

DESIGN & ACCESS STATEMENT

32 CREDITON HILL: REAR EXTENSION

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

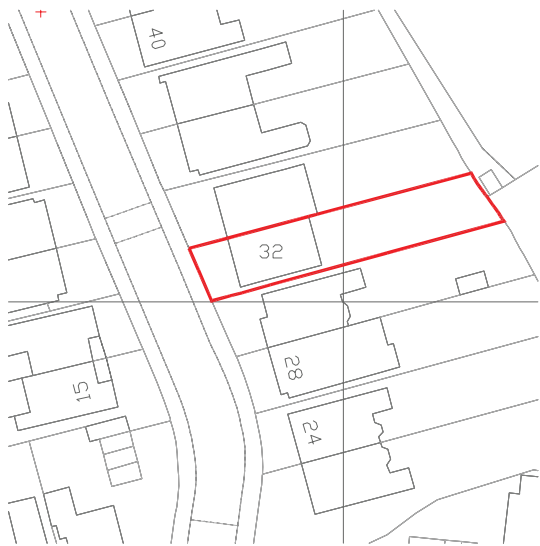
Basement development:

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; the proposed rear extension will allow for an open plan kitchen/ dining area. Sustainability is a core focus for the proposed works to the application property; utilising reclaimed materials, the walls, roof and floors are to be insulated, the new windows are to be double glazed.

The works include:

- New single storey rear extension with reclaimed bricks, parapet walls to conceal the gutter; casement windows to be double glazed with traditional glazing bars and metal sliding doors with minimal frames
- New timber door to first floor canted bay; traditional glazing bars and painted white
- Metal railings to match the entrance gate to no.22 Crediton Hill
- Replace windows with timber casement windows painted with traditional glazing bars
- New ramped side access to replace steps

The design of the ground floor extension echoes the form of the original property, with a canted bay stepped beyond the rear wall line. The ground floor extension will be replacing a non-original kitchen extension of a poor quality.

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

Access:

The proposals do not alter the principal access to the property. However, the proposed ramps to the side entrance will improve accessibility



Proposed Rear Elevation to no. 32 Crediton Hill

GROUND FLOOR REAR EXTENSION DESIGN CONSIDERATIONS:

- The designs have been carefully considered in relation to Camden Council's Planning Guidance.
- The designs for the rear extension are sympathetic to the existing building in design, massing and materiality.
- The designs consider neighbours' amenity; our client has discussed the proposals with their neighbours' and no concerns have been raised.
- The owners to no. 30 Crediton Hill did not raise any concerns about the proposed windows in the flank wall at ground floor level
- Our client appointed Abbey Consultants to produce a Daylight and Sunlight report and shows that the proposals are in full compliance with good practice.
- The adjacent properties either side of 32 Crediton Hill have non-original rear extensions
- Within our follow up pre-application advice the council's planning officer commented on the aesthetic to the gate at no.22 Crediton Hill, as a positive contribution to the property and conservation area. As a consequence, we are looking to replicate this for the railings at first floor level.
- The council viewed the rear extension favourably within the pre-planning advice received:

Ground floor extension – There is no objection in principle but a full width extension would cut across the ground floor rear full height canted bay. Whilst it is noted that the adjacent No. 34 has a full-width rear extension, a half-width extension (similar to the one at No. 30) fits in better with the overall patterns along this side of the street and is preferred. By virtue of the scale, massing and the fact that the adjacent properties both have rear extensions, it is not considered to harm the character and appearance of the host building and Conservation Area nor the neighbouring amenities.

- There are many precedents of ground floor rear extensions within the conservation area, which have had planning permission approved that vary in design and massing. Several examples on Crediton Hill are outlined below.

