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0776 - 35 Crediton Hill, London NW6 - design and access statement

London, 16 January 2017

Design and Access Statement

35 Crediton Hill, London NW6 1HS

NEW SINGLE STOREY REAR EXTENSION TO GROUND FLOOR WITH ROOF LIGHTS. CHANGES TO FRONT ENTRANCE STEPS. PARTIAL RENDER TO FRONT AND REAR FACCADES, FULL HEIGHT RENDER TO SIDE FACCADES. NEW MAIN ROOF VELUX WINDOW. NEW MATCHING DOUBLE GLAZED WINDOWS THROUGHOUT. NEW REAR BAY WINDOW FRENCH DOOR TO FIRST FLOOR. NEW SIDE ENTRANCE TO GROUND FLOOR.

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1. Introduction

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for a new single storey rear extension with flat roof, rear sliding doors and roof lights, changes to the front and rear facades, changes to the front steps leading to the main entrance and one new roof light on the front main roof. All windows are proposed to be changed to historically sympathetic double glazed timber windows, with historical divisions to match.

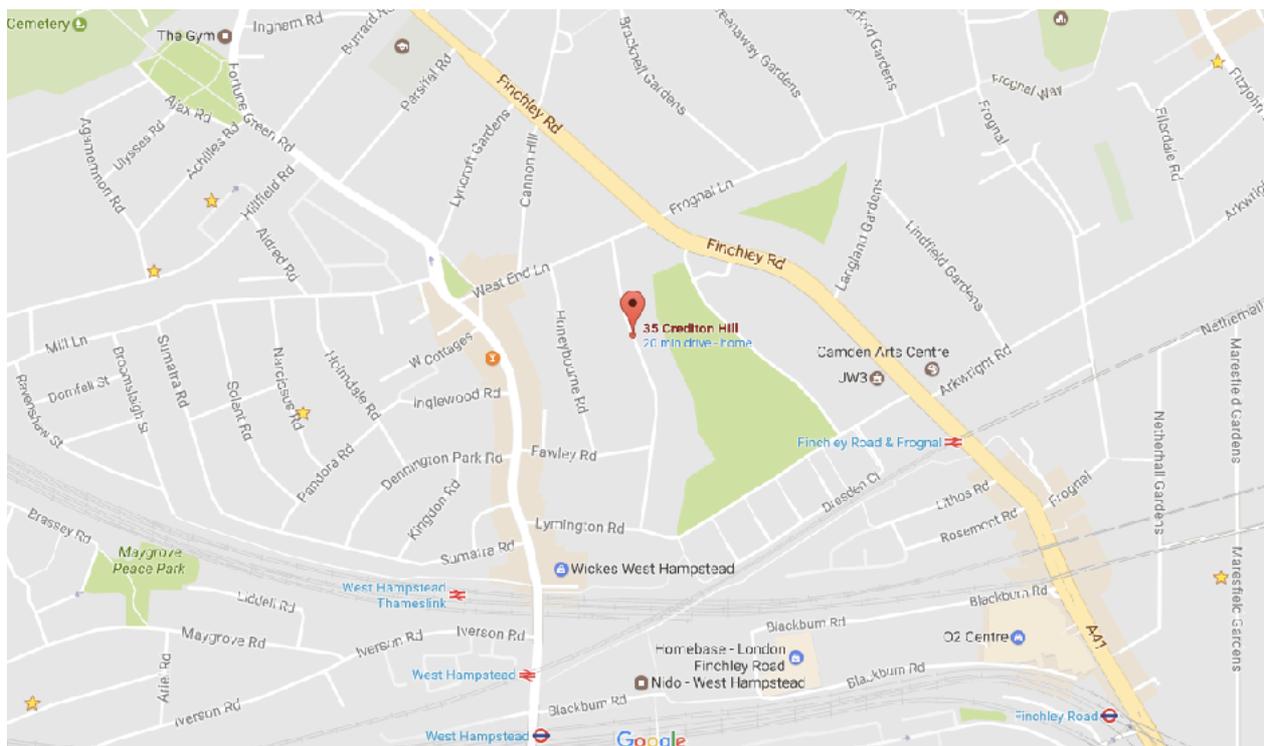
A new side entrance door is proposed to be added, as well as the central rear bay window is proposed to be replaced with a full height French door, with a metal juliet balcony.

