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0966 - **31 Crediton Hill, London NW6** - design and access statement

London, 17 February 2019

# Design and Access Statement

31 Crediton Hill, London NW6 1HS

**AMENDED FRONT STEPS TO FRONT ENTRANCE**

## *Contents*

1.	Introduction	3
2.	The Site and Surroundings: Location	4
3.	Design Principles and Concepts	5
	3.1. Design in context	5
	3.2. Layout	5
	3.3. Scale & appearance	5
	3.4. Sustainability and Materials	5
	3.5. Amenity	6
	3.6. Flooding and surface water	6
4.	Access	6
5.	Site Access	6



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## **1. Introduction**

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

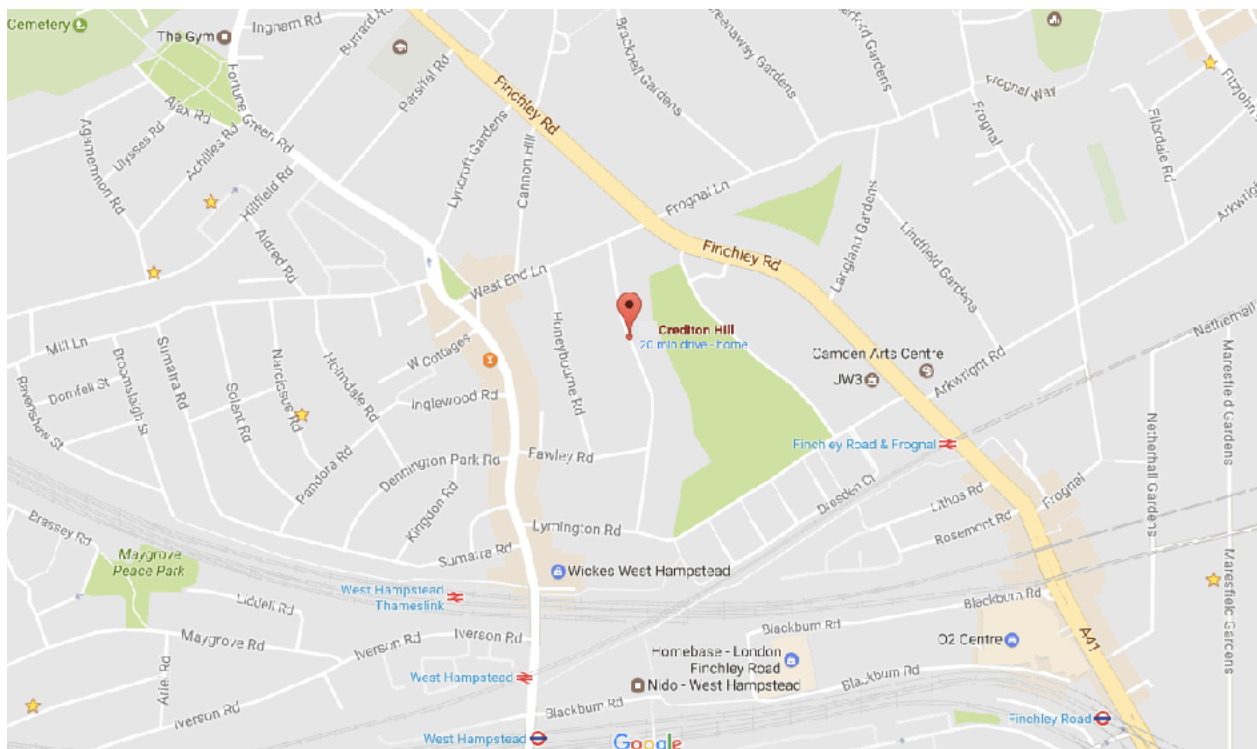
This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This application is for changes to the front steps leading to the main entrance.

## 2. The Site and Surroundings: Location

This property is located on Crediton Hill, a quiet long residential street. The closest stations 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.

It is a detached house, part of row of two storey detached houses with picturesque front gardens and driveways, and generous rear gardens, located on raised levels. The houses have characteristic facing brick work and rendered facades and steep tiled roofs. Most houses in this area have been altered from the original designs, with various extensions to the back or dormers, and the original brickwork has been largely replaced with rendered sections throughout the street scape.



The site borders with Nos 29 and 33 Crediton Hill, and the rear part of the garden faces the side garden of Nos. 65-72 and 73-80 Yale Court on Honeybourne Road.

### **3. Design Principles and Concepts**

#### **3.1. Design in context**

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance in an adverse way.

The front entrance is proposed to be moved to the side, allowing for adequate bike and bin storage for its new owners.

All this provides in our view a natural extension to the existing building within its current context and does not impact its setting.

#### **3.2. Layout**

The front steps with landing are proposed to be replaced with a much shorter flight of stairs, at an angle to the main entrance, and the pedestrian entrance gate will be relocated to its new position.

#### **3.3. Scale & appearance**

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.

The changes to the front steps will allow for easier usage of the existing on site parking, and there are several recent precedents in the area - namely No 35.

#### **3.4. Sustainability and Materials**

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

### **3.5. Amenity**

There is currently a good sized front garden at the property. This proposal is not overly reducing it in a harmful way, and does not reduce the existing front garden by more than 50%. This proposal does not cause any adverse effects on the amenity of neighbouring properties.

### **3.6. Flooding and surface water**

This site is not identified as within the risk of flooding zone as shown in the Environment Agency's maps section. Surface water in the rear garden will be removed via a new drain at the back of the proposed extension.

## **4. 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.

This proposal does propose to change the steps' location, but not their amount.

## **5. 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.