

50 Crediton Hill, London NW6 1HR

DESIGN AND ACCESS STATEMENT

1. Introduction

The client's design brief is to create a workroom space with ancillary kitchenette and toilet facilities on the lower ground floor that would become an integral part of the ground floor apartment.

2. Features of the existing site

The application site is a three storey semi-detached dwelling house located at no. 50 Crediton Hill. The property is not listed and is situated within the West End Green/ Parsifal Road Conservation Area. It contains three apartments arranged over three floors above the street level and a lower ground floor, which is occupied by a series of low-headroom storage areas. The first and second floor apartments share a common entrance on the side of the property, where an access to the storage areas on lower ground floor is also provided; a separate, independent access to the ground floor apartment is fronting the property. The ground floor unit is the subject of this application.

The site has a total area of approximately 380 m² with an overall depth of garden of 11.35m from the outermost wall of the property.

3. How will people in the locality be affected by your proposal

The development is proposed to the rear of the property, so there will be no visual impact on the street scene. The property shares its east boundary with the Lawn Tennis Club grounds, so the extension would be barely visible from the nearest houses to the east, which are about 100 m away across the Club grounds in Alvanley Gardens. The 2 m high existing timber fence along the north and south boundary with nos. 52 and 48 respectively, would screen off most of the glazed structure that projects beyond the terrace.

4. Description of the proposal

The proposal is to modify storage areas which client owns at the lower ground level and link them internally via stairs to the main areas of the ground floor apartment. The newly created space would comprise part of the storage area combined with an area utilized under the existing ground floor terrace, with a further addition of a conservatory-type lightweight extension built beyond the edge of terrace into the rear garden.

Further, a minimal lightweight addition is proposed on the ground floor level to accommodate internally the link staircase, also matching the loggia screen details externally, consequently assuring architectural consistency of all the terrace area features.

5. Scale (size) of the proposal

The new lower ground addition has a gross internal area of 34.54 m² ; 26.36 m² is under the existing ground floor terrace and the remaining area of 8.18 m² projects out towards the end of the garden. The ground floor addition covers an area of 0.3 m².

6. Landscaping in the proposed development

The integral part of the proposal is to create a small paved patio area immediately outside the extension with low retaining walls to the edges and few steps for access to the garden. The majority of the remaining garden area would remain the same as currently is, with an assortment of plants and hedges to the outskirts and lawn in the middle.

7. Appearance of the proposed development

The front elevation and the bulk of rear elevation will remain unchanged above the existing ground floor level rear terrace. The small glazed addition on the ground floor level will be inserted in the corner of the original kitchen extension, open onto the terrace; it is proposed that the glazed structure will repeat details of the existing glass screen enclosing side of the open loggia nearby. The lower ground floor extension will be a conservatory-type glazed structure with solid side walls formed in rendered masonry and glass roof extending from the existing edge of the terrace.

8. Access

50 Crediton Hill is an existing property located close to West End Lane and Finchley Road, with excellent public transport links (tube and bus). No alterations to existing access and egress to and from the building are proposed.

The access from the ground floor flat to the lower ground areas is to be introduced internally from a location within the current kitchen descending to a newly formed lobby on the lower ground floor. The new internal link would present a major improvement for the occupiers that have currently no direct access to the areas rather than through the entrance on the side of property or directly from the garden.

9. Policies

This proposal has been developed with reference to the Camden Planning Guidance 2006 policies, in particular paragraphs 19.12 to 19.18, as well as following the provisions of the Camden UDP 2000.