

## DESIGN & ACCESS STATEMENT

32 CREDITON HILL: REAR DORMERS

CA

32 CREDITON HILL, LONDON NW6 1HP

DESIGN & ACCESS STATEMENT

OCTOBER 2021





Introduction

This Design & Access Statement has been produced by Connect Architecture.

The application property, no.32 Crediton Hill, is located within West End Green conservation area. West End Green is on the west side of the Borough of Camden.

The West End Green conservation area appraisal and management strategy was adopted on 28 February 2011.

West End CA appraisal and Management Strategy:

Buildings that make a positive contribution  
The houses no. 1(much altered), 3-11, 15-55 odd 2-76 even of Crediton Hill relate to the core reason for the conservation area designation and significance.

This is primarily the development at the end of nineteenth and turn of the twentieth century. They have a positive effect on the environment and could be a single building, group or landmark. The Council will resist demolition.

Planning constrains:

Conservation Area Consent is required for the demolition of garden walls that are over 1m in height fronting the highway, and 2m elsewhere. The demolition of original boundary walls will be resisted.

Article 4 directions:

Article 4 Directions are implemented to control:

- front garden areas and boundary treatment,
- window replacements,
- external door replacements

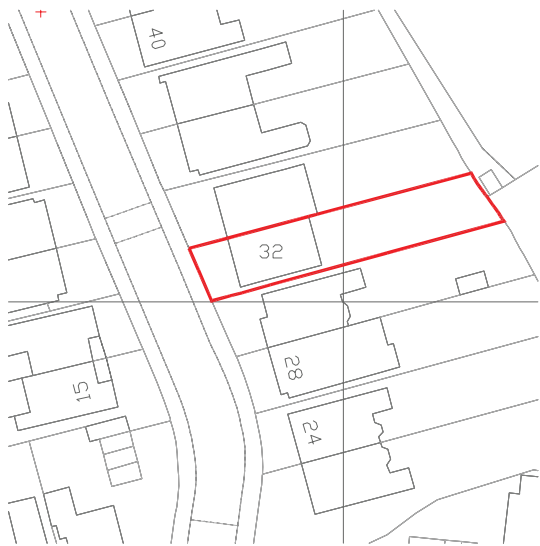
Basement development:

When considering applications for basement extensions within the Conservation Area, the Council will need to be satisfied that effective measures will be taken during demolition and construction works to ensure that damage is not caused to the building and any buildings it directly adjoins. The Council will normally resist basement development fronting the highway due to its impact on the appearance of the Conservation Area.



Fig 1: 'Site'

West End Green Conservation Area boundary line



2 BLOCK PLAN  
Scale: 1:500  
0.0m 10.0m 20.0m 30.0m 40.0m 50.0m

LOCATION PLAN





Planning History

Site

Planning history at 32 Crediton Hill within the last ten years are relatively relating to work to trees and a minor work:

- 2016/3669/T

REAR GARDEN: 1 x Oak - Reduce branches overhanging the tennis club back to previous most recent cuts

- 2012/5256/T

REAR GARDEN: 1 x Oak - Reduce overall by 2-3m. Lift and cut back over the tennis court, Prune to shape and tidy up. 2 x Ash - Reduce overall by 2-3m. Lift and cut back over the tennis court. Prune to shape and tidy up. 1 x Elderberry - Lift and cut back over the tennis court only.

- 2008/5106/T

REAR GARDEN, CLOSER TO REAR BOUNDARY: 1 x Oak - Crown reduce by 30%, remove deadwood & reshape. 1 x Oak, 2 x Sycamore & 3 x Hornbeam - Fell to ground level and poison the root. 2 x Ash - Reduce to previous pruning positions. 1 x Hornbeam - Crown reduce by 20 - 30%, remove deadwood , reshape & generally prune back overhang from Tennis Court.

- CTP/F5/7/5/4872

The construction of a footway crossing at 32 Crediton Hill, Camden.



