

## DESIGN & ACCESS STATEMENT

32 CREDITON HILL: FRONT DORMER

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
- New dormer window with timber casement windows painted with traditional glazing bars
- Replacement of all windows with timber casement windows painted with traditional glazing bars
- New landscaping to the front garden; replace the brickwork to boundary garden wall with reclaimed red bricks to match existing

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

#### Access:

The proposals do not alter the access to the property



Visualisation of proposed works to no. 32 Crediton Hill



#### FRONT DORMER DESIGN CONSIDERATIONS:

- There are multiple examples of front dormers visible from the street scene within the area and form part of the character of the conservation area; refer to the adjacent aerial images.
- On Crediton Hill approximately fifty percent of the properties have a front dormer; they form a part of the architectural language of the street
- 41 Crediton Hill was approved a front dormer, application reference 2008/4466/P.
- The houses vary in form, they are on a hill and in plan form they are not parallel with the road and staggered: there is little visible rhythm to the street.
- There is a gable roof that projects to the front of the main roof elevation to the application property, meaning the dormer extension would not be visible from the south side of Crediton Hill. When no.32 Crediton Hill is viewed from the north end of the street the gable to 34 Crediton Hill blocks the main roof to nos. 34 and 32 and therefore the dormer would only be visible in full when close to the application property. Furthermore, the surrounding properties also have gable ends of varying styles that obscure the main roof lines and therefore, the proposed dormer will rarely be seen in the context of the surrounding roof lines; there is not a consistent street rhythm to the main roof lines. For example, when one is stood opposite no. 32 Crediton Hill, the front dormers to No. 28 and no. 22 Crediton Hill are not visible because they are visually blocked by the gable ends.
- The proposed dormer is to be subservient to the main roof.
- The front 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.
- The design and materials are to be of the highest quality



Nos. 2-20 (even numbers) Crediton Hill all have front dormer windows



8 out of the 9 properties to south side of Fawley Road have dormers in the main roof pitch are visible from the street scene



10 out of the 12 properties to north side of Fawley Road have dormers in the main roof pitch visible from the street scene



15 out of the 16 properties to south side of Lymington Road have dormers in the main roof pitch visible from the street scene



8 out of the 10 properties to north side of Lymington Road have dormers in the main roof pitch visible from the street scene



#### FRONT DORMER DESIGN CONSIDERATIONS:

- A feature of the street is the symmetry between the adjoining semi-detached properties. However, the adjoining property no. 34 Crediton Hill has had significant historic adjustments that have eroded this symmetry:
  - the ground floor entrance wall has been brought forward removing the step between the principal elevation and gable, found in the other properties of this design along Crediton Hill
  - the ground floor wall containing the three panel windows has been enlarged and the windows increased in width pushing the front door over so it breaks the dominant line of the gable elevation, the spacing between the front door and canted bay is reduced and offsets the door from the pitched tiled roof line above.
  - In addition, the proposals to 32 Crediton Hill include the upgrading of the windows to return them to the original design with traditional glazing bars, which is viewed favourably by the council and this will further distance the symmetry of the properties.
  - There are rooflights to no. 32 Crediton of a poor quality that do not match,
  - There is a circular window to no.32 gable end that the neighbour does not have.
  - There is no extension to the dropped kerb for no.34 and they have a space for two cars, whereas the proposal to no.32 is to landscape the front and allow for one parking space.
  - The tiles above the front entrance are not original and do not blend well with the traditional tiles.
- The adjacent image highlights (in red) the work that would need to be done to no.32 Crediton Hill to create symmetry with no. 34. These are clearly significant changes that would impinge on the character of the original house.
- All of the above demonstrate that 32 and 34 Crediton Hill are no longer symmetrical and consequently the dormer will not harm the relationship between the properties.



