



ATUM
DESIGN
LAB

Design and Access Statement

38 Crediton Hill, NW6 1HR

3111-RP-D&A_R1

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1. Executive Summary

This statement is submitted alongside a householder planning application in a Conservation Area for 38 Crediton Hill for replacement of the existing timber windows to PVCu.

The proposal has been carefully considered to ensure the proposed changes are both in keeping with the road and matching constraints set with the West End Green Conservation Area appraisal and management strategy, the London Plan and London Housing Design Guide whilst minimal impact to the front elevation as viewed along Crediton Hill.

This Semi-Detached property was originally a single family dwelling however was converted to three self contained apartments, the new PVCu windows would provide double glazing to the property and would greatly improve the efficiency of the property. The proposed windows will match their timber counterparts from the size to the detail of the windows. There will be little or no impact to the neighbouring properties or the surrounding area. The properties along Crediton Hill are pre-dominantly semi-detached housing and many have upgraded their windows to PVCu to maintain the character of the house.

The proposed windows are like-for-like replacements, more thermally efficient, more secure and easier to operate for a disabled person.

The application is being made on behalf of the homeowner & family where they have made this area of Camden their home for the last three decades.

This Design and Access statement describes the proposed development to the above site and it has been carefully considered and attempts to satisfy the local area design guide, local authority planning guidelines and supplementary advice, as well as the requirements for the property owner.

2. Site Description

The property is situated within the London Borough of Camden which lies in north west London, the southern most part of the borough extends to central London.

The house follows the other dwellings in the area in character which is typical in the West End Green Conservation Area; window replacements, rear extensions, garage conversions and enclosed Porches are common applications in the area.

The application proposes to replace the current timber windows to PVCu due to the deterioration of the current windows which are in much need of replacement.

The property is located within a conservation area therefore Article 4 Direction does apply however the features on 38 Crediton Hill or the surrounding properties are not listed. The area is well situated and has excellent transport connections; it is in close vicinity to Finchley Road & Froggnal Station, West Hampstead and Finchley Road Stations, serving underground and overground services.



3. Character and Appearance

The property has previously had a single storey rear extension and a loft conversion and majority of the surrounding area have carried out similar extensions therefore this proposal will not be detrimental to the area.

Window replacements are very common in the area due to the longevity of the houses in the area and are in need for maintenance to keep in line with the character of the area. Even though timber windows are predominantly used in the area and the precedent has been set and many houses have used PVCu, the detailing of these are identical to the original houses.

Double glazed PVCu are used to preserve the character of the area as well as having improved u-values and thermal comfort levels.



Timber Windows



PVCu Windows

4. Scale

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.

All windows are proposed to be replaced with matching replicas in 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.

5. Amenity

Properties within the area benefit from large front and rear gardens. The front garden has sufficient off road parking for two cars as well as access to the garage.

The area has many close by Amenity spaces such as Gladstone Park, Hampsted Heath, Golders Hill Park, ZSL London Zoo as well as smaller open spaces in the area.

6. Planning History

9005142 - Installation of dormer windows at second floor level as shown on drawing no. 2A. revised on 20.07.90. - Grant Permission - 09-03-1990

22358 - The enlargement of the existing rear extension and the construction of a means of access to the highway in connection with use of part of the front garden area for car parking purposes - Conditional

7. Site Photos



38 & 40 Crediton Hill



34 & 36 Crediton Hill

1. 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. The existing access to the property will remain unaltered; thus not altering the character of the area.

This proposal does not propose to alter the existing access.

The proposed windows are easier to open and operate.

2. 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.