Existing rear elevation to nos. 30-36 Crediton Hill



Existing entrance elevation to nos. 30-34 Crediton Hill

#### DESIGN:

The proposals to no.32 Crediton Hill have been carefully considered with a particular focus on reinstating the original character of the property with high quality materials and detailing. The property is to be a family home and requires updating to suit 21st century family living. Sustainability is a core focus for the proposed works to the application property; utilising reclaimed materials, the roof and floors are to be insulated, the new windows are to be double glazed and proposing to use renewable energy, via heat pumps.

The works include:

- Replacement roof with tiles to match the existing
- Replace 2no. existing rear dormer extensions with 2no. larger dormer extensions; windows to be timber casement windows painted with traditional glazing bars
- Replacement of all rear windows with timber casements painted with traditional glazing bars
- New single casement window at first floor level to match the other windows

The overall designs will enhance the property and the conservation area.



Street view as proposed



#### REAR DORMER DESIGN CONSIDERATIONS:

- The rear dormers to Crediton Hill vary in style and massing.
- Nos. 28, 34, 36, 38, 44, 46, 52 and 54 Crediton Hill have had the rear extensions enlarged; refer to the adjacent aerial images.
- Nos. 28, 34, 44 and 46 have removed the original pair of dormers and replaced with a single large dormer; removing the rhythm of the rear roof pitches.
- There is little visible rhythm to the dormers, primarily because of the variations in massing and design to the dormers and because the houses vary in form, they are on a hill and in plan form they are not parallel with the road and staggered.
- The rear dormers are not visible from Crediton Hill and partially visible from Albanley Gardens from over 100m away
- The proposed rear dormers are designed to match the original dormers in terms of design and finish. The dormers are to be enlarged proportionally to go from two panes to three panes.
- The dormers remain subservient to the main roof; the existing sill level is retained, the height increases by slightly to maintain the original pitch. The dormer ridge will remain noticeably lower than the main roof ridge line. The proposals maintain the pair of dormers so that the main roof is visible both either side and in between the dormers.
- The designs are sympathetic to the original property and the conservation area.
- The enlargement of the rear dormer is required for space planning of the second floor.
- Currently 50% of the floorspace of the second floor is unusable because of poor headroom and required circulation space.





#### NEW CASEMENT DESIGN CONSIDERATIONS:

- The fenestration at first floor level to the rear elevations to Crediton Hill vary in design and scale .
- Nos. 34, 36, 38, 40, 44, and 46 Crediton Hill have had had their first floor windows adjusted; refer to the adjacent aerial images:
  - 34 Crediton Hill; 3 panel casement replaced with 4 panel casements without glazing bars
  - 36 Crediton Hill; rear extension and 3 panel casements replaced with pair of French doors
  - 38 Crediton Hill; 3 panel casement replaced with single door and single casement
  - 40 Crediton Hill; 3 panel casements replaced with pair of French doors
  - 44 Crediton Hill; 3 panel casements replaced with pair of French doors
  - 46 Crediton Hill: rear extension and 3 panel casements replaced with larger window with increased central pane
- No. 36 and 46 have had extensions at first floor level that remove the step between the canted bay and rear wall
- No.6 Honeybourne Road (the parallel road to Crediton Hill) was granted a first floor rear extension in 2015, reference 2015/2095/P, as detailed on the following page.

