

DESIGN & ACCESS STATEMENT

27 CREDITON HILL, LONDON, NW6 1HS

PLANNING APPLICATION - January 2019

FRONT ELEVATION :- PROPOSED FRONT DORMER, WINDOW TO GABLE WALL, AND INCREASE IN SIZE TO EXISTING ROOFLIGHT

REAR ELEVATION :- PROPOSED WIDENING OF EXISTING DORMER AT ROOF LEVEL, INCREASE IN DEPTH AND MODIFICATION OF ROOF FORM INCLUDING THE ADDITION OF ROOF LANTERN TO EXISTING REAR EXTENSION

BACKGROUND/LOCALITY

27 Crediton Hill is an attractive semi detached Edwardian property towards the northern end of the road. It is a two-storey single family dwelling with additional bedrooms in the loft.

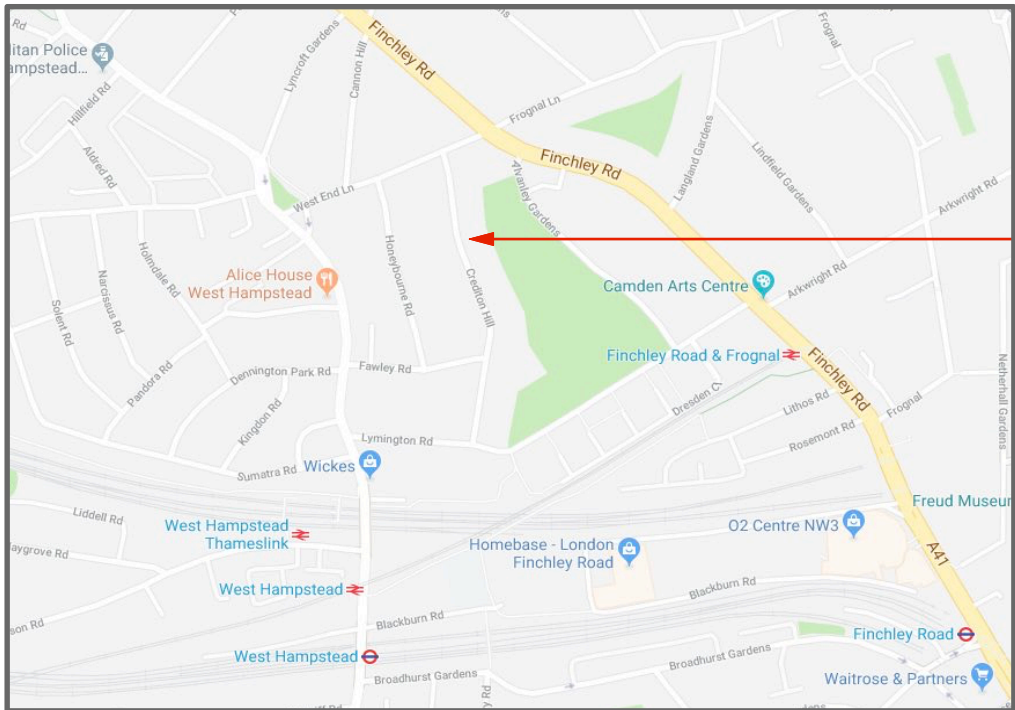
The property is located within the London Borough of Camden and is in the West End Green and Parsifal Road conservation area.

The property has a picturesque front garden and driveway, and generous rear garden located on raised levels. The houses have characteristic facing brickwork and rendered facades and steep tiled roofs

The property is very well located with 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.

West Hampstead is a stones throw away enabling easy access to a large variety of local amenities, including shops, libraries, gymnasiums and restaurants.

Tha property has a ptal of 5



27 Crediton Hill

MAP

FRONT ELEVATION

FRONT DORMER, WINDOW TO GABLE WALL, INCREASE IN SIZE OF ROOFLIGHT

27 and 29 Crediton Hill are a pair of semi detached houses. The front elevation of 29 Crediton Hill has a front dormer, gable window and conservation type roof light, 27 Crediton Hill only has a conservation type roof light.

Due to the differences to the roofs of the front elevation the pair of semi detached houses have no symmetry and look unbalanced.

To add symmetry the proposal is to introduce a front dormer, gable window and modify the size of the existing rooflight to the front elevation.

The proposed front dormer will be the exact size of the front dormer at 29 Crediton Hill and finished in the same materials. The proposed gable window will match the gable window at 29 Crediton Hill and finished in the same materials, the proposed conservation type roof light will match to the conservation type roof light at 29 Crediton Hill and finished in the same materials.

We acknowledge that front dormers are not always supported but given the proposal seeks to harmonise & balance the elevation with the neighbouring property we suggest this could preserve and enhance the Conservation Area. This can be seen on the aerial photo below.



