



APPLICANT:

MRS SUSANNE WILLUMSEN

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY AN APPLICATION FOR PLANNING PERMISSION FOR MINOR WORKS INCLUDING:

RE-ALIGNING THE STEPS TO THE FRONT ENTRANCE; ADDITION OF HAND RAILS

AND

CHANGING THE FRAME OF THE PATIO DOORS TO THE REAR GARDEN FROM PAINTED HARDWOOD TO POWDER-COATED ALUMINIUM

AT

NO.33 CREDITON HILL, WEST HAMPSTEAD, LONDON NW6 1HS

MARCH 2013

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PLATES A TO E

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1.0 INTRODUCTION

1.1 Background

This Design and Access Statement is in support of an application to Camden Council for full planning consent at No.33 Crediton Hill (see Fig.1: Location Plan and Site Plan).

The application is for:

“Minor Works including:

**(1) Re-aligning the Steps to the Front Entrance Door and additional hand rails;
and**

**(2) Changing the Frames of the Patio Doors to the Rear Garden from Painted
Wood to Powder Coated Aluminium.”**

This current application is a follow-up to a Certificate of Lawful Proposed Development:
Ref: 2013/0033/P, granted on 29 January 2013.

The Applicant, Ms Susanne Willumsen owns the freehold of the land and building of No.33 Crediton Hill (shown outlined in blue in Fig.1 Location and Site Plan) to which the two areas of minor works which are the subject of this planning application apply (shown outlined in red in Fig.1 Location and Site Plan: Application Items 1 and 2).

This planning application has been prepared by Adrian Salt And Pang Limited, acting as Planning Consultants and agent for the Applicant.

1.2 Description of the Existing Property

No.33 Crediton Hill, which is not listed, is a detached house in single ownership and was recently purchased from St. Andrews Church on Frognal, NW3. The Church had owned No.33 for nearly 50 years and has left it in a state of disrepair due to lack of funds for maintenance purposes. It was acquired by the Applicant in 2012 to renovate to current standards in order to provide a family home.

No.33 Crediton Hill comprises a 3-storey detached house, built in the 1910/20s, and constructed with solid brick walls and a pitched roof. The property, which is built on a slope, is set on ground, first and second floor (roof) levels. The accommodation now comprises six bedrooms, 2 reception rooms, a kitchen, utility room and 3 bathrooms on ground, first and second floors.

A rear extension was recently constructed, following consent from Camden Council under a Certificate of Lawful Proposed Development as explained in Section 1.3 below.

1.3 Certificate of Lawful Proposed Development

In January 2013, the Applicant received confirmation from Camden Council that the proposed rear extension constituted Lawful Proposed Development, and the extension has now been built according to this permitted schedule. The patio doors of this rear extension leading to the garden have not yet been installed.

1.4 Site and Surroundings

No.33 Crediton Hill is situated on the west side of Crediton Hill, within 150m of the junction with West End Lane. The surrounding area is characterised by residential development comprising detached 'Arts and Craft' style houses with a front yards / gardens and steps leading to the front entrance. (Plate E shows a street view of No.33 Crediton Hill and its neighbouring property at No.35 Crediton Hill). A large number of the properties have had rear extensions added, some of which are contemporary in style.

1.5 Planning Status and Designations

No.33 Crediton Hill is classified as Use Class C3, being in residential use. It is situated in the West End Green Conservation Area but it is not listed. There are no Article 4 Directions on this property.

1.6 The Existing Situation

Following consent granted by Camden Council on 29 January 2013 under a Certificate of Lawful Proposed Development for the construction of a rear extension, a rear extension has now been added to the property (except for the doors to the garden). The interior layout of the house is being altered for occupation as a family home.

1.7 Summary of the Proposed Works

The proposed changes that are the subject of this planning application relate to external changes to the building as described in Section 1.1 above. They relate to the rear elevation as well as to the front access to the building (see Plates A to E). The reasons for the proposed minor works are explained below:

(1) Re-aligning the steps to the front entrance door and addition of hand rails

The front of the building is currently accessed via a set of stone steps with a hand rail on the south side. The steps are unsafe and are in a poor state of repair. The retaining brick wall is also in a poor state. This wall and the set of steps need to be realigned and hand rails need to be installed on both sides of the steps to comply with health and safety regulations.