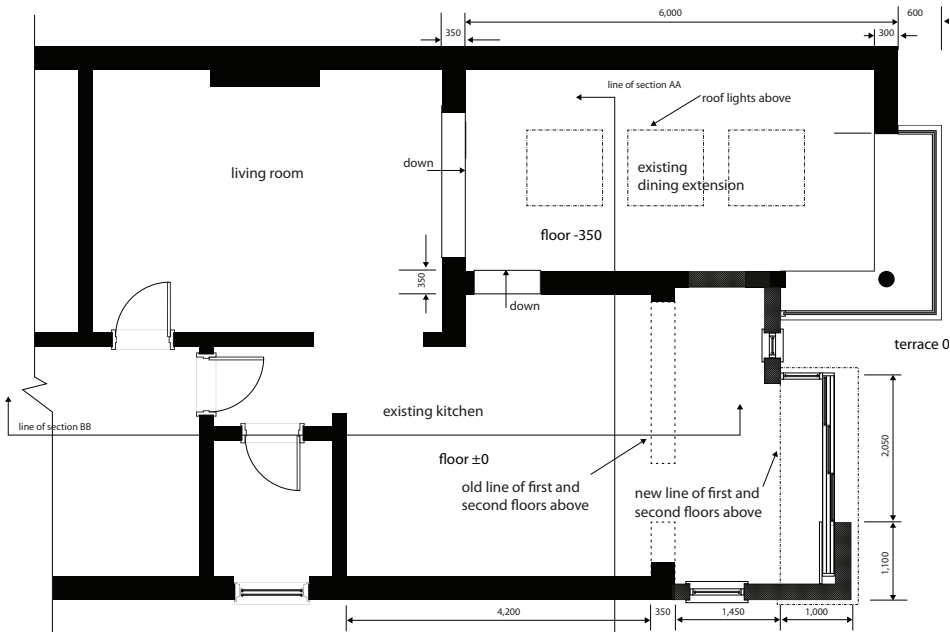


Properties within West End Conservation Area:  
6 Honeybourne Road

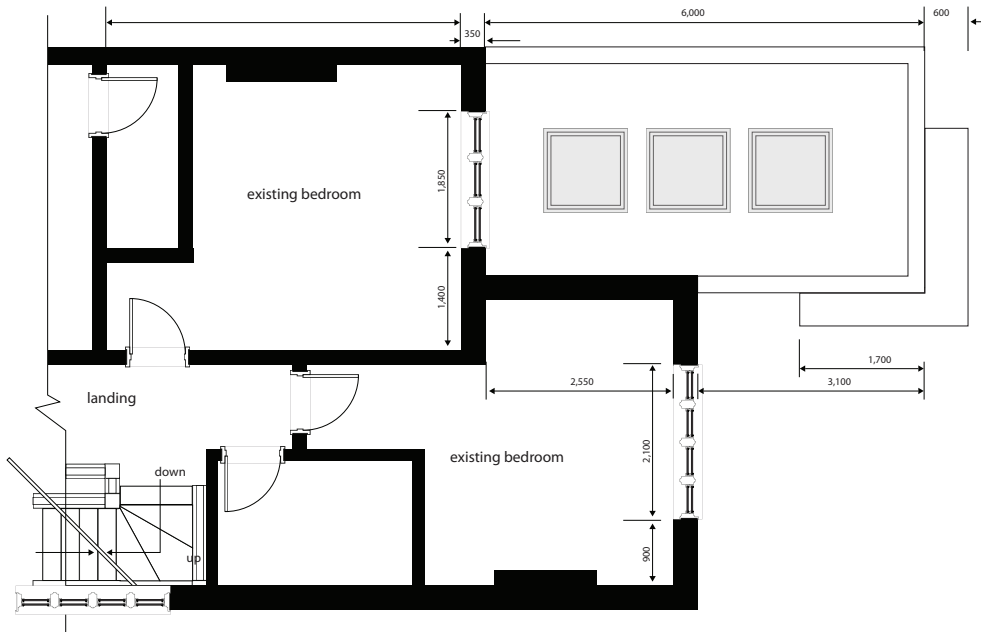
Application type: two storey rear extension