The first levels of the front and rear facade as well as the concealed side elevations are proposed to be rendered from top to bottom.

2. The Site and Surroundings: Location

This property is located on Crediton Hill, a quiet long residential street. The closest stations Finchley Road and Frognal to the east, and West Hampstead to the south west. Numerous bus connections exist along the nearby roads, especially on Finchley Road.

It is a detached house, part of row of two storey detached houses with picturesque front gardens and driveways, and generous rear gardens, located on raised levels. The houses have characteristic facing brick work and rendered facades and steep tiled roofs. Most houses in this area have been altered from the original designs, with various extensions to the back or dormers, and the original brickwork has been largely replaced with rendered sections throughout the street scape.



The site borders with Nos 33 and 37 Crediton Hill, and the rear part of the garden faces the side garden of Nos. 57-64 Yale Court on Honeybourne Road.

3. Design Principles and Concepts

3.1. Design in context

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance in an adverse way.

The proposed rear extension is sufficiently balanced to not overpower the buildings appearance or scale, and is matching in scale to already approved extensions in this area.

The proposed front and rear facades are rendered on the neighbouring properties and such changes are proposed on this building as well. The first levels of the front and rear facade as well as the concealed side elevations are proposed to be rendered from top to bottom.

The front entrance is proposed to be moved to the side, allowing for adequate bike and bin storage for its new owners.

All this provides in our view a natural extension to the existing building within its current context and does not impact its setting.

3.2. Layout

The 4m rear extension provides a much needed extended ground floor living space for the owners, while the impact of these changes on the external appearance is well balanced in our view.

The first floor rear bay window receives a centrally located French door with juliet balcony.

The front of the property will also be rendered where currently the bases of the facade are painted in grey. The front steps with landing are proposed to be replaced with a much shorter flight of stairs, at an angle to the main entrance, and the pedestrian entrance gate will be relocated to its new position.

3.3. Scale & appearance

The proposed changes are in our opinion allowing this building to blend in with the already existing changes to either side at the front and back. None of the proposed alterations are alien to its immediate vicinity. The rear extension with flat roof and roof lights will only be visible from the back.

The extension will be rendered on either side. The new roof will a wood frame, glass and marine ply with standard roofing materials. The rear wall will include an aluminium sliding folding door. It is proposed to retain a high level side window from the current part with rear extension to the kitchen, and the new glazing will be made obscure.

All windows are proposed to be replaced with matching replicas in timber, white frames, and double glazed units with matching historical proportions and detailing. The properties side facing staircase windows are in bad condition and it is requested that they are allowed to be replaced as well, and obscured.

The first levels of the front and rear facade as well as the concealed side elevations are proposed to be rendered from top to bottom.

3.4. Sustainability and Materials

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The proposed extension will be constructed in facing materials which colour and scale match the existing building. This will be achieved by using a smooth render to match the proposed first floor front and rear render, a new roof covering with a colour to blend in with the existing setting, and glazing to blend in with the existing property as far as possible.

3.5. Amenity

There is currently a good sized garden at the back of the property. This proposal is not overly reducing it in a harmful way, and does not reduce the existing garden by more than 50%. This proposal does not cause any adverse effects on the amenity of neighbouring properties.

3.6. Flooding and surface water

This site is not identified as within the risk of flooding zone as shown in the Environment Agency's maps section. Surface water in the rear garden will be removed via a new drain at the back of the proposed extension.

4. Access

This property's main entrance door is fronting Crediton Hill. The access door currently has a small threshold and there are several steps leading to it.

This proposal does propose to change the steps' location, but not their amount.

An additional side entrance door as indicated on the proposed plan is proposed to be added.

5. Site Access

The existing access to the property is via a raised street entrance, with a small threshold on the access door. The existing clear entrance width is less than 900mm. The back of the property is accessible via two gates at either side of the property, leading through shared passageways between the neighbouring properties.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.