(2) Changing the frames of the patio doors to the rear garden from painted wood to powder coated aluminium

Further to the rear extension being granted consent under a Certificate of Lawful Proposed Use on 29 January 2013, and which has now been built, this planning application proposes a change the doors of the approved extension leading to the garden, from white painted hardwood frames to powder coated aluminium frames.



Plate A Front of No.33 Crediton Hill



Plate B Rear of No.33 Crediton Hill



Plate C Street View of No.33 Crediton Hill.

Source: Google Maps

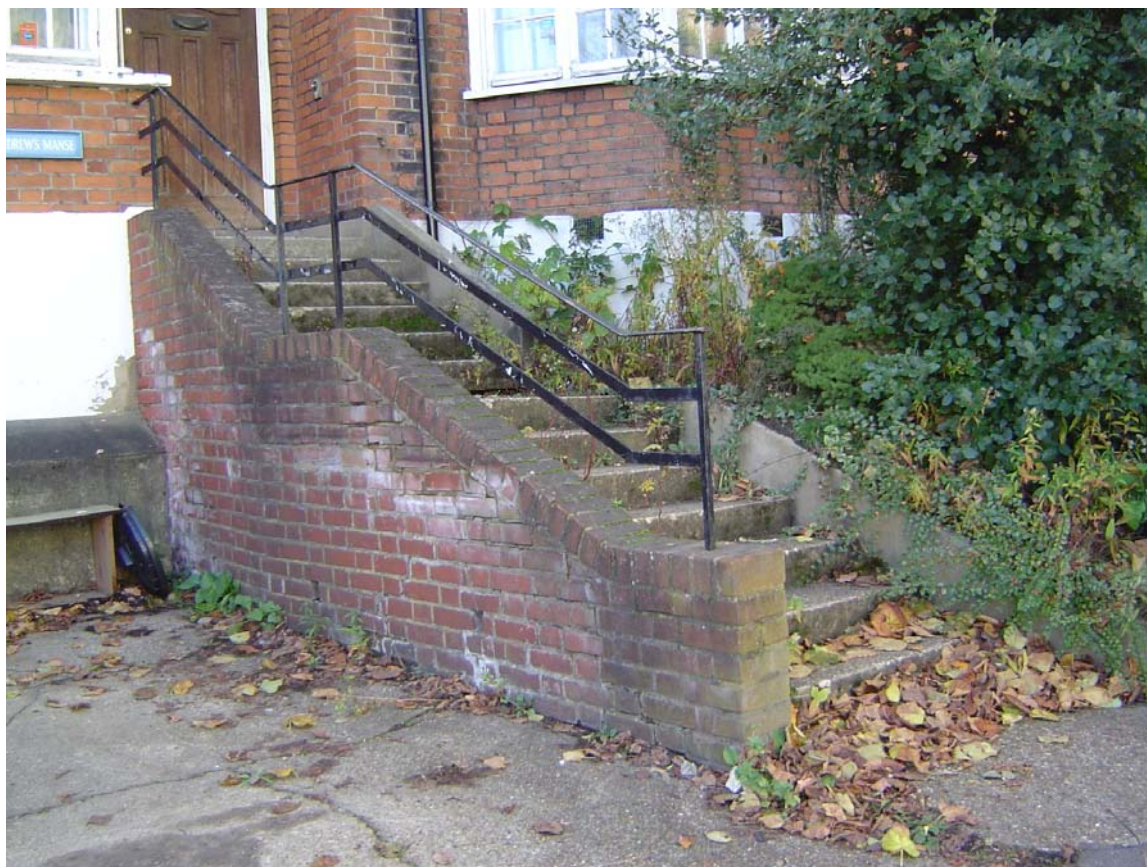


Plate D Steps leading to the front door of No.33 Crediton Hill



Plate E Street View of Nos 33 and 35 Crediton Hill

Source: Google Maps

2.0 DETAILS OF THE PROPOSED MINOR WORKS

2.1 Existing Situation and Proposed Works

The proposed minor works are marked in two items in the application drawings:

Item (1) relating to the alterations to the entrance steps and hand rails;

and

Item (2) relating to the doors to the rear garden.

