

8 CREDITON HILL
WEST HAMPSTED
LONDON
NW6
REPORT FOR MR DALTON

DESIGN ACCESS AND HERITAGE STATEMENT

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BS3 4AN
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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 by a heritage statement.

This application seeks minor amendments to the householder development proposals agreed for this property under application **2018/3517/P**.

Location and Surrounding Area

West End Green is located in the north west of London being one of a group of satellite settlements 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 semidetached 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.

A planning application for *'Demolition and erection of single storey rear extension. Replacement rear dormer. Insertion of Juliette balconies at first floor. Alterations to rear fenestration'* was approved on 7 November 2018 under application **2018/3517/P**.

Existing condition

The main building and gardens have been well maintained.

The Proposals

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.

The proposed development seeks minor alteration to the approved single storey extension. A comparison of the approved extension versus the proposed is annotated on the accompanying planning drawings.

The proposed design is no deeper than the approved but removes the small courtyard formation on the floor plan, making the overall extension narrower. The elevations are approximately 550mm taller at the eaves than the approved. There is a change from bi-folding doors to a French door arrangement with aluminium frames. The elevations are proposed to be clad in zinc.

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.

The proposed alterations to the envelope of the approved extension do not materially alter the impact on the addition on neighbouring private amenity space nor the host dwelling.

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