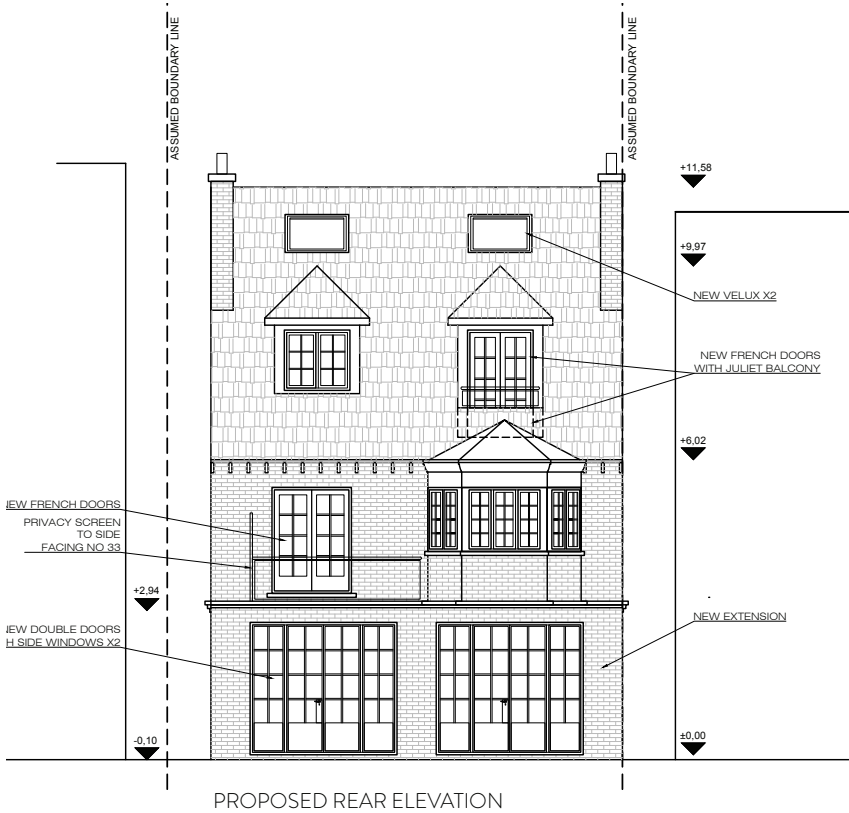
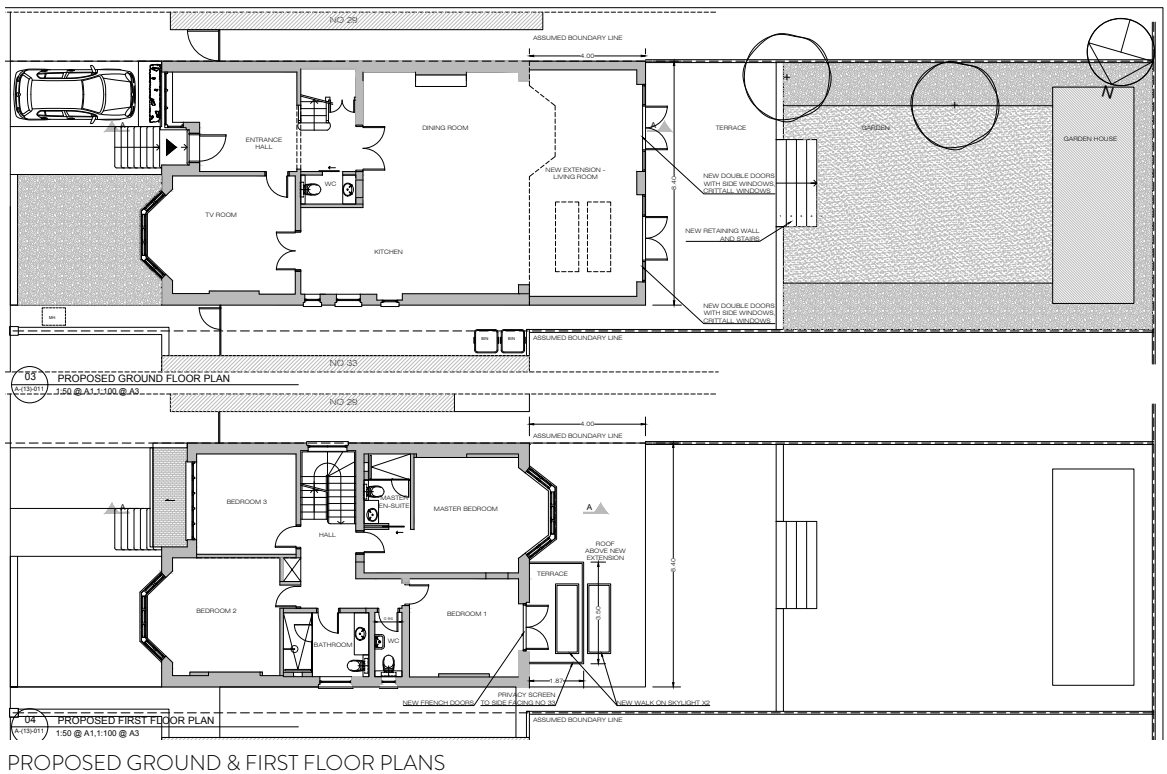
