

DESIGN & ACCESS STATEMENT for 39 Crediton Hill NW6 1HS

Assessment:

No. 39 Crediton Hill is in a state of dilapidation and needs substantive works to be carried out in order that the building may be returned to its former condition. The adjoining property, No. 41, received planning consent (in 2008) for additions and refurbishment of a similar nature to those proposed at No.39 and the works are completed.

The physical, social and economic factors related to the scheme are on a par with other approved developments carried out in the locality in recent years and we seek to maintain the status quo in this respect. It is important to maintain the Conservation Area aesthetic and we believe that the sensitive design proposals submitted achieve that end. On the street elevation our proposals relate well to similar properties which have been refurbished.

We consulted with Planning Department Officer Carlos Martin at a meeting on 15th August 2011. He agreed that the proposals were generally in line with current Camden UDP policies. Our final designs were prepared after consultation with Mr. Martin and local residents.

Use:

The use of the building remains unchanged. It will be retained as a single family dwelling.

Amount:

The amount of change is minimal with a small ground floor extension of 600mm greater length than the existing single storey rear extension which will be demolished.

The dormer extension to the side of the roof is small and in keeping with original traditional roof dormers to be found elsewhere in the street where a variety of both hip and gable ended dormers exist. Much larger flat roofed side dormers are to be found at No. 47, No.51 and in several other locations.

Layout:

The layout of the site remains much as the original but with alterations at the front to allow easier car parking and more pleasing aesthetics generally.

Scale:

The scale of extension is minimal and in keeping with other developments which have received planning approval.

Landscaping:

The front of the property retains the major part of the planted area and existing tree whilst the parking area which is currently too narrow for the easy parking of even a medium sized car is increased. The rear terrace and gardens will be refurbished but the layout will not change substantially from the existing.

Appearance:

The general appearance and character of the property remain unchanged save for the addition in the side and rear elevations of UPVC windows to replace the current rotten timber frames. The front elevation windows will be of a similar style to those found in the adjacent property at No.41 in order to preserve symmetry and character. Many other properties in the street feature UPVC windows. The proposed dormer reflects original dormers to be found elsewhere in the street.

Access:

Access to the site remains unchanged except for an improvement to the car parking facility and pedestrian staircase.

Heritage Statement:

In general, the assessments made in the Design & Access Statement are pertinent to Heritage issues and need not to be repeated.

It is sufficient to say that the character, scale and appearance of the proposals are such that they will improve what is currently a dilapidated building and transform it to a well maintained property in keeping with the street architecture as a whole.

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