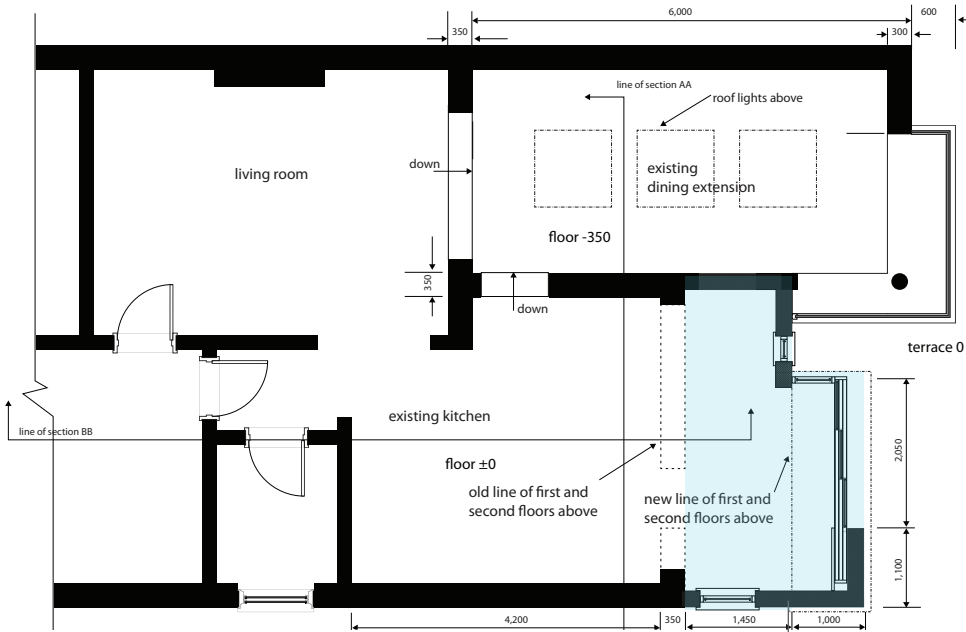
- 2015/2095/P  
Erection of a two storey rear extension and loft conversion to dwelling house (Class C3).



