

8 CREDITON HILL
WEST HAMPSTED
LONDON
NW6
REPORT FOR MR DALTON
DESIGN ACCESS AND HERITAGE STATEMENT

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Introduction

This report has been commissioned by the client Mr Dalton. This report sets out to describe the site and its relationship to the conservation area.

The proposal is for the construction of a replacement single storey rear extension at 8 Crediton Hill West Hampstead NW6.

8 Crediton Hill is located to the southern end of Crediton hill and is a semi-detached Edwardian building it is not a listed building but is sited within the West End Green Conservation area and as such this application is accompanied with a heritage statement.

Location and surrounding area.

West End Green is located in the north west of London being one of a group of satellites around Hampstead. The West End Green Conservation Area is centred on West End Lane and includes the adjoining streets.

“The character of the area is centred upon the ‘spine’ of the curving West End Lane; this provides the busy route and shopping core to the area. The Green marks a widening of the lane around a green space with mature trees and is a relic of the rural past. To the east and west of the Lane the side streets are lined with predominantly red brick houses and mansion blocks, a coherent area that was almost all built within 50 years.”

Crediton Hill runs north south and parallel and to the west of the lower of West End Lane with No 8 being located at the southern end of this road.

Site History

The subject site is located at the southern end of Crediton Hill. The houses on this street are a mixture of large detached and semi-detached Edwardian properties. The subject building is a semi-detached property being linked with No6 Crediton Hill

The building along with much of Crediton Hill is noted in the Conservation Area appraisal as being a positive contribution to the area. The façade appears to be sound with stone mullioned windows red brick walls and a wrought iron balcony at first floor level. The front gable carries a Dutch gable in keeping with many of the houses on this street from this period.

Existing condition

The main building and gardens have been well maintained.

The Proposals

Proposed Works

The proposal is to construct a replacement single storey rear extension to the rear of the property. The front elevation will remain unaltered. Internal alterations will improve the efficiency of the living space improving the viability of the dwelling.

Conclusion

The works are to the rear of the property and as such do not detract from the street scene and therefore the conservation area.

We the designers feel therefore that the design is sympathetic to the conservation area and we hope that this application can be supported by the council.