Existing and proposed drawings accompanying this application include:

Fig. 2 Rev B	Existing and Proposed Ground Floor Plan
Fig. 3 Rev B	Existing First and Second Floor (for information only)
Fig. 4 Rev B	Existing and Proposed Section A-A
Fig. 5 Rev B	Existing and Proposed Front Elevation
Fig. 6 Rev B	Existing and Proposed Rear Elevation
Fig. 7 Rev B	Existing and Proposed Southern Elevation
Fig. 8 Rev B	Existing and Proposed Northern Elevation

Plates A, B, C and D are photographs of the property.

2.2 Proposed Changes

Two items of minor works are proposed:

Item (1): Re-alignment of the Steps to the Front Entrance Door and the Addition of Handrails

The existing steps to the front entrance door are aligned with an angled turn, as shown in Fig. 2 Rev B Existing and Proposed Ground Floor Plan. There is one existing hand rail constructed of black iron fixed to the entrance steps (see Plates C and D).

The proposed re-alignment of the steps will allow the off-street car parking space to be more spacious and also improve the appearance of the steps. Introducing matching hand rails to both sides of the steps will improve safety and also improve the appearance of the property.

Item (1): Proposed Materials

The steps will be rebuilt in Portland Stone and the hand rails will be made of steel, painted black. The new brick wall will re-use or match the existing bricks.



Item (2) Alterations to the Frames of the Garden Doors

The rear extension that was granted a Certificate of Lawful Proposed Development included doors to the garden which comprised four glazed panels set within hardwood frames. It is now proposed that the patio doors will comprise sliding doors with three glazed panels only (see Fig. 6 Rev.B: Existing and Proposed Rear Elevation).

This application seeks permission to substitute the wooden frames to the garden doors with powder coated aluminium frames.

Item (2) Proposed Material and Colour

The frames will be manufactured in aluminium, powder coated with Dulux Electro Range: Burnished Copper 9068185K (see Appendix A Dulux Colour Card).



3.0 ASSESSMENT OF IMPACTS

The following assesses the impact of the proposed minor works on the property and on the neighbouring area.

3.1 Health and Safety

The re-alignment of the entrance steps and introduction of hand rails will ensure that access to the property is safer and compliant with current health and safety regulations. In addition, the re-alignment of the entrance steps enables easier and safer manoeuvring of a vehicle into the off-street parking space.

3.2 Visual

The re-alignment of the steps, and their facing in Portland Stone, will improve the appearance of the front of the building and, in turn, the appearance of the West End Green Conservation Area.

The introduction of the "Burnished Copper Dulux Electro 9068185K" powder coated aluminium framed patio doors will not affect the general character of the conservation area.

3.3 Access

Access to the house and garden will remain as it is at present, with the exception of the realignment of the existing steps leading to the front door. Access to the front or rear of the property will not be materially affected.

3.4 Refuse Collection

Refuse and re-cycling collection for the property will be as existing and not affected by the proposals.

4.0 CONFORMITY TO PLANNING POLICIES

4.1 Relevant Policies

Relevant planning policies are given in the Camden Local Development Framework Camden Development Policies, adopted 2010 (referred to below as "CDP2010") and the West End Green Conservation Area Appraisal and Management Strategy, adopted 28 February 2011 (referred to below as "West End Green CA Strategy"). This section assesses the proposals against planning policies.

4.2 Planning Designations

No.33 Crediton Hill is situated within the West End Green Conservation Area. The property is not listed and there are no Article 4 Directions attached.

4.3 Local Planning Policies

CDP2010 Policy PD24: Securing High Quality Design states:

"(A) Character, setting, context and the form and scale of neighbouring buildings"

"(B) The character and proportions of the existing building, where alterations and extensions are proposed"

"(C) The quality of materials to be used"

On "Promoting Good Design", CDP2010 Para 24.8 states:

Buildings should be designed to be as sustainable as possible. Environmental design and construction measures are set out in Policy DP22 – Promoting sustainable design and construction. Sustainable development also embraces principles of social sustainability which can be addressed by new development which:

- provides comfortable, safe, healthy and accessible space for its users;
- is fit for purpose and can accommodate future flexibility of use;
- provides a mix of uses and types of accommodation and provides for a range of needs within the community; and
- provides sufficient amenity space for the promotion of health and wellbeing.