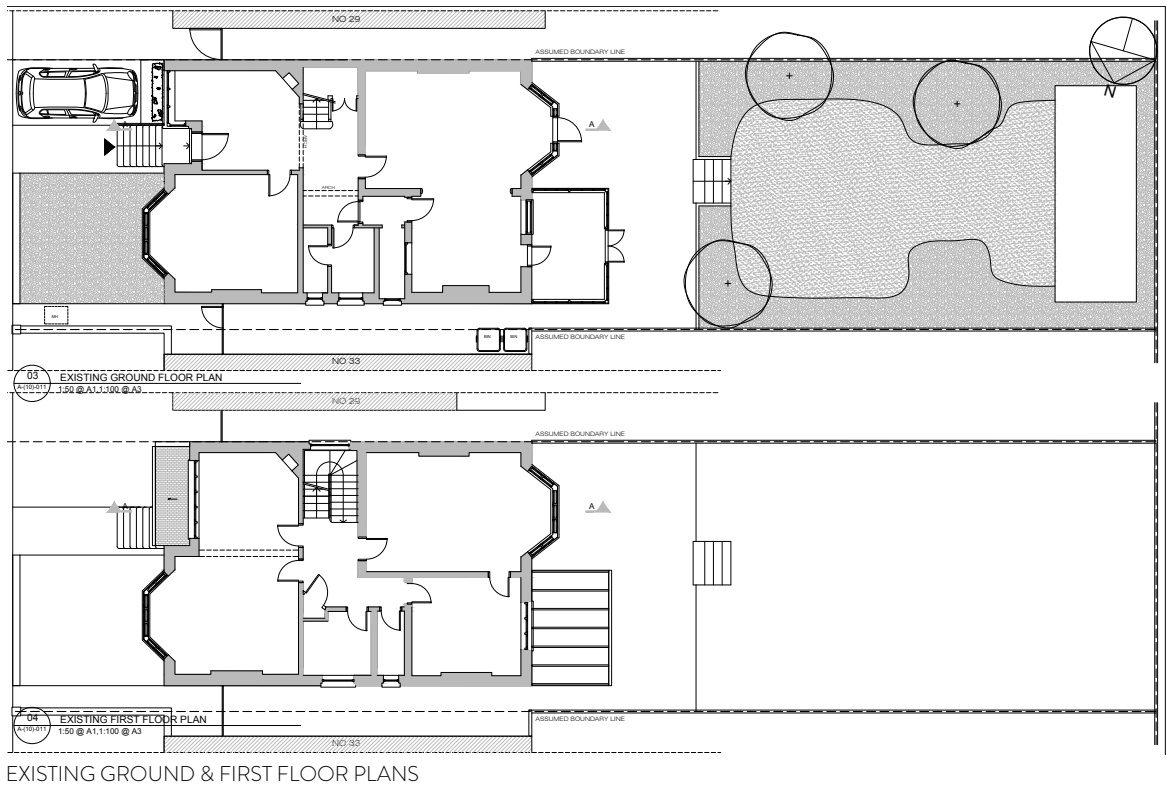


