

# DESIGN & ACCESS STATEMENT

32 CREDITON HILL: BASEMENT

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.

West End Green Conservation Area



Fig 1: 'Site'

West End Green Conservation Area boundary line



② BLOCK PLAN



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 works include:

- A new single storey basement under the existing footprint of 32 Crediton Hill
- The new basement is to house a gym, playroom, sauna, utility and plant room

Our client has appointed Milvum to carry out a detailed Basement Impact Assess and Davies Maguire Structural Engineers to prepare a construction method statement that aligns with the Basement Impact Assessment and in line with Camden Councils' requirements.

#### ACCESS:

The access into the property remains unchanged. Access into the basement will be via a new stair as a continuation of the existing stair.

#### BASEMENT DESIGN CONSIDERATIONS:

- The proposals have been carried out following Camden Planning Guidance CPG Basements 2021.
- The basement has been carefully considered so that it does not impact on the character of the application property. The proposed basement is entirely under the footprint of the existing house and not visible externally.
- Following precedent; No. 34 the adjoining property has a basement that extends from under the off-street parking to beyond the original footprint of the house. The proposal is to underpin the existing external walls and to share the existing basement party wall. Details found on the following pages
- Positive pre-planning advice received from Camden Council:

**Basement – No objection to this in principle as it would be entirely under the footprint of the existing property with no lightwells or rooflights. Therefore, it would not affect the character and appearance of the building or the conservation area. The scale of the proposed basement is also within the limits set out by Camden's local policies and thus is considered acceptable. However, the Council would not allow the demolition of part of the host building solely on the grounds of making it easier to excavate the basement.**