On "Respecting Local Character", the Council advises:

Given the highly built-up nature of Camden, careful consideration of the characteristics of a site, features of local distinctiveness, and the wider context is needed in order to achieve high quality development which integrates into its surroundings. (CDP2010 Para 24.11)

Development should not undermine any existing uniformity of a street or ignore patterns or groupings of buildings. (CDP2010 Para 24.13)

On Detailing and Material, the Council advises:

Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings, such as cornices, mouldings, architraves, porches and chimneys should be retained wherever possible, as their loss can harm a building by eroding its detailing. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group. (CDP2010 Para 24.15)

Schemes should incorporate materials of an appropriately high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area. (CDP2010 Para 24.16)

CDP2010 Policy PD25: Conservation Camden Heritage states:

"(A) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas"

"(B) only permit development within conservation areas that preserves and enhances the character and appearance of the area"

"(C) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention"

CDP2010 Para 25.3 states:

"The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration."

4.4 Conformity

Proposal Item 1: re-alignment of the steps will be in the same style as the neighbouring properties. The minor alteration at the front of the building does not affect the appearance of the building or the character of the street significantly. The proposal conforms to the Council's conservation and heritage policies.

The new steps in Portland Stone will also be sustainable and durable, not requiring further repairs for a significant duration of time. By re-using the existing bricks for the wall, this will also support sustainability.

Social sustainability is afforded by providing safer access to the property.



Proposal Item 2: changing the door frame is supported by the Council's policies on design (CDP 2010 para 24.16) by providing a durable material to the door frames.

In summary, the proposed minor works conform to Camden Development Policies PD24 and PD25 and the West End Green Conservation Area Strategy.



5.0 SUMMARY AND CONCLUSION

The minor works proposed in this planning application, to change the material of the sliding door frames and to realign the steps leading up to the front door, fully conform to the guidance set out in the Council's Local Planning Policy to ensure high quality design and respect the local character of the conservation area. The proposals described serve to further improve the use of the property that had been left virtually derelict for many years.

The impacts resulting from the proposed development upon the neighbouring properties will be positive. The proposed alterations proposed in this application will enhance the West End Green Conservation Area.



APPENDIX A DULUX COLOUR CARD

contemporary looks

Add elements of style and fashion to your project with the shimmering appearance of the Electro™ range of powder coatings. With an ultra low sheer, silky, anodised look, each of the Electro™ range palette of colours is cleverly designed to subtly change in appearance, as light conditions alter throughout the day.

ELECTRO™ POWDERCOAT RANGE



ELECTRO™ POWDER COAT RANGE PERFORMANCE GUIDE

Dulux Product	Electro™ Powder Coat range
Dulux Electro™ Warranty: Film Integrity	15 Years (Available when applied by a Dulux Registered Applicator)
Dulux Electro™ Warranty: Colour Integrity	15 Years (Available when applied by a Dulux Registered Applicator)
Muriatic Acid Resistance	PASS
Mortar Resistance	PASS
Nitric Acid Resistance	PASS
Detergent Resistance	PASS
Window Cleaner Resistance	PASS
General stain resistance, eg: wood tannins	PASS
Impact Resistance	PASS
Flexibility	Good = 80 inch/lb
Humidity Resistance	PASS
Salt Spray Resistance	PASS
Weathering Resistance	PASS
Abrasion resistance	PASS
Boiling water film Adhesion	PASS
Dry Film Hardness	PASS 2H to 3H
Dry and Wet film adhesion	PASS

For full details of all test criteria & results please refer to the Electro™ Powder Coat range Technical Data sheets.



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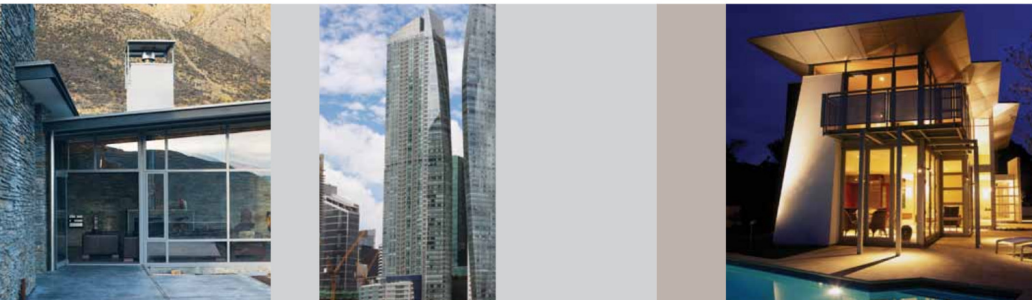
ELECTRO™
POWDERCOAT RANGE