Properties within West End Coservation Area:
31 Crediton Hill

Application type: Single storey rear extension
and new terrace



- 2019/0811/P
Erection of a single storey rear extension with
2 x rooflights; insertion of door to use roof of
extension as terrace, 3 x rooflights to main
roof slope, demolition of existing conservatory

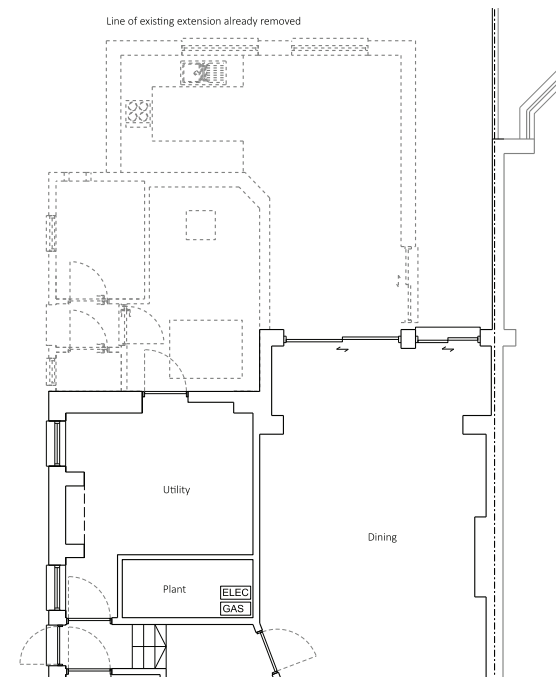


Properties within West End Coservation Area:
8 Crediton Hill

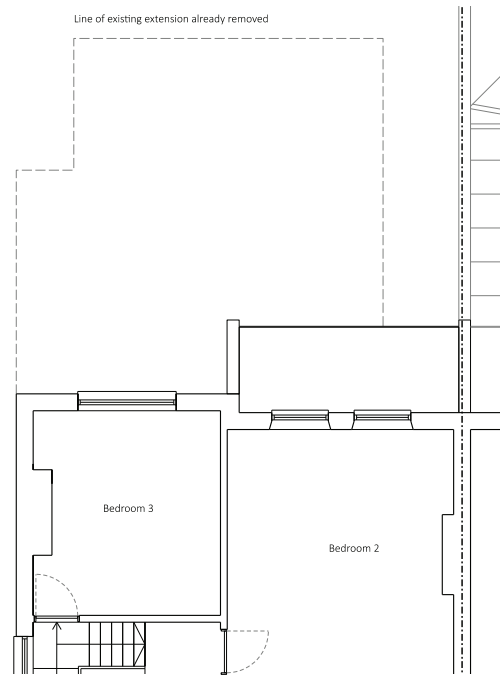
Application type: Enlarging rear extension



- 2020/0033/P
Erection of single storey rear extension
(following demolition of existing); replacement
of existing window with door on side elevation



