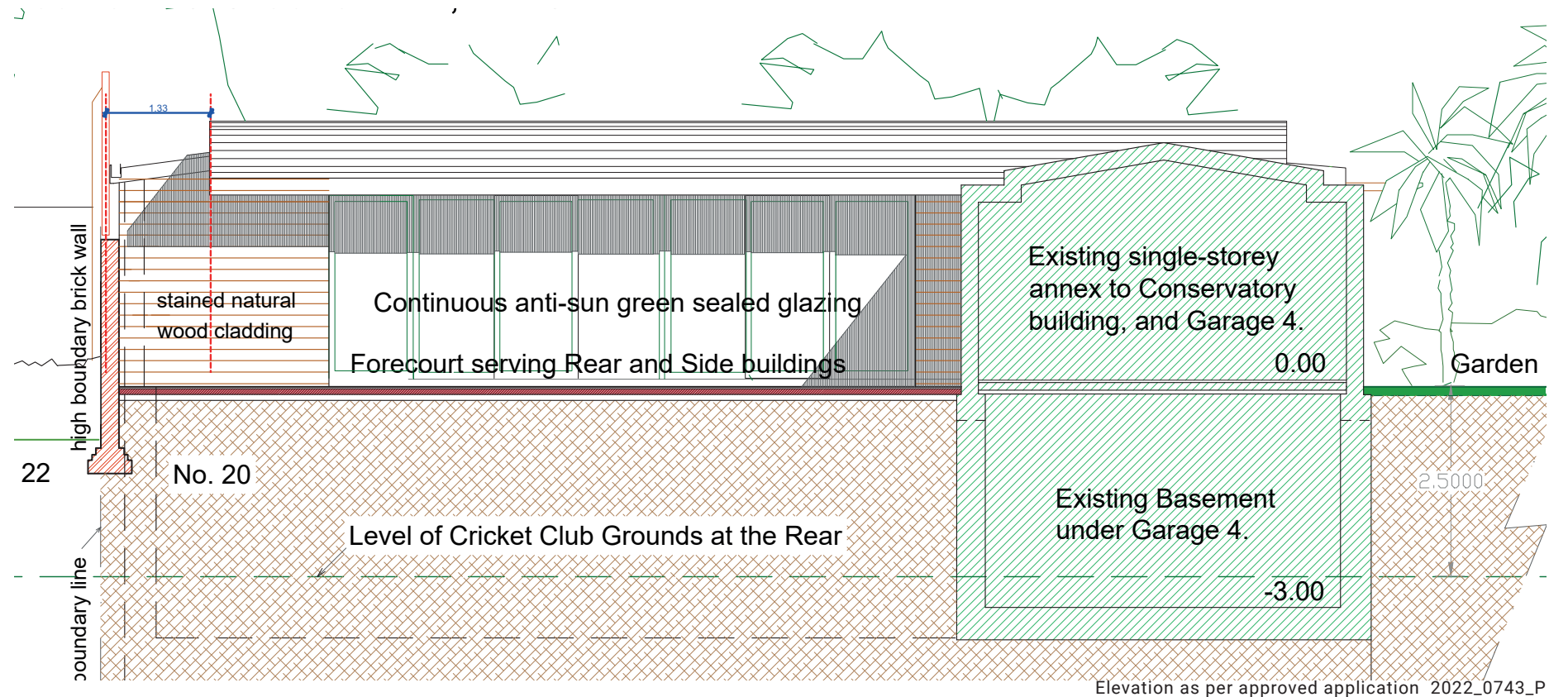
“Provision of a new basement extension below existing rear single-storey premises, minor amendments to rear ground floor, formation of new landscaped patio garden and use of the premises as a self-contained, stand-alone residential property.”

This consent is extant and is therefore a significant material consideration.

To the East, the roof is proposed to overhang the existing terrace structure which extends to the boundary, this provides protection from the sun and rain to this valuable private external space.

In general, a consistent, low eaves line is kept which matches that of the existing garages. From here the main proposed roof rises to a slightly increased overall height to accommodate the roof pitches.

The overall maximum height is still below 4m from ground level, maintaining the appearance of a modest single storey structure and minimising the impact on neighbouring properties.