EXISTING GROUND FLOOR PLAN

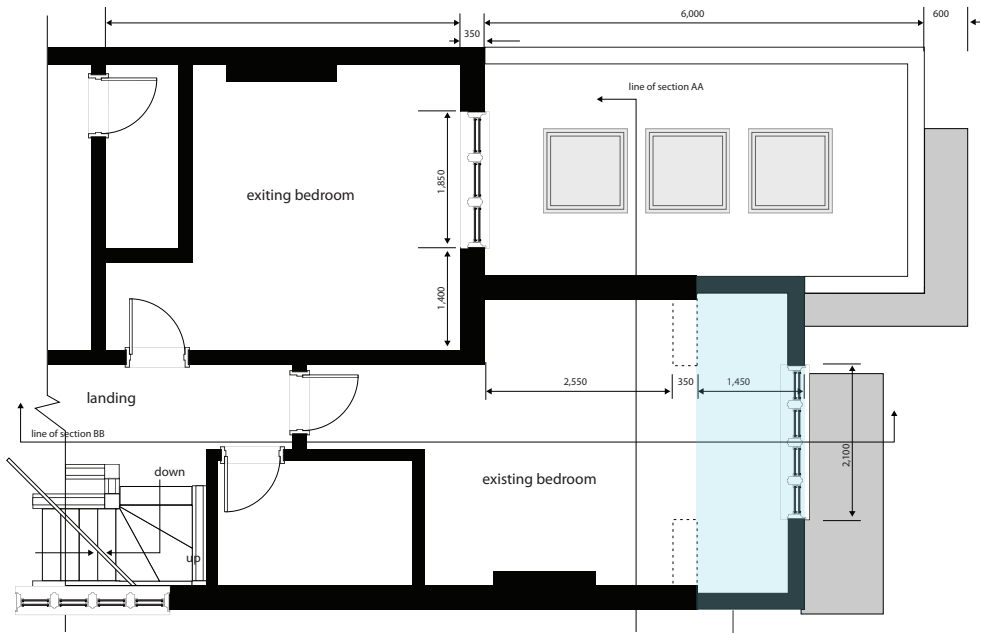


EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

The Ground floor extension



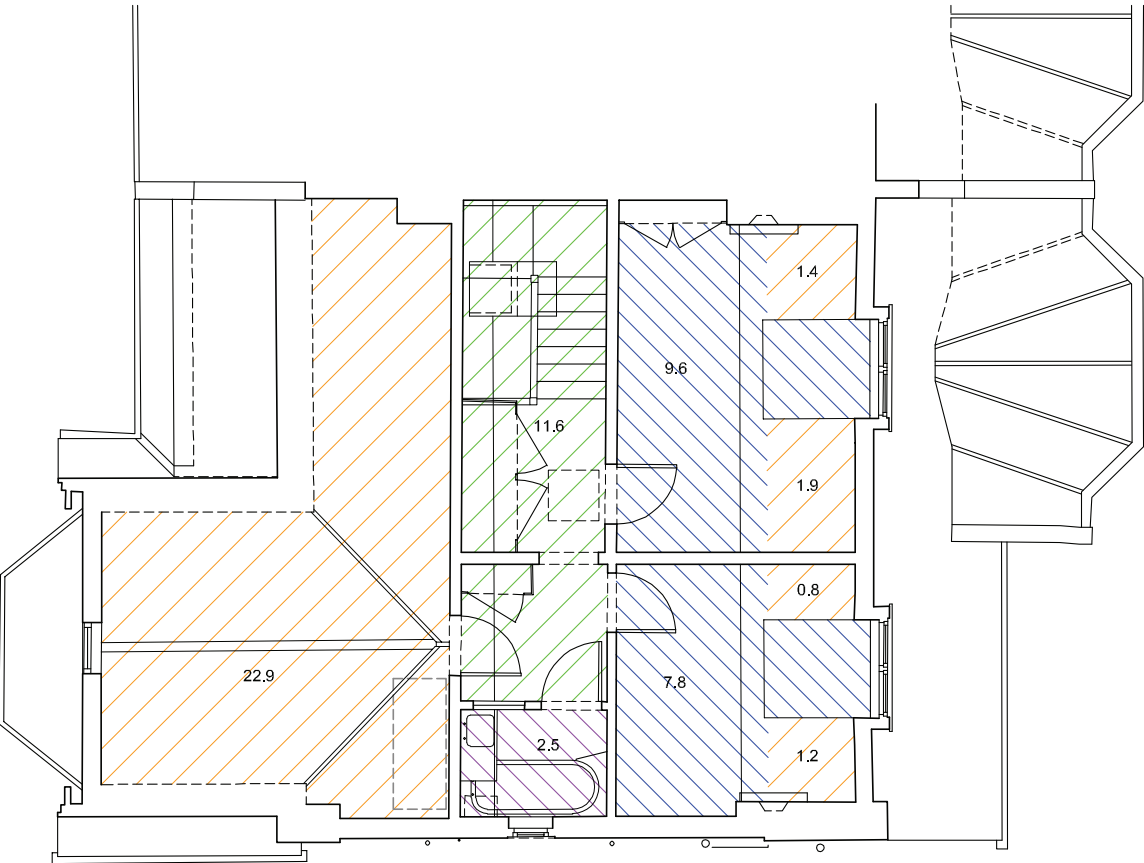
PROPOSED FIRST FLOOR PLAN

The First floor extension



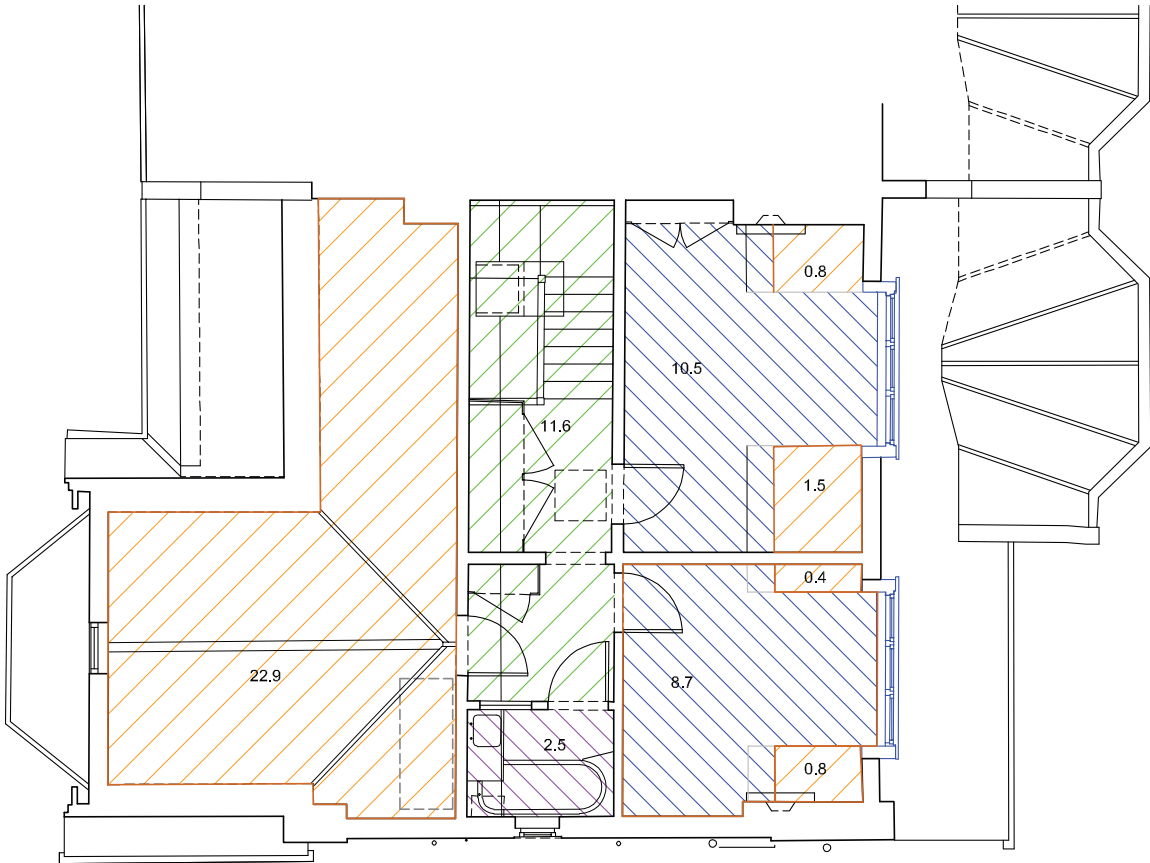
Second Floor Plan Zone Areas:  
Existing & Proposed

The proposed front dormer will enhance the usability of the second floor and make it suitable for 21st century family living.



SECOND FLOOR PLAN - AS EXISTING

KEY:  
Unusable space: 28.2m<sup>2</sup>  
Circulation space: 11.6m<sup>2</sup>  
Habitable space: 17.4m<sup>2</sup>  
Bathroom: 2.5m<sup>2</sup>



SECOND FLOOR PLAN - AS PROPOSED

KEY:  
Unusable space: 26.4m<sup>2</sup>  
Circulation space: 11.6m<sup>2</sup>  
Habitable space: 19.2m<sup>2</sup>  
Bathroom: 2.5m<sup>2</sup>

## Conclusion

The proposals have been carefully considered with a focus on enhancing the property with traditional detailing, taking precedent from the context of the conservation area and implementing sustainable design by installing double glazing and reusing materials.

The additional casement window at first floor level would match the original windows and align with the existing fenestration. There are many variations to the fenestration at first floor level along Crediton Hill.

We understand that the council has reservations about the scale of the rear dormers. However, the following reasons demonstrate that the rear dormers are acceptable and would not cause harm to either the application property or the conservation area:

- Rear dormers are a regular design feature on Crediton Hill and surrounding roads
- The rear dormers are of a design that is sympathetic to the character of the property
- The rear dormers remain subservient to the main roof
- The dormer does not impinge on the pair of semi-detached properties because the attached neighbouring property has had significant alterations to the rear dormers which has removed the original symmetry of the pair. The symmetry will be further removed by reinstating the windows with traditional glazing bars.
- The location, orientation and form of 32 Crediton Hill means that the rear dormer would not be visible from Crediton Hill.
- The design of the second floor as existing means the majority of the second floor footprint is unusable because of headroom restrictions. The rear dormers would enhance the use of the top floor and protect the future use of the property as a family home suited to 21st century living.

The enlarged dormer extensions form part of a total restoration to the rear elevation of the property, to include replacing the contemporary casements with windows to match the original with traditional glazing bars, replacement roof with reclaimed tiles. The adjacent images showing the existing and proposed demonstrate that the proposals would be an enhancement to the property and wider conservation area.



Rear Elevation As Existing



Rear Elevation As Proposed