



Design & Access Statement

to accompany the Planning Application for

Proposed Extension and Alterations to

23 Crediton Hill, West Hampstead
London, NW6 1HS



INTRODUCTION

Etchingam Morris Architecture Ltd were commissioned by Mr D Jacobi, owner of 23 Crediton Hill, to consider an appropriate and sympathetic way to adapt and extend existing property to work as a family home.

SITE AND SURROUNDINGS

23 Crediton Hill is located in the West End Green Conservation Area in the ward of Camden. The Conservation Area was first designated on 1st March 1993. West End Green is a London village running along the spine of the West End Lane. The Lane rises and links Kilburn to Hampstead. The village character has been absorbed but not erased by the expansion of central London from the south, and by Hampstead from the north and east during the late nineteenth and early twentieth century.

The area bounded by West End Lane and the cricket ground (1877) consists of Lymington Road and Fawley Road running to the east, and Honeybourne Road and Crediton Hill running north to south. All are named after villages of south and west England. This area is defined by the large semi-detached and detached houses, homes for Edwardian professionals.



1. West End Green Conservation Area

2. 23 Crediton Hill Aerial Photograph

NO 23 CREDITON HILL

The property is semi detached, part of a row of rendered three storey Arts and Crafts houses with rear dormers along a quiet residential street. Walls are predominantly warm red brick with cream coloured details and painted stone and render. Windows are painted timber with glazing bars and projecting bay windows. Many of the properties along the street have been altered with rear extensions or dormers. The street trees are a mix of mature and recently replaced trees.

PLANNING HISTORY

There is no relevant planning history on this property.

DESIGN PROPOSALS

The proposals aim to create a better visual and literal connection between the house and garden at ground floor level through internal alteration works and a rear extension.

The kitchen and dining room are currently separated and have no connection to the garden due to the larder which forms a barrier to the back of the house. The existing study extension is to be taken down and replaced with a single storey, flat roofed extension with a large lantern rooflight. The rear and side elevations are to be full height glazing to maximise views to the garden. By relocating the larder and utility functions to the front end of the kitchen and forming a working entrance to the side of the property a strong visual connection can be formed through the new extension to the garden beyond. This also helps to draw natural light into the core of the ground floor plan creating a light an airy open plan space.

At first floor level the bathroom layout is to be reconfigured to provide en suite accommodation to the front and rear bedrooms. The existing WC and bathroom are to be combined to form a dressing area and en suite to the front bedroom while the existing rear en suite is to be rationalised with a single entrance to the rear bedroom. At second floor level a shower room is to be formed for the guest bedroom.

The extension is to be constructed in facing brickwork to the south, forming a solid corner to the south west which will house the full height glazed pocket doors when in the open position. Full height glazing to the north elevation of the extension will provide a lightweight connection back to the main house.

PLANNING CONSIDERATIONS

Effect on Existing Property

The functioning of the existing property is greatly improved by the proposals, creating a greater sense of light and space. By opening up the rear elevation to the garden room and relocating the existing larder, natural light is able to penetrate into the depth of the ground floor plan helping to strengthen the connection between the internal and external spaces.

The reconfiguration of the first floor allows dedicated en suites to each bedroom with the provision of an additional shower room at second floor level increasing the accommodation of the property without compromising the main core of the building.

The integrity of the existing host building is retained, with the extension being sympathetic and low impact. This architectural approach is an established precedent in Crediton Hill and can be seen on properties along the street. Essential repairs are also to be carried out that will prevent further deterioration of the building and overall there is no adverse effect on the existing property.

Effect on Amenity of Neighbours

Due to no 23 being set back from neighbouring no 21 the visual impact of the extension is minimal. A parapeted facing brickwork wall faces the boundary and provides no overlooking. The extension is modest in scale and due to its distance from no 25 and the existing screening provided by planting and timber fencing will have a negligible impact. The proposed extension relates to the neighbour in exactly the same way as other properties in the terrace.

Effect on Character and Appearance of Area

The effect on the character and appearance of the Conservation Area is limited as the alterations are to the rear and can only be viewed from the neighbouring gardens. The proposal is similar to other neighbours along the street in both form and massing, so is entirely in keeping with the character and appearance of the Conservation Area. This has been widely accepted with the large number of similar approvals within the terrace as referred to above.

Use

23 Crediton Hill is a single dwelling and will continue to be used as a family home.

Layout

As described within 'The Design Process' section of this document, the purpose of the proposed reconfiguration works are to give a greater sense of connection between spaces, whilst providing flexibility of living spaces and ensuring that natural light is maximised.

The integrity of the original building is to be maintained by sensitive and appropriate alterations.

Scale

Due to the proposed extension being single storey and consisting of glazed facades onto the garden, its visual impact and scale is modest. The extension has been kept low and subservient to the host building and follows a similar form and massing to the extensions that can be read to the rear of several properties along the terrace.

Access

Vehicular and pedestrian access both remain unaffected by these proposals and given that the works are to an existing building, the requirements of The Building Regulations not to worsen any existing means of access or facility for people with disabilities are adequately met.

SUMMARY

The proposals significantly improve the amenity of the house and allow it to function properly as a modern family home. The proposals are to be carried out without any material adverse effect on the amenity of the neighbours or to the character and appearance of the West End Green Conservation Area. The proposals are very similar to a number of other extensions along the street which have been approved by the Council over recent years so a clear and directly relevant precedent has been established.