PROPOSALS

The roof to the main run of the dwelling takes the form of a folded timber structure, built with sustainable CLT panels.

The peaks and troughs this creates allow differing treatment of roof surfaces depending on their aspect.

North facing glazing is incorporated to maximise daylight without excessive solar gain.

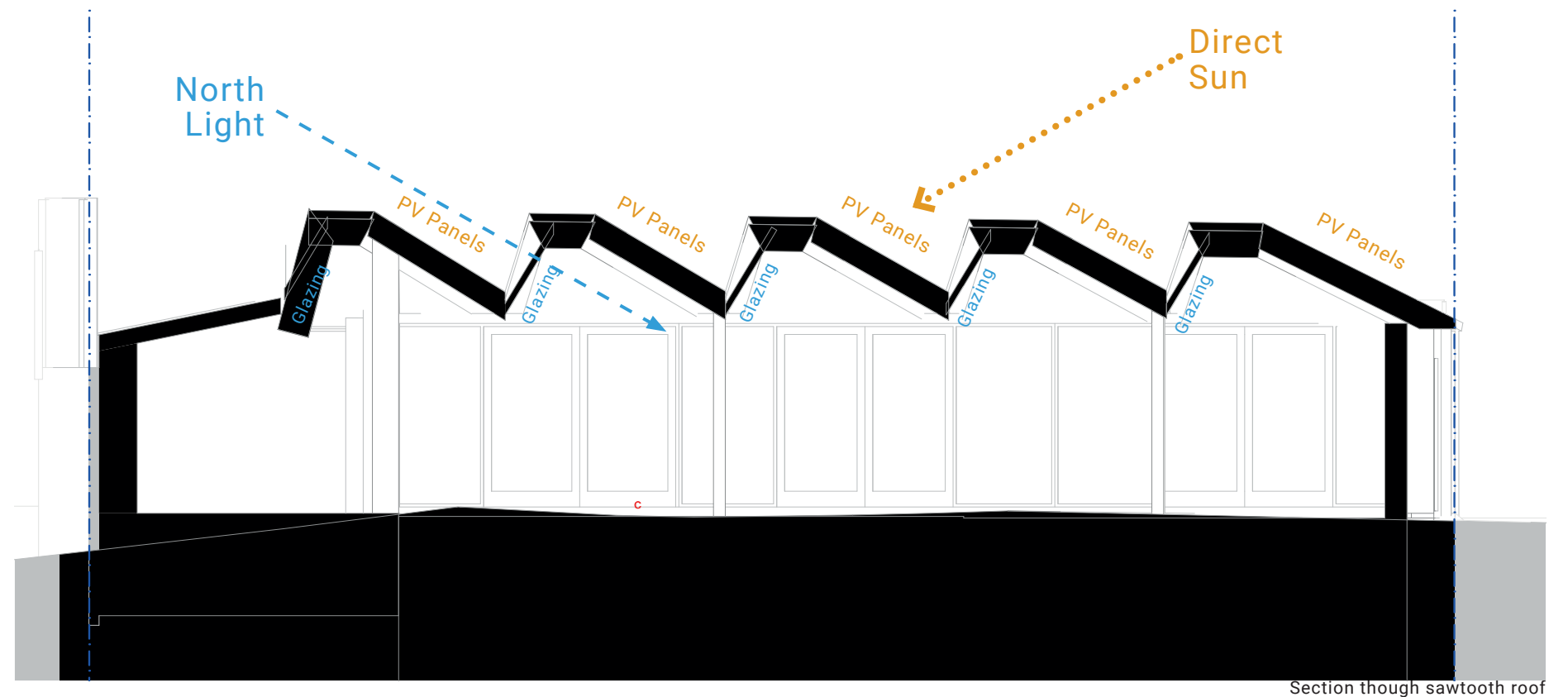
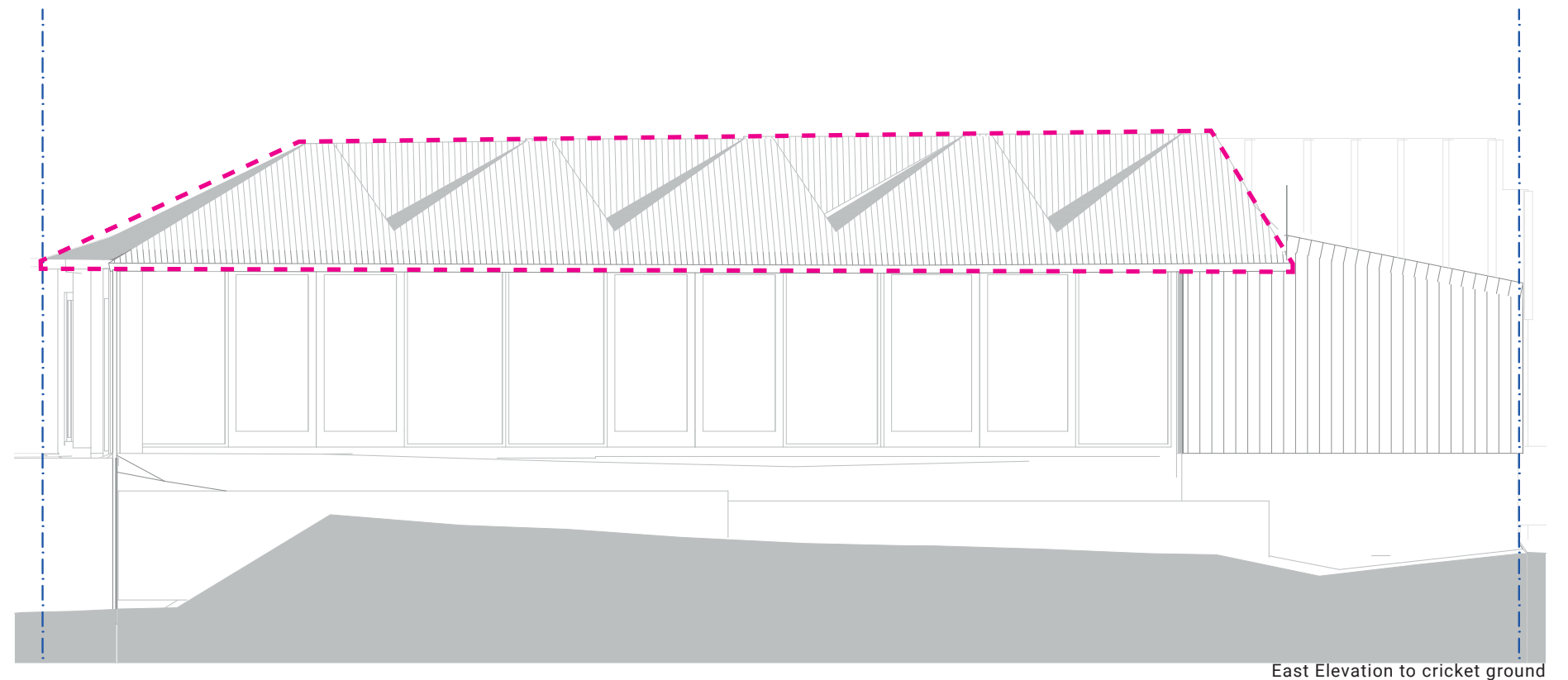
The South facing roof slopes naturally lend themselves to the incorporation of PV solar panels for on site energy production.

