



DESIGN & ACCESS AND HERITAGE STATEMENT

FEBRUARY 2023

INTRODUCTION

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

“Minor alterations at ground floor level to openings and cladding of front and side facades.”

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.



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.

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.



Location of proposal

EXISTING PHOTOS



Existing West elevation to forecourt

EXISTING PHOTOS



Existing North elevation to forecourt

PLANNING HISTORY

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

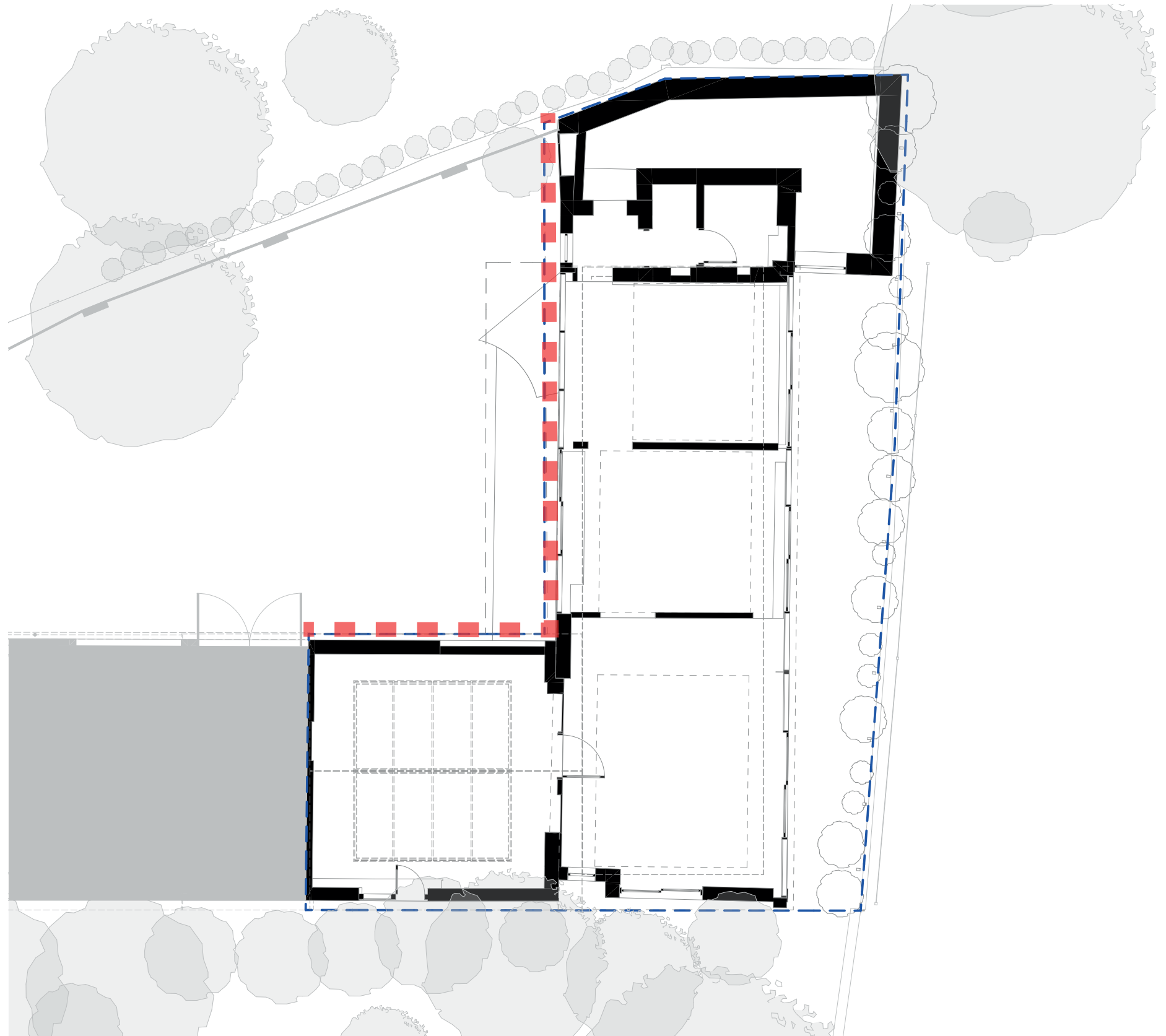
PROPOSAL

Permission is sought for alterations to the two facades to the South-West corner of the forecourt that leads to the front of the application property. Minor alterations at ground floor level to openings and cladding of front and side facades.