REAR ELEVATION

INCREASE IN DEPTH AND MODIFICATION TO THE REAR EXTENSION

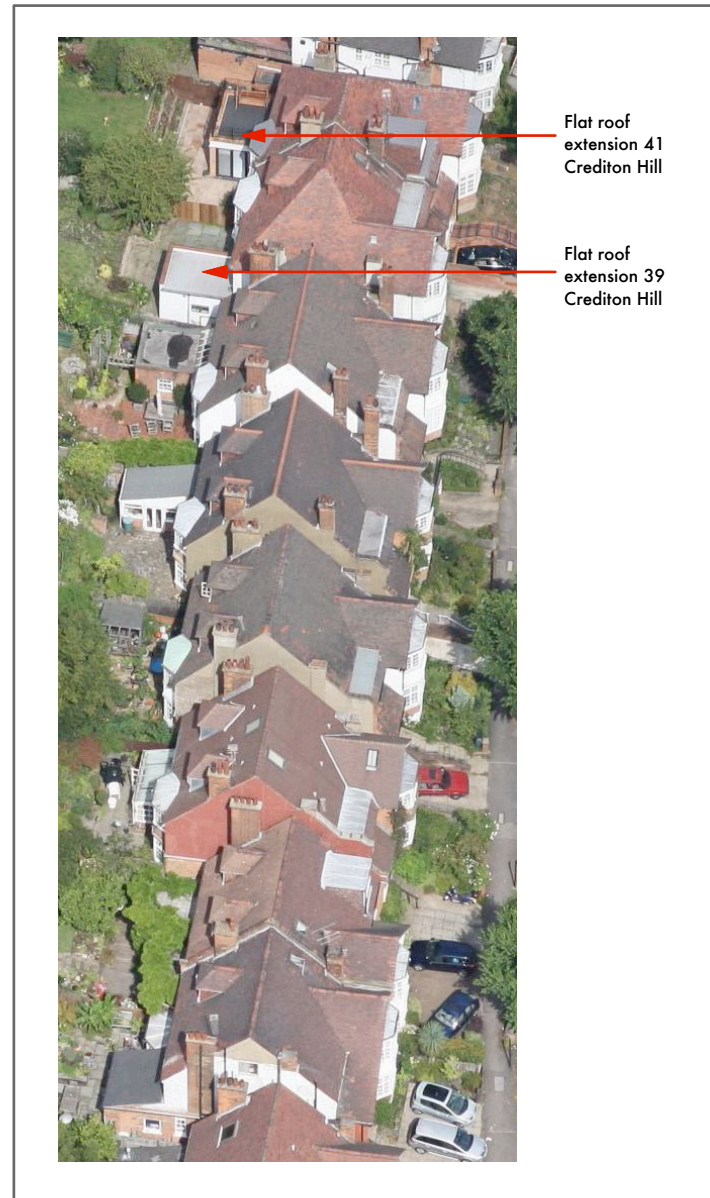
The proposal is to increase the depth of the existing single storey rear addition by 2,975mm and modify the roof form from a single pitched roof to flat roof. A timber framed glazed roof lantern is also being proposed to sit on the proposed flat roof.

There are numerous examples of flat roofed rear extensions along the street as seen on the aerial photo opposite

WIDENING OF EXISTING DORMER AT ROOF LEVEL

The proposal is to increase the width of the existing dormer, in effect creating a double dormer. Rather than proposing a box type dormer (eg 46 Crediton Hill,) to preserve and enhance the conservation area the hipped roof form at either side is being proposed similar 28 & 44 Crediton Hill.

The proposed enlarged dormer will be finished in materials to match the existing.



MATERIALS

Front dormer roof & cheeks: lead to match the neighbouring dormer

Rear dormer roof & cheeks : tiles to match existing

Windows to front & rear : timber framed double glazed

Doors to rear : timber framed double glazed

Roof lantern to rear extension : timber framed double glazed

Walls to rear extension : brick to match existing

Roof to rear extension : single ply membrane

Coping : stone

BICYCLES

To remain unchanged.

REFUSE STORAGE

To remain unchanged.

ACCESS

Access to the property will remain unchanged.

CONCLUSION

The proposals have been sensitively designed and by reason of their size, position and detailed design would preserve and enhance the character and appearance of the conservation area & the street scene.

Clues for the proposals have been gleaned from neighbouring properties to ensure the resultant building harmonises with its surroundings.

It is also concluded that the works would not impact harmfully upon levels of amenity enjoyed by residents of neighbouring properties. Therefore, it is concluded that the development would be in accordance with the relevant policies of the development plan.

