



**19 Crediton Hill**  
**London, NW6 1HS**

Design and Access Statement  
*Presented by Hampstead Architects*  
*10th of April, 2024*

- 1.0 Introduction
- 2.0 Surrounding and Location
- 3.0 Design Principles and Concepts
- 4.0 Contextual Analysis
- 5.0 Existing photos

## 1.0 Introduction



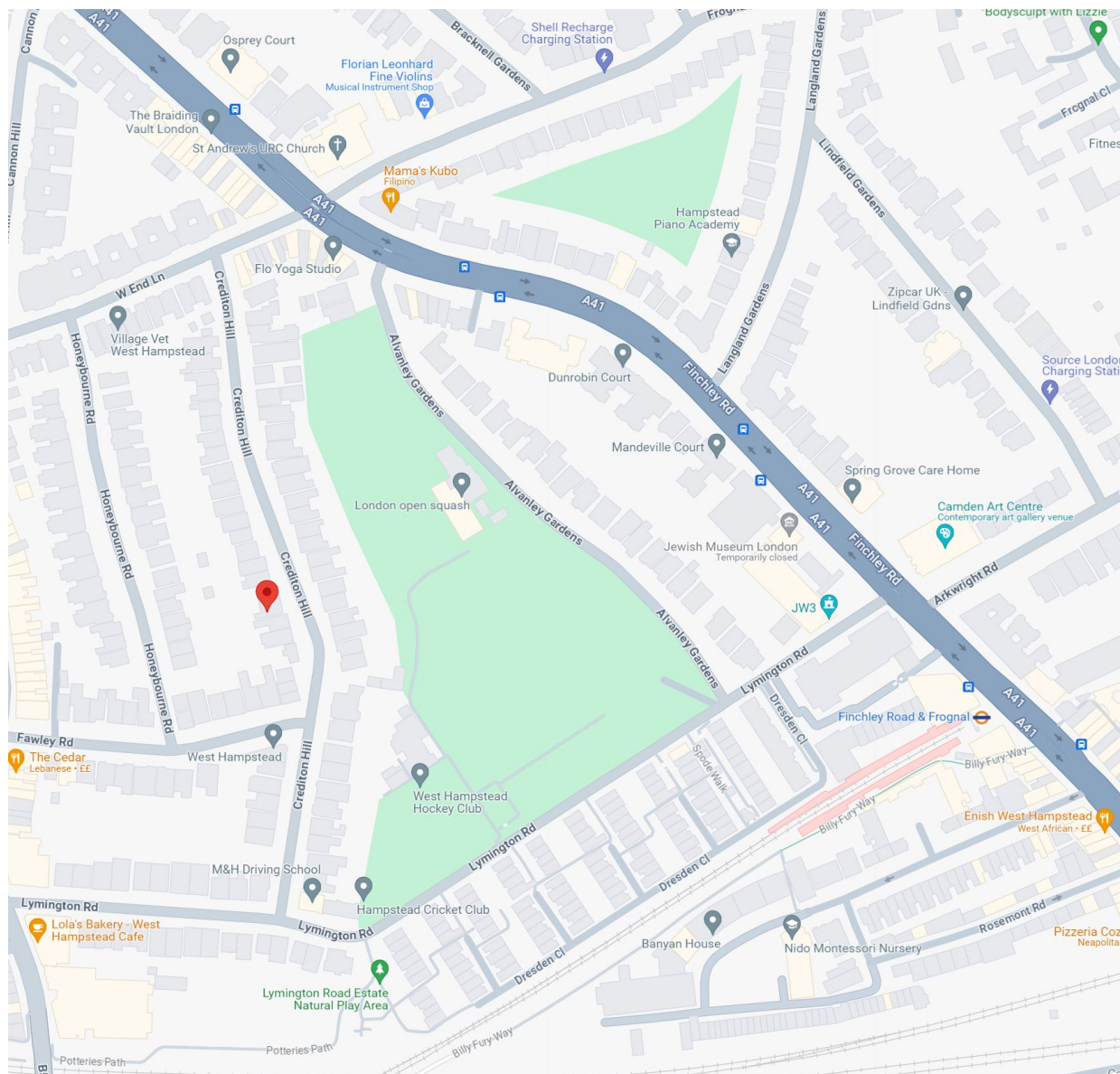
Site Aerial View.

This document has been prepared by Hampstead Architects to support a planning application for property 19 Crediton Hill, West Hampstead, London, NW6 1HS. This document is in support for our submission. This statement should be considered alongside the accompanying drawings and site photographs included in this application.

The application seeks approval for a front roof dormer and to relocate the entrance door in line with the front façade, replacement of existing windows with double-glazed timber windows to improve energy efficiency and match existing look and style, including traditional division patterns.



## 2.0 Surrounding and Location



### Location:

This property is situated on Crediton Hill, a renowned residential area. It's conveniently flanked by Finchley Road and Frognal station to the east, and West Hampstead station to the southwest. The area benefits from a wealth of bus routes running along adjacent roads, particularly Finchley Road.