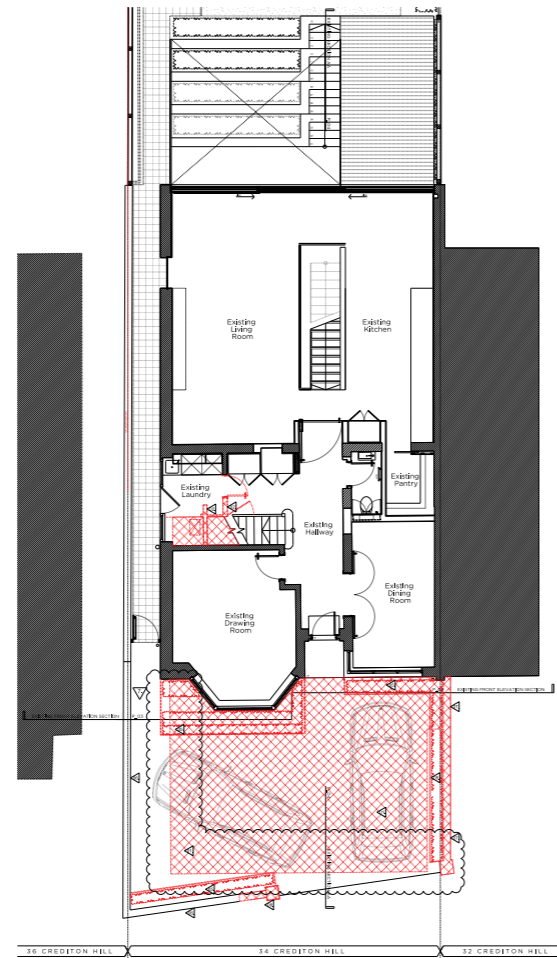
Entrance Elevation

Neighbouring Properties: 34 Crediton Hill

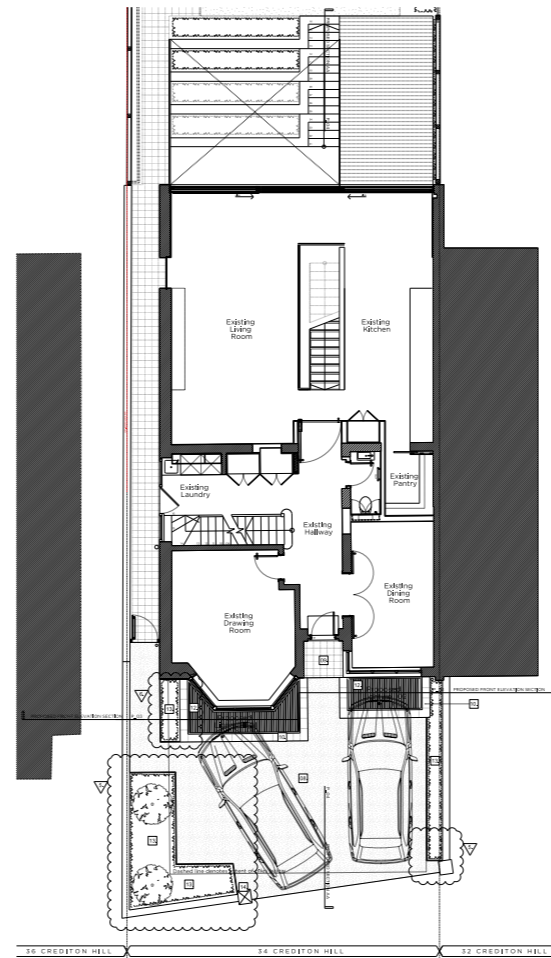
Application type : Basement extension



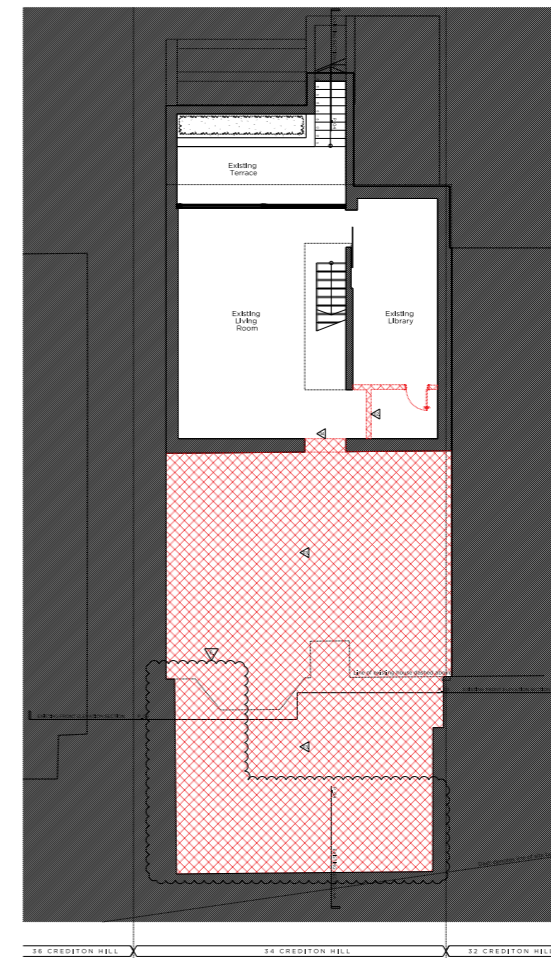
- 2013/8243/P  
Basement excavation to extend existing basement level into front garden, two front lightwells with associated windows and grilles, and alterations to front boundary wall.



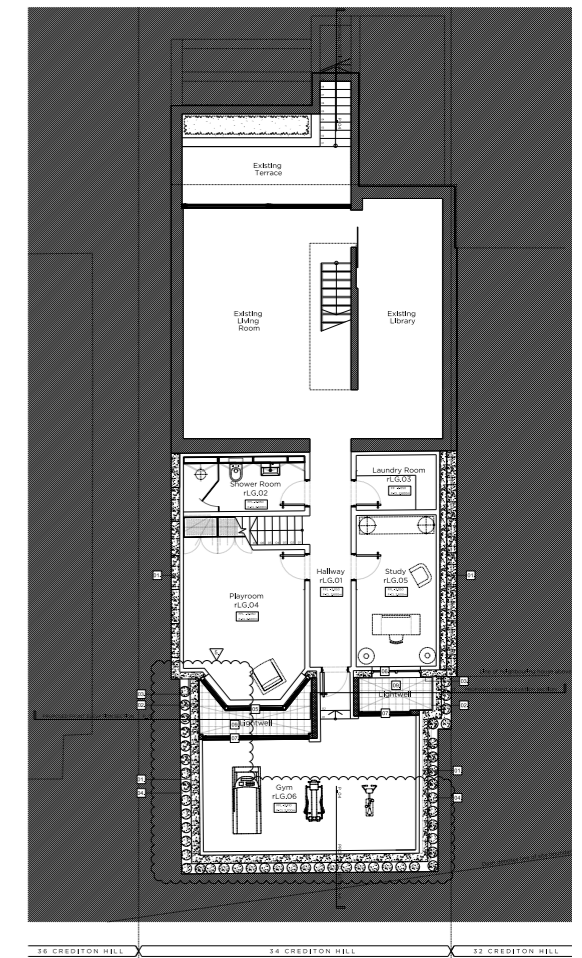
EXISTING GROUND FLOOR PLAN WITH DEMOLITION