This approach takes maximum advantage of the orientation of the building to passively reduce the use of energy while also allowing the generation of electricity.

Because of the low eaves and shallow pitch to the majority of the roof surfaces the sawtooth structure will not be particularly legible from most views outside the site.

The South facing roof adjacent to the communal garden will appear relatively conventional. The steeper section of roof that faces West towards the forecourt disguises the forms behind it. From the cricket field the roof pitches away at 12 degrees, meaning that the main impression is of the eaves and ridge line rather than the complex forms in between.

The roof has been designed as much as possible to sit within the bounds of either the existing building on site or those of previously granted planning permissions. This means that it has minimal visual or physical impact on the neighbouring properties.



IMPACT ON SURROUNDINGS

The proposal would cause no adverse harm to its surroundings and seeks to preserve and enhance the Conservation Area within which it sits. The existing roofs are not well resolved and in a poor state of repair. The proposal is intended to improve both the performance and aesthetics of the building, giving an improved view to the neighbouring properties without negatively impacting on the amenity of the buildings and external spaces in the vicinity.

Cricket Field

The eaves line from the side of the cricket field remains the same as the replaced roof and also matches that of the existing garages. The higher ridge line sits well towards the forecourt to the West side of the site. In combination with the shallow pitch of this main section of roof, the impact on views from the sports field is minimal. Aesthetically, the new roof, particularly the extension over the existing terrace, would give the building the look of a pavillion, which is in keeping with the use of the field for cricket.

Forecourt

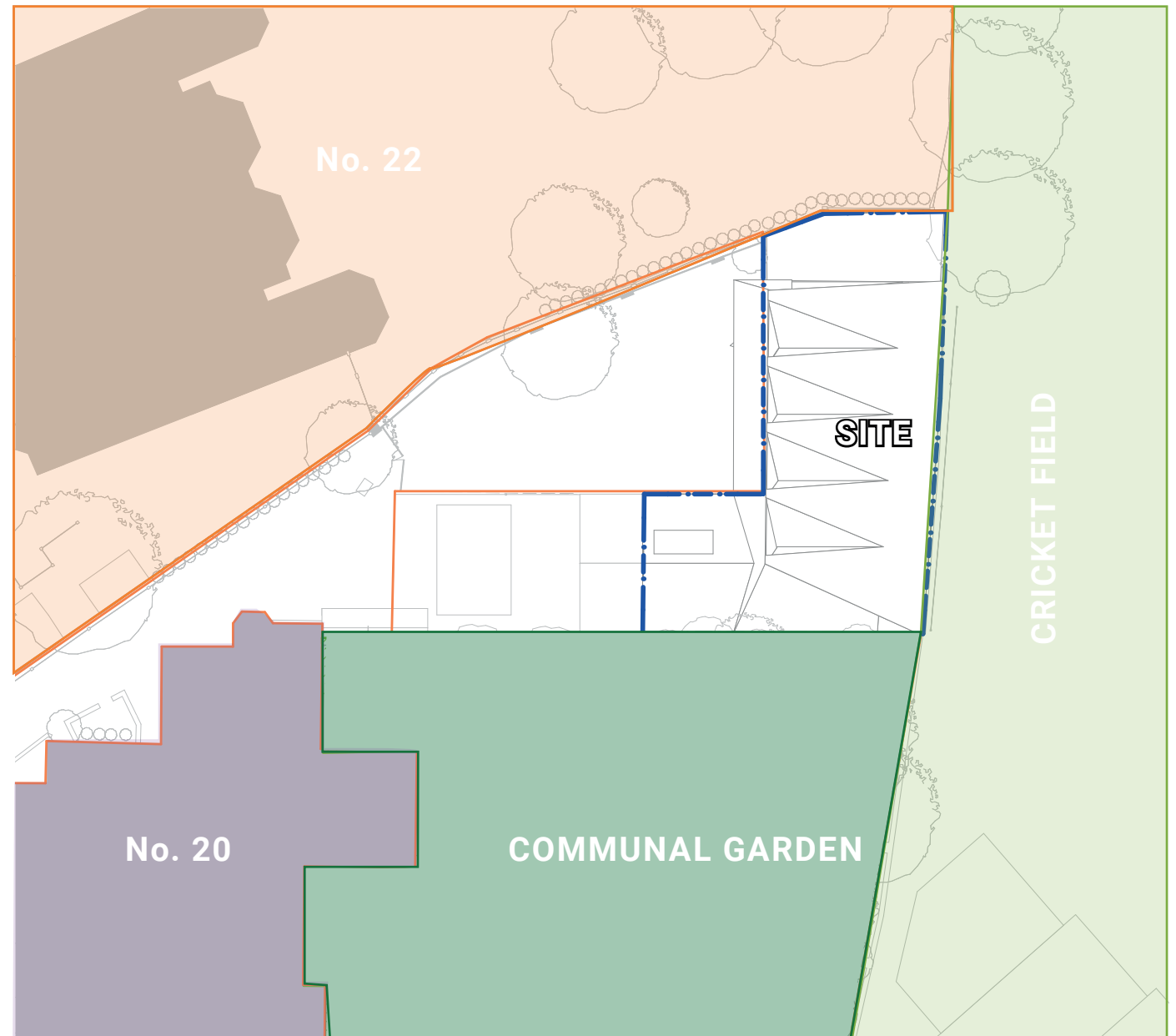
To the side of the forecourt the eaves line remains the same. Externally, the new design will have positive visual impact to its surroundings, without causing risk of overshadowing, overlooking or obstruction of views.

