



PLANNING DESIGN & ACCESS STATEMENT

**Flat 7, 66 Crediton Hill
NW6 1HR**

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DESIGN AND ACCESS STATEMENT

This design and access statement is to accompany the Planning application to install roof lights in the roof of flat 7, Crediton Hill and make other amendments to the exterior of the building such as changing the rear balustrades from metal railing to clear glazed hand rails: changing the rear doors that open out on to the private patio to Light grey powder coated aluminium bi-folding doors. We are also proposing to change the existing single glazed timber window in the master bed room to timber framed double glazed French doors to access the existing roof space to the front of the property. Black painted mild steel metal railings will be used to raise the balustrade to a safe height to reduce the risk of falling.

Introduction

Huram Design Studio have been appointed the owners of this apartment to act as their agent during the planning process.

This statement should be read in conjunction with the following plans which were submitted with this proposal:

- 001 Location plan
- 002 Existing Site Plan
- 003 Proposed Site Plan
- 004 Existing Second Floor Plan
- 005 Proposed Second Floor Plan
- 006 Existing front elevation
- 007 Proposed front elevation
- 008 Existing Rear Elevation
- 009 Proposed Rear Elevation
- 010 Existing Left Elevation
- 011 Proposed left Elevation
- 012 Existing Right Elevation
- 013 Proposed Right Elevation



Picture showing the front of 66 Crediton Hill



Picture showing the flat 7 of 66 Crediton Hill from the existing private roof terrace

Planning History

2013/2740/P Flat 2 66 Crediton Hill London NW6 1HR

Replacement of two existing windows with one single window to flat (Class C3).

Decision: granted

2012/3938/P Flat 2 66 Crediton Hill London NW6 1HR

Installation of external staircase to rear elevation from upper ground floor to garden level of dwelling flat (Class C3).

Decision: Granted 07-09-2012

2011/3440/T 66 - 68 Crediton Hill London NW6 1HR

REAR GARDEN: 2 x Sycamore - Remove.

Decision: No Objection to Works to Tree(s) in CA 18-08-2011

Use

The building will continue to be a single family dwelling

Design

We proposed to change the window from the master bed room which is above the existing bay window to the front of the property to doors. Here we would match the design of the windows so that the effect. We also proposed to introduce a wrought iron railing on top of the parapet for the bay window this is to ensure that balustrade is at a suitable height to protect against falling.

There are a number of existing houses on Crediton Hill that have balconies with black painted metal balustrades, we seek to carry this theme into our building.

Balcony

As part of the application we are proposing to create a new balcony on top of the existing bay window as part of the application we will have to install railing to prevent falling under building regulation Part K. We have noted that several properties on the street have street facing balconies including numbers 6, 8, 10,14,16, and 20. I have put pictures of a few of these properties below.



20 Crediton Hill



14 Crediton Hill



8 Crediton Hill

To the rear of the property we have proposed a new transparent glazed balustrade to replace the existing metal railing. We believe that this choice of balustrade will have very little visual impact on the building and will help to enhance the design of the building.

Scale and Massing

The mass of the building will be unchanged.