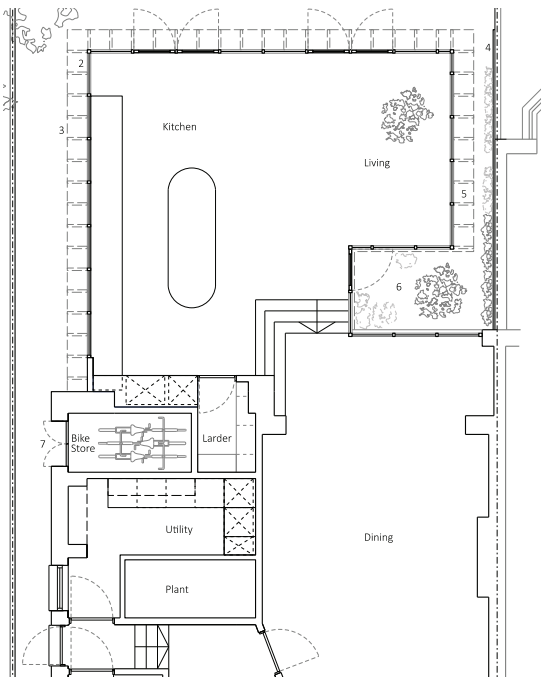
EXISTING GROUND FLOOR PLAN



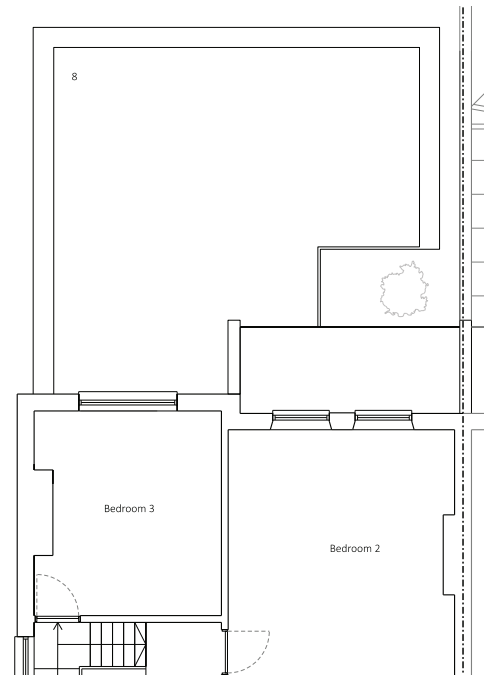
EXISTING FIRST FLOOR PLAN



EXISTING REAR ELEVATION



PROPOSED GROUND FLOOR PLAN



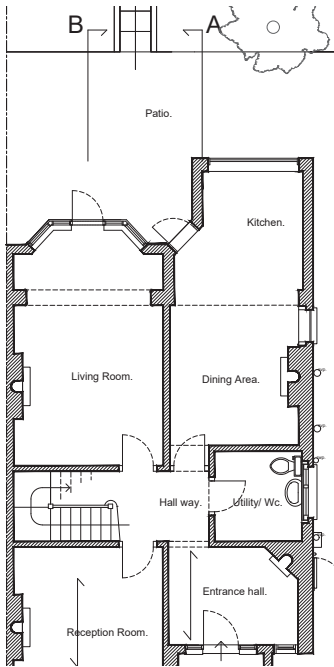
PROPOSED FIRST FLOOR PLAN



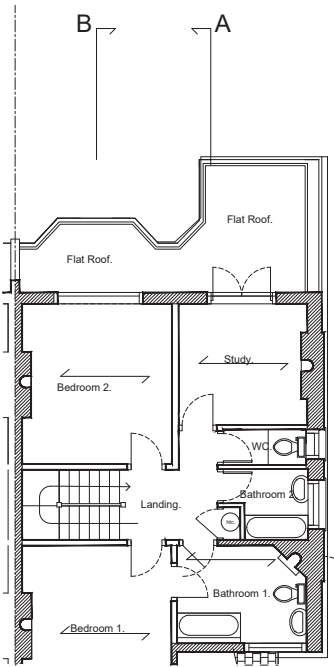
PROPOSED REAR ELEVATION

Properties within West End Coservation Area:
29 Crediton Hill

Application type: Enlarging rear extension



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

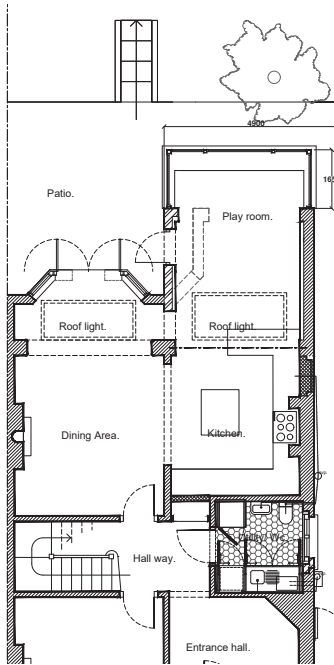


EXISTING SIDE ELEVATION

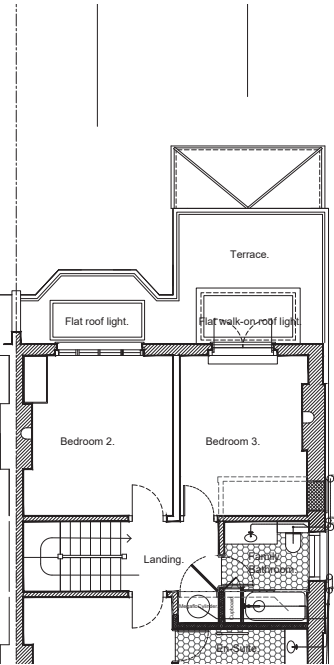


EXISTING REAR ELEVATION

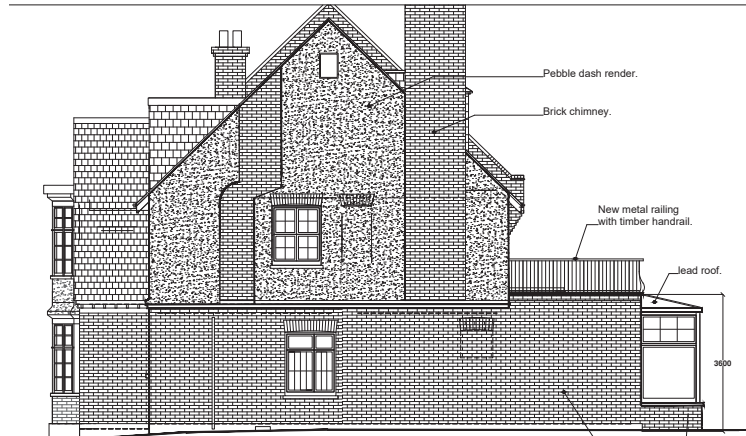
- 2019/1292/P
External alterations including enlargement
of existing single storey rear extension and
replacement terrace railings at first floor level.