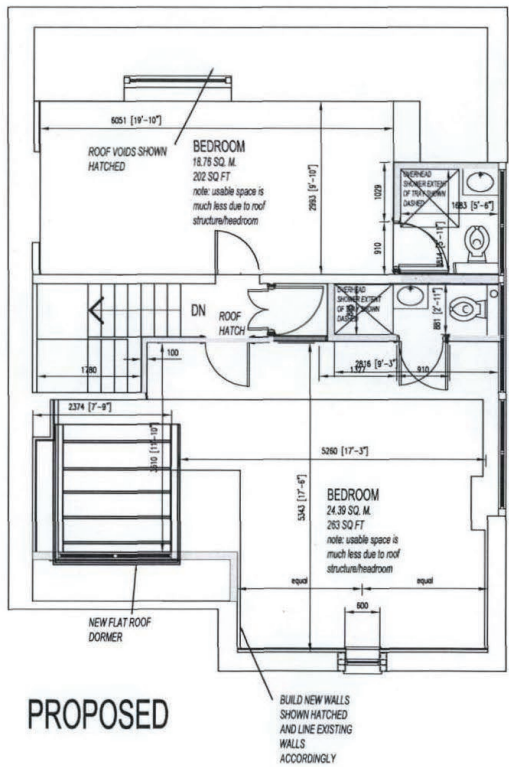
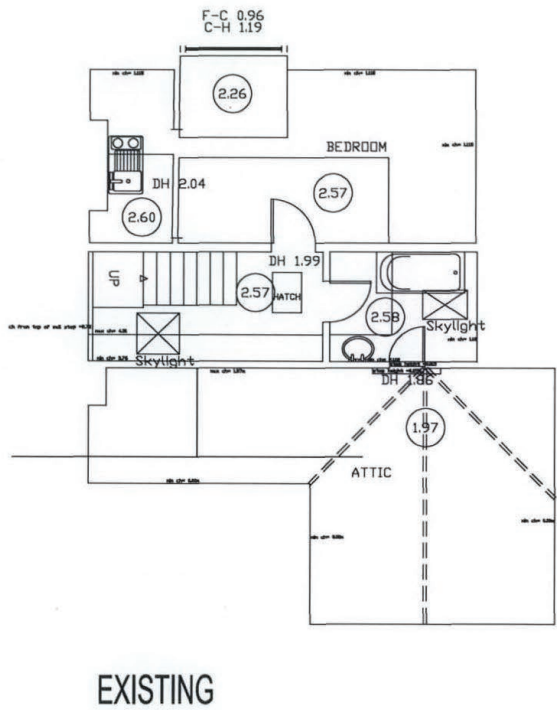
