

# Design and Access Statement

DEVELOPMENT OF 34 CREDITON HILL, LONDON, NW6 1HP  
for  
Mr. B. Eftekhari

prepared by: JK

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authorised by

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## **1.0 INTRODUCTION**

- 1.1 Cousins Wojciechowski Architects have been instructed by Mr. B. Eftekhari to prepare architectural designs for the application site, which consists of one existing house at 34 Crediton Hill, London, NW6 1HP.
- 1.2 The client's design brief is to create a new high quality family house, with a new ground floor extension and terrace. In addition the client's wish is to excavate the basement floor and provide natural light to the basement with a sunken, terraced garden.
- 1.3 The proposed dwelling will incorporate many innovative features designed to achieve an environmentally sustainable building - minimising the impact of the new dwelling on the local environment and mindful of high running costs and rising energy prices.

## **2.0 SITE DESCRIPTION AND CONTEXT**

- 3.2 The application site is located at 34 Crediton Hill, London, NW6 1HP near West Hampstead. Crediton Hill falls within the West End Green / Parsifal Road Conservation Area, much of which is defined by post-war, semi-detached and terraced housing.
- 3.2 The site has a total area of 404m<sup>2</sup> with an overall depth of just over 42m. The street boundary to Crediton Hill is 8.75m in width.
- 3.2 The existing building is a three storey semi-detached family dwelling, which was originally constructed in the latter half of the 20<sup>th</sup> century. At its widest point, the existing dwelling is 8.95m wide at ground floor level, and 8.15m at first and second floor level. The property is 16.52m deep and is set back approximately 5.0m from the pavement. The overall height of the building from the pavement level to the top of the ridge is 11.10m.



*View from the garden*

**3.0 PROPOSED DEVELOPMENT STRATEGY**

- 3.1 The proposed planning application includes the renovation of the existing interior arrangement on the ground floor, the demolition of an existing conservatory on the property's garden elevation and its replacement with a new single storey 3m extension. Additionally the scheme proposes a new basement floor which houses a new living area, library space and part-width sunken terraced garden to give good natural light to the spaces.
- 3.2 To the front of the property, the scale, bulk and materials of the main house will not be changed.
- 3.3 The scale of the proposed extension at the rear of the property has been carefully considered to be in keeping with neighbouring properties.
- 3.4 The amenity space within the site will only be slightly reduced by the rear ground floor level extension, and basement garden. Once planting has taken hold on the sunken garden terraces, the visual effect of the light well will be minimised.
- 3.5 The amount of driveway parking is identical to the existing house.
- 3.6 The existing conservatory has been built hard against the northern boundary, while the proposed scheme is set back from the boundary by around 0.95m, following the line of the original main house. This will allow for the introduction of some narrow planting along the boundary, and reduce the scale of the existing rear extension.
- 3.7 The new walls of the rear extension will be rendered white, to match the colour-way of the existing house at first floor level.
- 3.8 The roofs of the main house will remain in traditional orange/brown clay tile. The new flat roof will be of timber construction with Sarnofil single ply membrane finish.
- 3.9 A toughened glass roof light is proposed for the new rear extension, and will wrap down the north elevation to give distinction between old and new.
- 3.10 The proposed sliding doors and windows of the new rear extension would be light grey powder coated aluminium, and all double glazed to increase the house's thermal performance.

#### **4.0 ACCESS**

- 3.2 The existing house currently has no wheelchair access as there is one step leading to the front door and internally the layout and fabric of the building do not accommodate for people with other disabilities.
- 3.3 Access to the rear of the property from the front would be improved in the proposed scheme as the extent of the rear extension to the north would be reduced.
- 3.4 The proposal is for a single family dwelling accessed by one step from the pavement on Crediton Hill which would in future be adjusted to form a ramp for wheelchair use. A WC is also provided at ground floor level.
- 3.5 The ground floor plan is sufficiently large to convert the study into a bedroom utilising the existing WC as an en-suite bathroom in the future for disabled use should the need arise.

## **5.0 SUMMARY AND CONCLUSION**

- 5.1 The proposals have been designed following Supplementary Planning Guidance for Camden's 'UDP Policy B7 – Conservation Areas'.
- 5.2 The scheme has been developed from an urban design strategy derived from analysis of the site and its surroundings. The quality of the built environment will be enhanced and add to the special character and appearance of the area. The proposed development would be to the highest building standards and will be an opportunity to create a first class best-practice conservation project. Additionally, all proposed materials will be sustainable and of the highest quality that complement the conservation area.
- 5.3 The proposed building will preserve and enhance the established character of the area and will be sympathetic in scale and design to its neighbours. The proposed scheme would make a positive contribution to the conservation area and have no negative impact on its neighbouring properties.