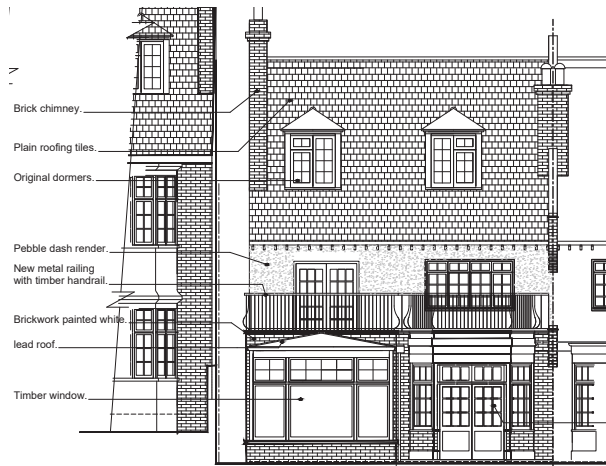
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



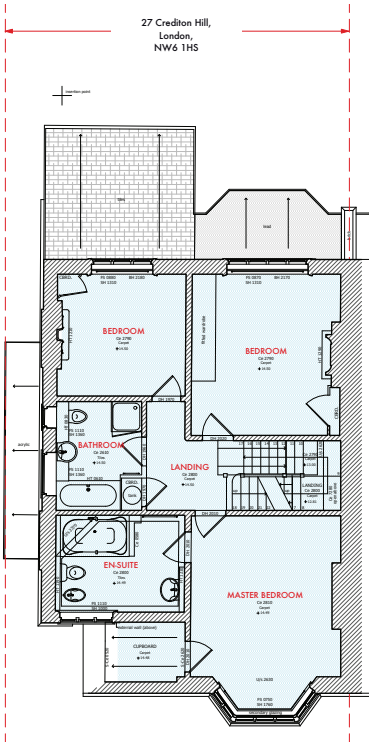
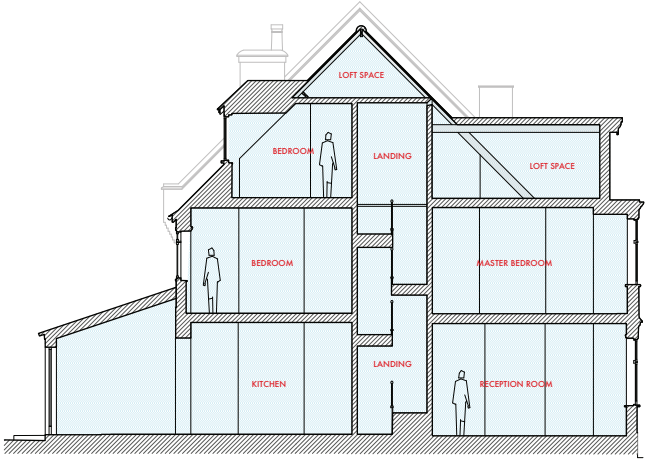
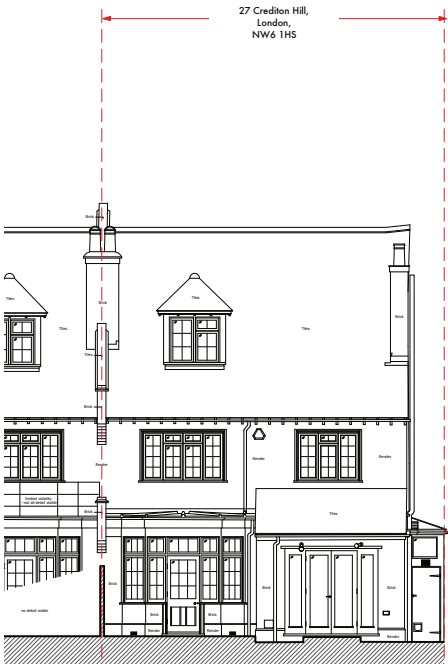
PROPOSED SIDE ELEVATION