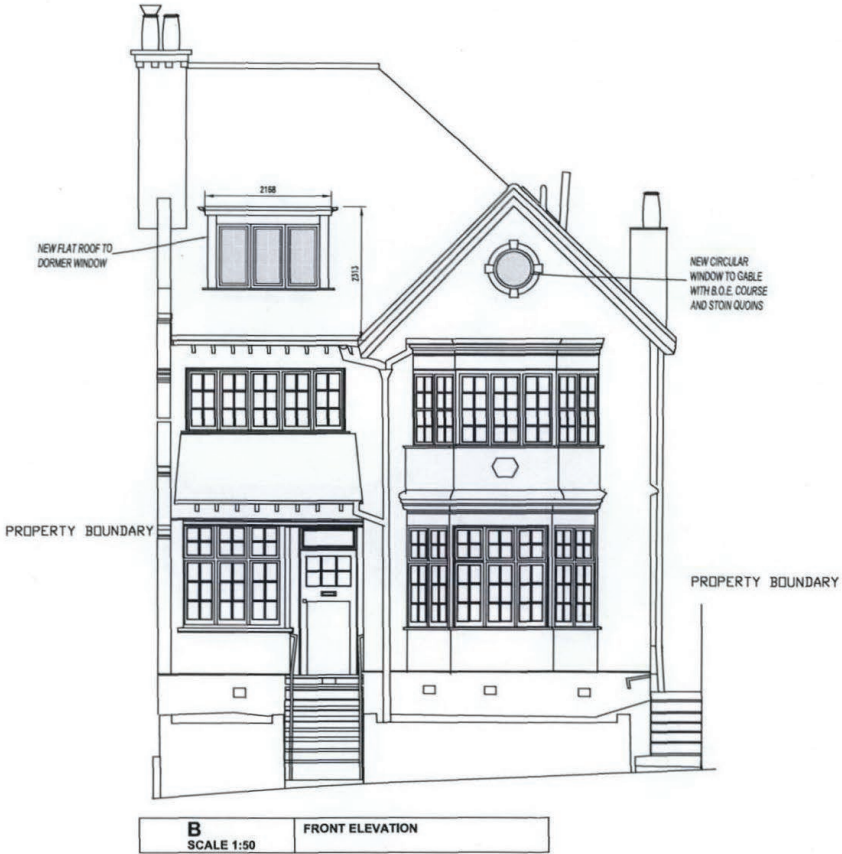
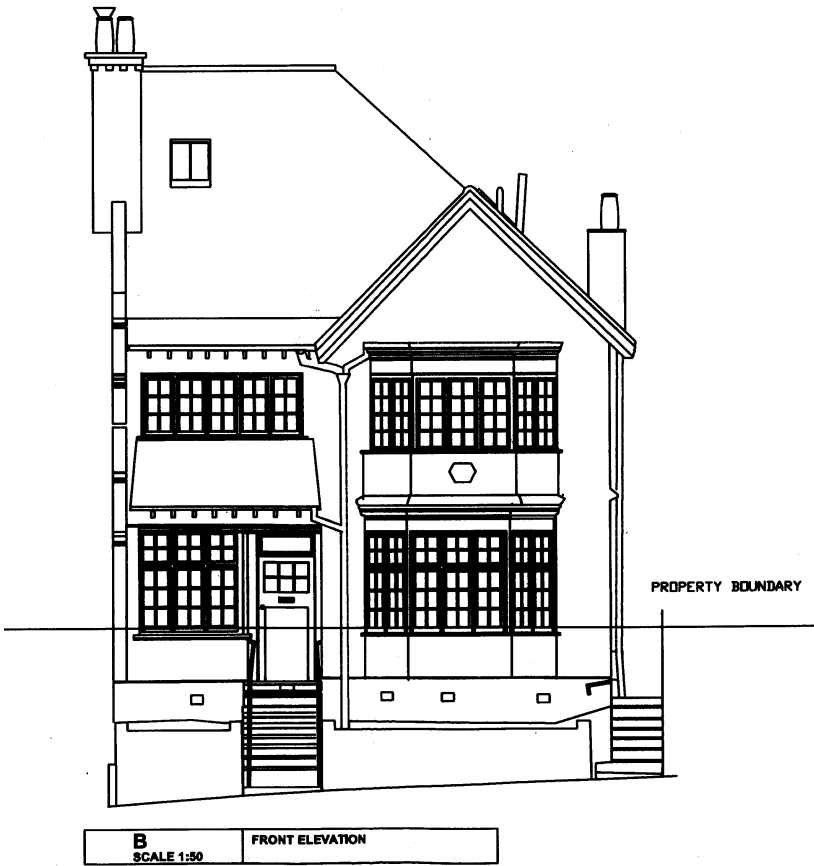