ELECTRO™
POWDERCOAT RANGE

the electro look

Unlike traditional anodic deposition finishes which are restricted to aluminium, architects, designers, and colour consultants will love the flexibility and freedom the Electro™ range palette of colours offers. With relative ease, Electro™ powder coatings can be applied to a wide variety of substrates such as aluminium, steel, and galvanised metal, making perfect colour co-ordination possible across many different construction elements, fixtures, and fittings.



earth friendly

No liquid chemicals, solvents, or caustic solutions are used in the manufacture of the Electro™ range of powder coatings. Electro™ powder coatings have a negligible VOC content. They are PVC free, formaldehyde free, heavy metal free, TGIC free, and they are recyclable. Electro™ powder coatings have an extremely low impact on humans, animals, and the environment.



fashion colours

The sophisticated technology behind the Electro™ range palette of colours, ensures unparalleled colour consistency on application, eliminating "mix and match" fabrication issues that are common with traditional anodic finishes. The unique Electro™ powder coating technology also makes it possible to have an extended range of colours beyond what has been traditionally available.

For the traditionalists who like the tried and proven, the popular colour shades of natural silver, medium bronze, shimmering champagne, dark bronze, golden touch and black ace are all an integral part of the Electro™ range colour palette. For the modernists however who are looking for something fresh and new, the Electro™ range palette of colours has been extended to

include burnished copper, blue suede shoes, subtle blue, vintage silver, scintillation, green tea and flat white. These new "Electro™ Look" fashion colours have been specifically selected and are designed to enhance modern building styles, and to complement modern internal decoration trends.

In addition to the ex-stock Electro™ range, palette of colours, made to order shades are also possible. Please contact us with your request.

guaranteed to last

Made from high durability, UV resistant raw materials, the tough yet flexible Electro™ range of powder coatings, when applied by a "registered applicator" on architectural aluminium, can carry a 15 year, exterior durability, performance warranty. The Electro™ range of powder coatings are suitable for use in a wide variety of climatic conditions from cold to hot, and humid to dry environments.

Besides their excellent exterior durability, compared to traditional anodic type finishes, the Electro™ range of powder coatings have superior anti-staining properties. The Electro™ range of powder coatings are resistant to staining from the likes of wood tannins, and can thus be used with confidence in conjunction with timbers such as cedar. Mortar splashes cleaned off while still "wet"

will not damage the Electro™ coated surface or leave an ugly white stain.

In situations where "run off" marks may occur, and or air borne dust and dirt accumulate, simply wash with warm soapy water using a car wash brush or similar. In the unfortunate situation where serious damage occurs to an Electro™ coated surface the damage may be easily repaired in-situ using an approved paint system. Please refer to the "Use and Care" brochure for more information.



MODERN

Burnished Copper 9068185K

RGB 92.5 74.6 70.7, LRV 7.7%

Blue Suede Shoes 9065178K

RGB 116.2 129.6 134.4, LRV 21.2%

Subtle blue 9065177K

RGB 181.5 201.5 208, LRV 56.4%

Vintage Silver 9067377K

RGB 148.9 140.9 130.5, LRV 27%

Scintillation 9068186K

RGB 148.9 140.9 130.5, LRV 27%

Green Tea 9066197K

RGB 119.2 125.7 120.6, LRV 20.2%

Flat White 9061200F

RGB 236.3 240 236.9, LRV 86.3%

TRADITIONAL

Natural Silver 9067365K

RGB 182.2 182.7 177.5, LRV 46.9%

Medium Bronze 9068183K

RGB 103.4 92.6 80.2, LRV 11.3%

Shimmering Champagne 9063116K

RGB 162.5 156.1 147.1, LRV 33.7%

Dark Bronze 9068184K

RGB 76.8 67.2 63.5, LRV 6.2%

Golden Touch 9068182K

RGB 149.9 131.4 106.4, LRV 23.9%

Black Ace 9069116F

RGB 58.9 57.5 59.8, LRV 4.4%

Colours shown are as close as modern printing processes allow.