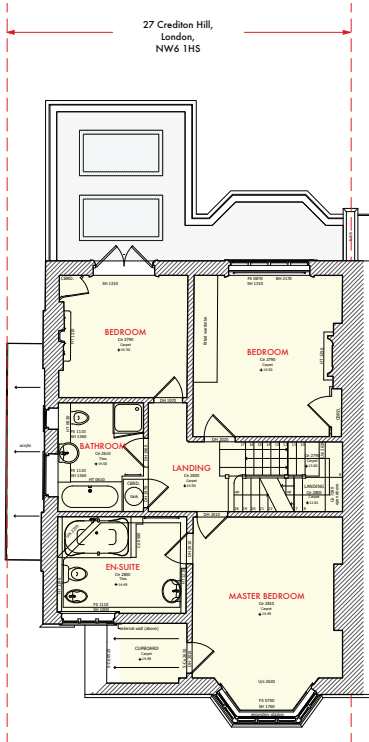
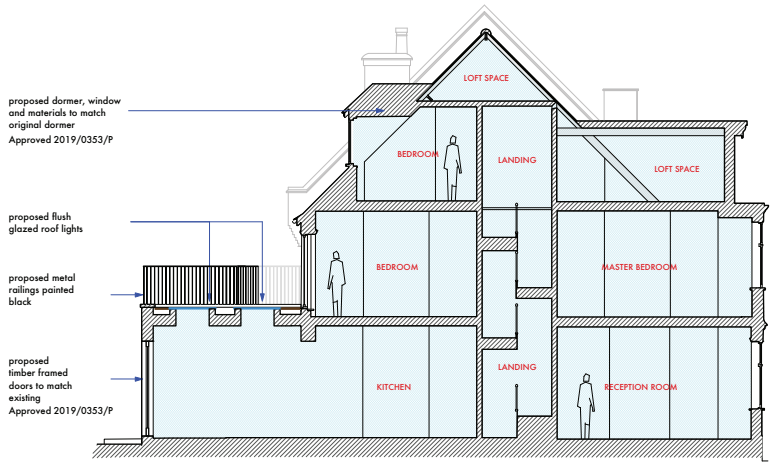
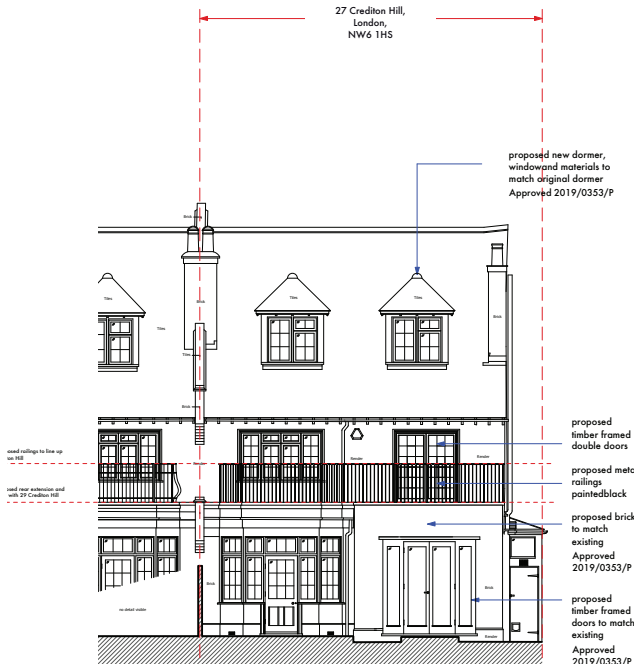
PROPOSED REAR ELEVATION

Properties within West End Coservation Area:
27 Crediton Hill

Application type: Rear roof terrace with metal railing



- 2020/2834/P
Installation of first floor rear roof terrace
on approved rear extension with associated
installation of metal railings, glazed privacy
screen and timber french doors.



Conclusion

The proposals have been carefully considered with a focus on enhancing the property with traditional detailing, which will add benefit to the conservation area. The designs are sympathetic to the existing house with a design that echoes the form, massing and detail of the original property.

The proposals have been developed with precedents from the surrounding context of the conservation area.

Sustainable design is a fundamental part of our clients' brief and we will be reusing materials, utilising renewable energies and upgrading the thermal performance of the entire house.

The designs have taken into consideration neighbours' amenity and the Daylight and Sunlight Assessment demonstrates that the proposals do not cause harm.

The designs have been developed in relation to Camden Council's Planning Guidance.

Within our pre-planning application advice the proposals for the ground floor rear extension were viewed positively