Flats at Number 20 Crediton Hill

From the flats to the West of the property, the new proposed roof would give an improved view to residents. The small rise in the overall height of the roof does not cause a loss of view of the cricket field, although this is not a material planning consideration.

No 22 Crediton Hill

The proposed maximum ridge line is level with the party fence with number 22. It is also set at least 1.6m off the boundary with most of it lying 2m to the South of the party fence. Therefore it causes no additional overshadowing the neighbouring garden. Also, similarly to the views from the flats, there is no significant additional obstruction of views to the cricket field..

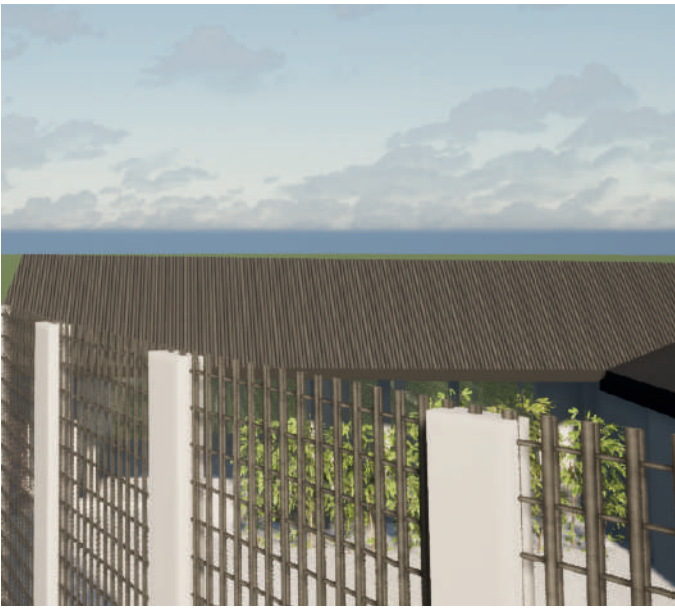


VIEWS FROM NUMBER 22

EXISTING



PROPOSED

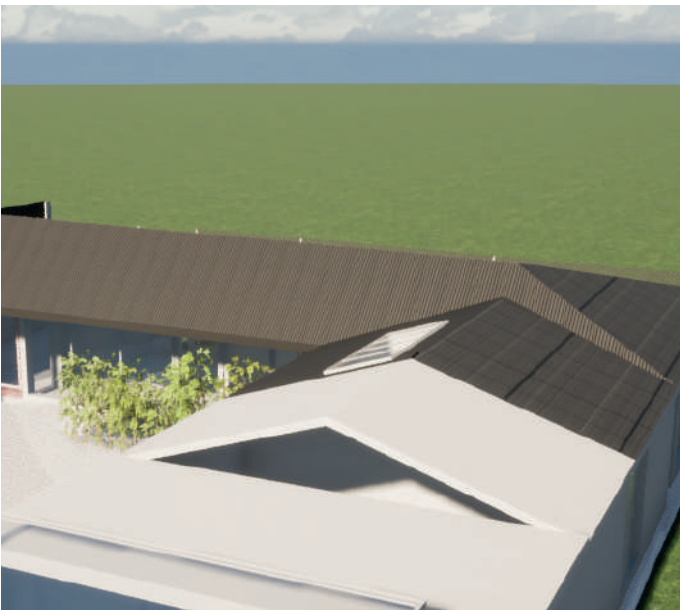
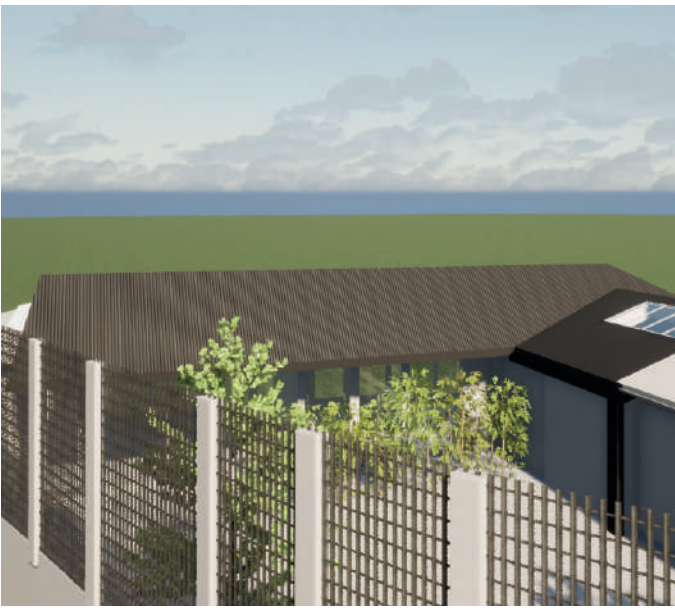
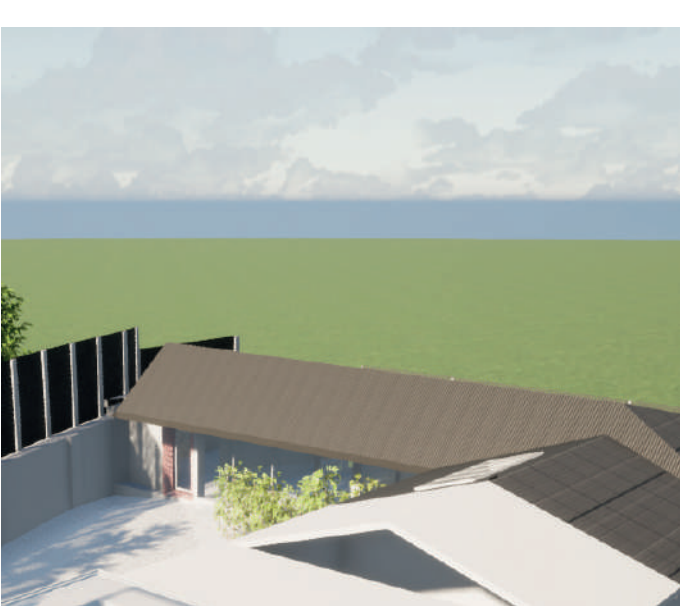


VIEWS FROM NUMBER 20

EXISTING



PROPOSED



MATERIAL STRATEGY

The proposed roof will be constructed with high quality materials with close attention to detailing that will allow the roof to perform well throughout its life. The proposal aims to be discreet from the public realm, and not obtrusive from the neighbouring properties.

The folds of the roof will be clad in different materials. To the North orientation there will be rooflights. To the South orientation the roof will be clad with integrated PV solar panels. The remaining areas are proposed in dark metallic roofing to match the solar panels, allowing them overall appearance of the roof to be consistent as possible.



PV solar roof panels



Metal sheet roof

OTHER CONSIDERATIONS

USE

The property is to remain as a single stand alone dwelling (C3 residential). The alterations are necessary to enable the continuing use of the property.

ACCESS

In terms of access matters, the existing drive and forecourt serve the existing building and adjacent garages, all located behind private gates, these remain in unchanged formal private use.

Therefore, there is no change to pedestrian or vehicular access to the existing and the modified accommodation to existing premises.

ENVIRONMENTAL IMPACT

- Regarding the conservation of energy and materials, there are the following design considerations:
- The proposals seeks to maximise direct daylight to ground level, which is likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and to higher natural light levels.
 - PV solar tiles are to be installed on part of the roof.
 - Insulation levels will exceed the requirements set by Building Regulations
 - External materials are self-finishing; they are unlikely to need renewal for years.

The new proposal will benefit the dwelling internally, by providing better natural light, more adequate ceiling heights, will be energy efficient through utilising its orientation and the installation of The PV solar panels, and overall improve the quality of the living spaces.