Properties within West End Conservation Area:  
41 Crediton Hill

Application type: front dormer



- 2008/4466/P  
Erection of dormer window in front roofslope  
of existing single-family dwellinghouse.





Properties within West End Conservation Area:  
Crediton Hill\_Front dormer extensions



12 Crediton Hill



14 Crediton Hill



16 Crediton Hill



18 Crediton Hill



20 Crediton Hill



22 Crediton Hill



28 Crediton Hill



29 Crediton Hill



36 Crediton Hill



41 Crediton Hill



Properties within West End Conservation Area:  
Crediton Hill\_Front & side dormer extensions



45 & 47 Crediton Hill  
side dormer



53 & 55 Crediton Hill

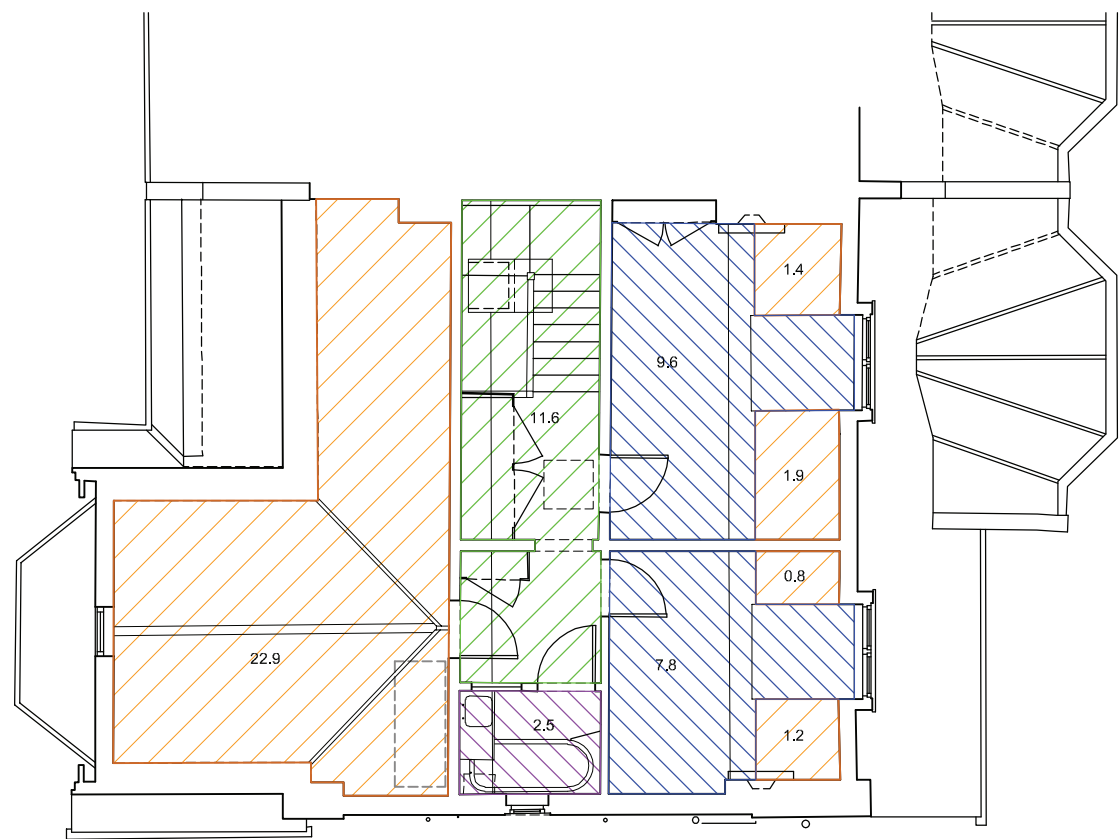


60 & 62 Crediton Hill



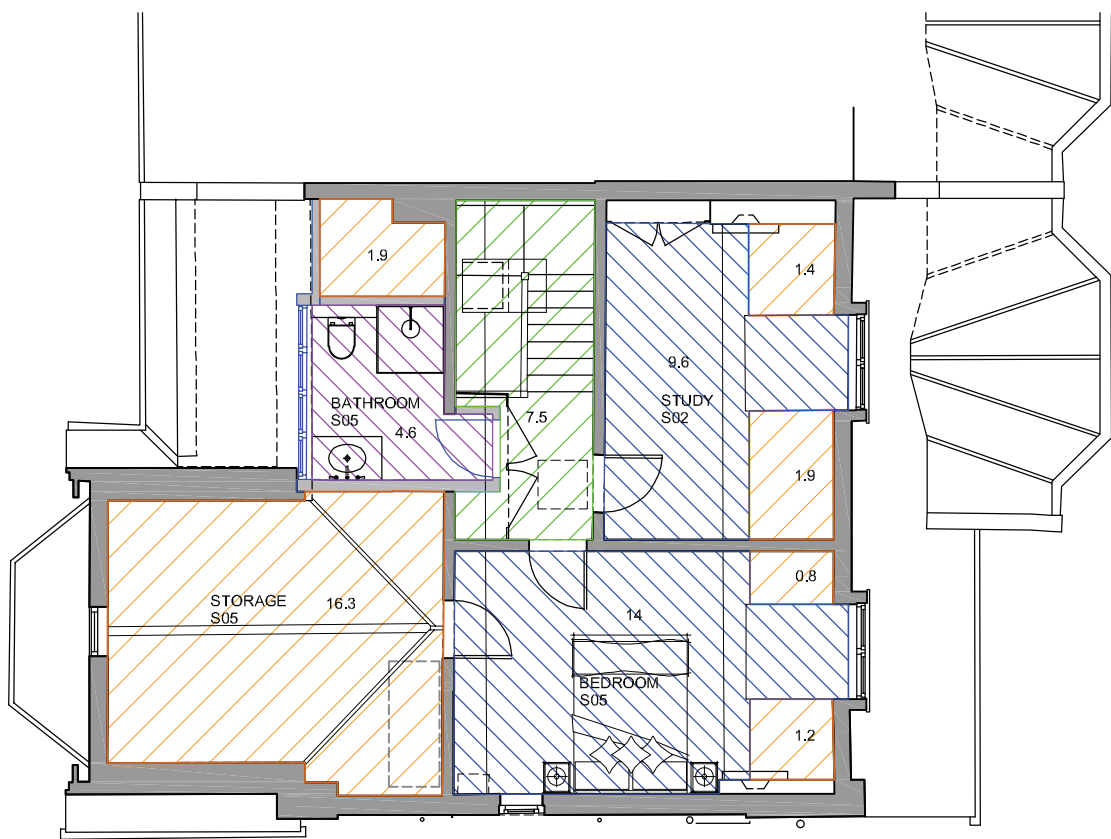
Second Floor Plan Zone Areas:  
Existing & Proposed

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: 23.5m<sup>2</sup>
  - Circulation space: 7.5m<sup>2</sup>
  - Habitable space: 23.6m<sup>2</sup>
  - Bathroom: 4.6m<sup>2</sup>



## Conclusion

The proposals have been carefully considered with a focus on enhancing the property with traditional detailing, enhancing the conservation area with designs focused on precedent from the surrounding context and sustainable design by reusing materials and utilising renewable energies.

We understand that the council has reservations about front dormers in principle. However, in this instance the following reasons create a special case for a front dormer to be acceptable on the application property:

- Front dormers are a regular design feature on Crediton Hill and surrounding roads; it would not look out of character
- The dormer does not impinge on the pair of semi-detached properties as the attached neighbouring property has had significant alterations to the ground floor which has removed the original symmetry of the pair. In reinstating the windows with traditional glazing bars the pair of houses will be less balanced still.
- The location, orientation and form of 32 Crediton Hill means that the front dormer would rarely be visible in the context of the street scene
- The layout of the second floor as existing means the majority of the second floor footprint is unusable because of headroom restrictions. The front dormer 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
- There is precedent; a front dormer was approved to No. 41 Crediton Hill in 2008 (ref. 2008/4466/P)

The roof dormer extension has been considered in terms of design, materiality and massing; it is subservient to the main roof, clearly reads as an extension and matches the higher quality front dormers along 32 Crediton Hill.

The dormer extension forms part of a total restoration to the entrance elevation of the property, to include replacing the contemporary casement with windows to match the original with traditional glazing bars, replacement roof with reclaimed tiles, replacing the boundary wall with reclaimed red bricks to match the street, repainting the green timberwork to be white. It is evident from the adjacent existing and proposed images that the proposals would be an enhancement to the property and wider conservation area.



Street view as existing



Street view as proposed