The existing pattern of fenestration and facade treatment is a patchwork of large areas of glazing, garage doors, timber elements and red brickwork. This gives an incoherent appearance and fails to define a clear entrance to the property. The treatments are also of a poor quality. The large area of glazing to the forecourt is unprotected and gives low privacy levels and little control over incoming daylight and sunlight.

To remedy this it is proposed to reduce the large glazed and replace them with high quality glass units. These will be provided with privacy glass and external shading devices that add further privacy and prevent excessive solar gain in the evening.

To the forecourt, in place of the existing window and the reduced glazing, a door is proposed, defining a main entrance to the dwelling which it currently lacks.



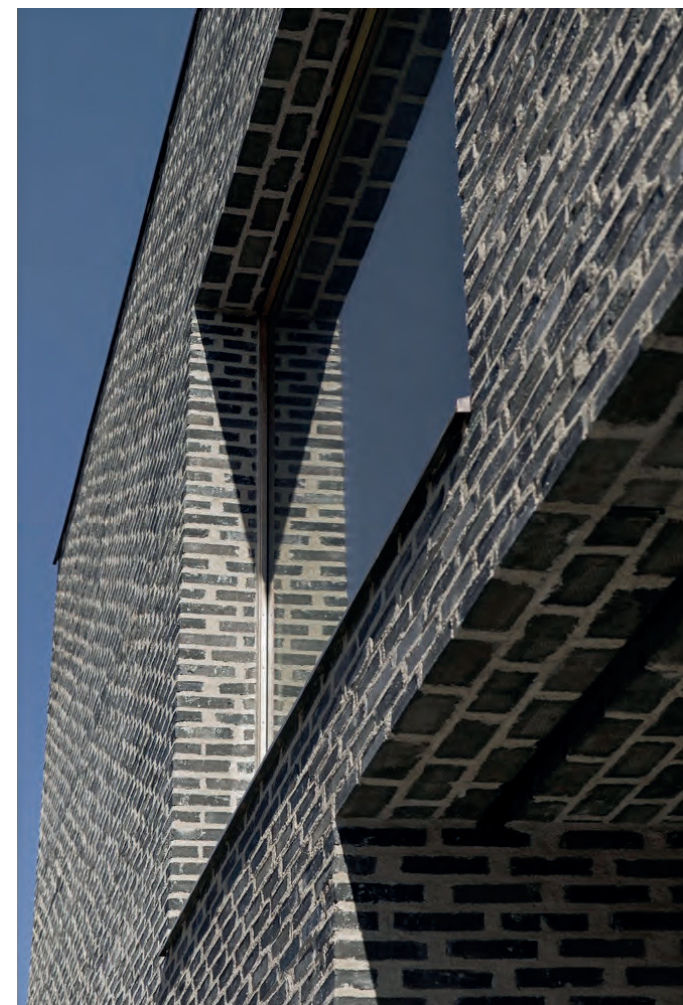
Existing plan with facades highlighted

MATERIAL STRATEGY

Although a combination of materials is proposed these are unified through the use of a matching tone and colour as well as a strong horizontal emphasis given by a the use of a matching vertical spacing.

The walls are proposed to be reclad in dark brickwork. This is combined with dark louvred or slatted metal elements to match. All window and door frames will be in a similar colour of aluminium.

External materials are self-finishing; they are unlikely to need renewal for years.



Dark brickwork



Louvred opening within brickwork

OTHER CONSIDERATIONS

USE

The property is to remain as a single family dwelling (C3 residential). The alterations are necessary to enable the continued use of the property by the family.

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.

The newly defined and large entrance door improves access to the property.

CONCLUSION

The proposed changes are required to enhance the appearance of the building, better match the proposed internal layout changes and improve its functioning as dwelling.

The proposals are not easily visible from the public realm, and has negligible impact on the neighbouring properties. The proposal are of minimal impact, and in keeping with the character of the conservation area.