### **3. Design Principles and Concepts**

#### **3.1. Design in context**

The design proposal considers the local area and its immediate surroundings thoroughly. The proposed alterations are minimal , carefully designed using existing materials to blend with the historical context with the intention to merge positively within the surrounding neighborhood.

The planned front roof dormer is carefully designed in line with existing neighbours examples , to ensure it does not dominate the building's appearance neither the historical look. It aligns with the scale of other extensions in the vicinity that have already received approval, thereby offering a harmonious addition to the existing structure without compromising its setting.

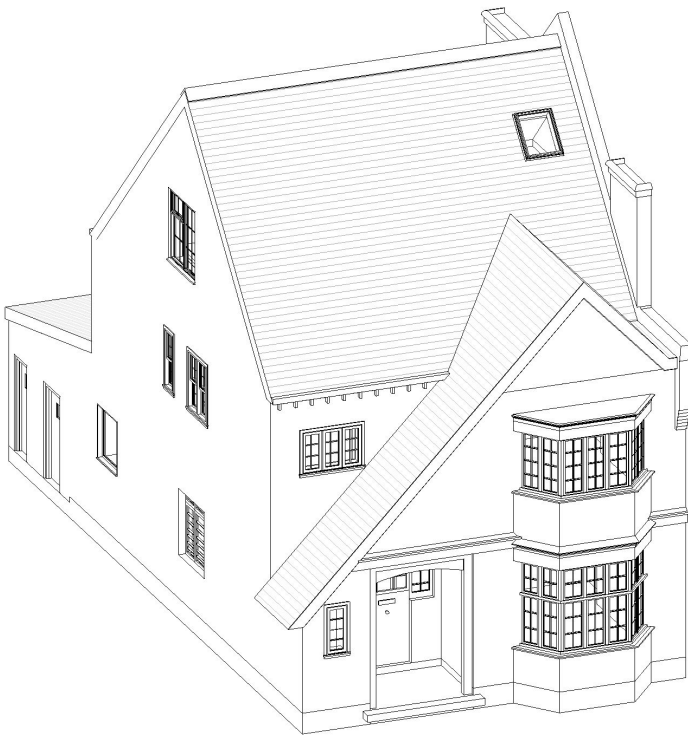
#### **3.2 Layout, Scale & appearance**

The proposed design seamlessly integrates with the existing modifications seen on adjacent properties, ensuring that the alterations do not stand out awkwardly in its immediate environment.

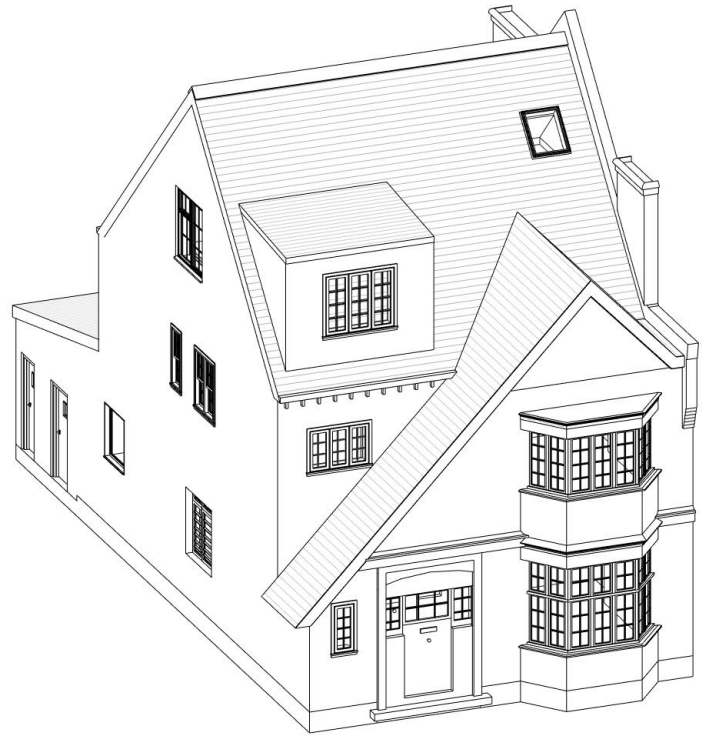
#### **3.3. Sustainability and Materials**

The design respects the principles of environmental sustainability, integrates traditional materials in an effort to ensure coherence with the existing structure.

### 3.4 Scale & appearance axonometric diagrams



Existing Front Axonometry



Proposed Front Axonometry

The front roof extension intends to add more habitable space to the property and it will be converted into a dormer with a window at front on the loft level, similar to the property no.29 and 28 (see next page for the reference).

On the ground floor, entrance the proposal seeks permission to relocate the front door in line with the existing facade wall to gain more living space, similar to the property no.28 (see next page for the reference), the proposal intends to keep the arch line door frame detail as for the existing.



## 4.0 Contextual Analysis

The selected images illustrates similar development in the same street.

It is possible to see the adjacent neighbours rear extensions and reference to similar approved planning applications.



**28 Crediton, London, NW6 1HS**  
2006/3735/P  
Roof front dormer and door



**29 Crediton, London, NW6 1HS**  
Roof front dormer



## 5.0 Existing Photos



Existing front elevation