PROPOSED GROUND FLOOR PLAN



EXISTING LOWER GROUND FLOOR PLAN WITH DEMOLITION



PROPOSED LOWER GROUND FLOOR PLAN

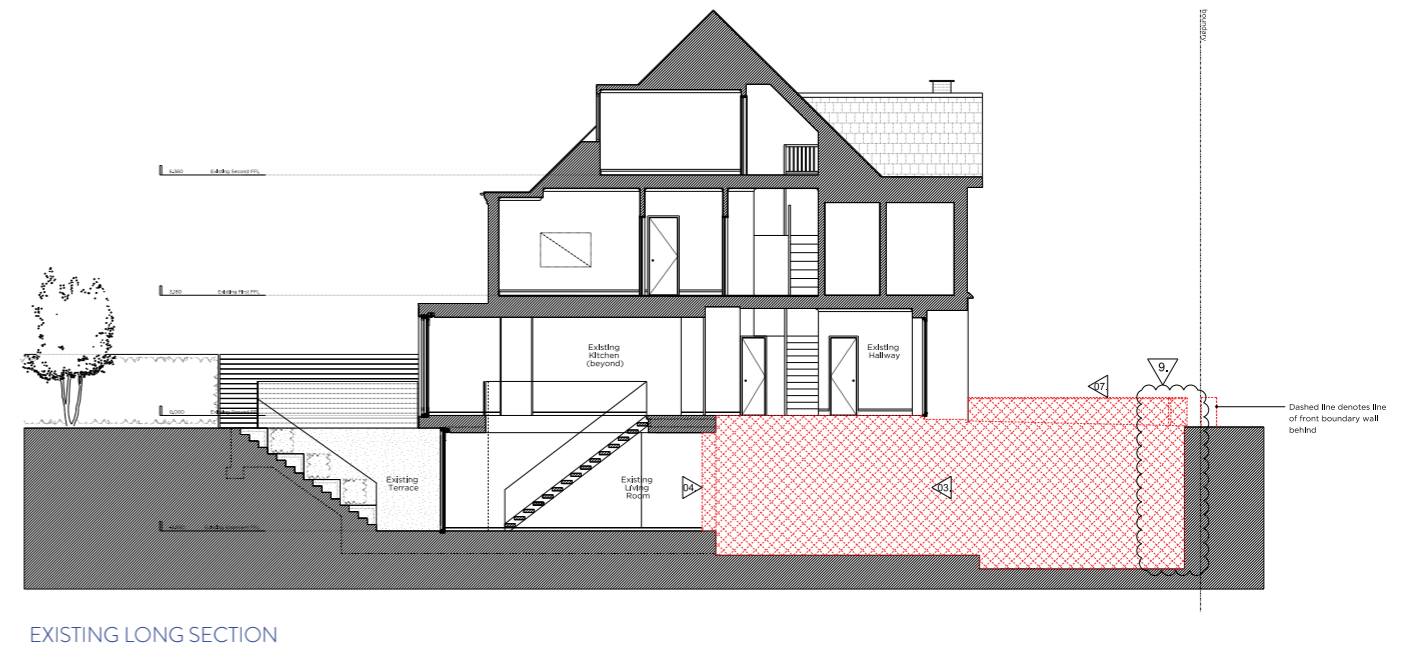


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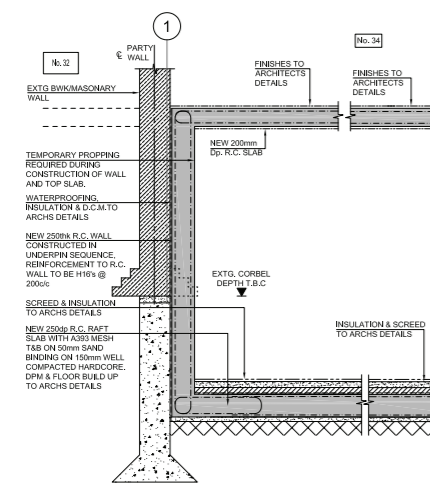
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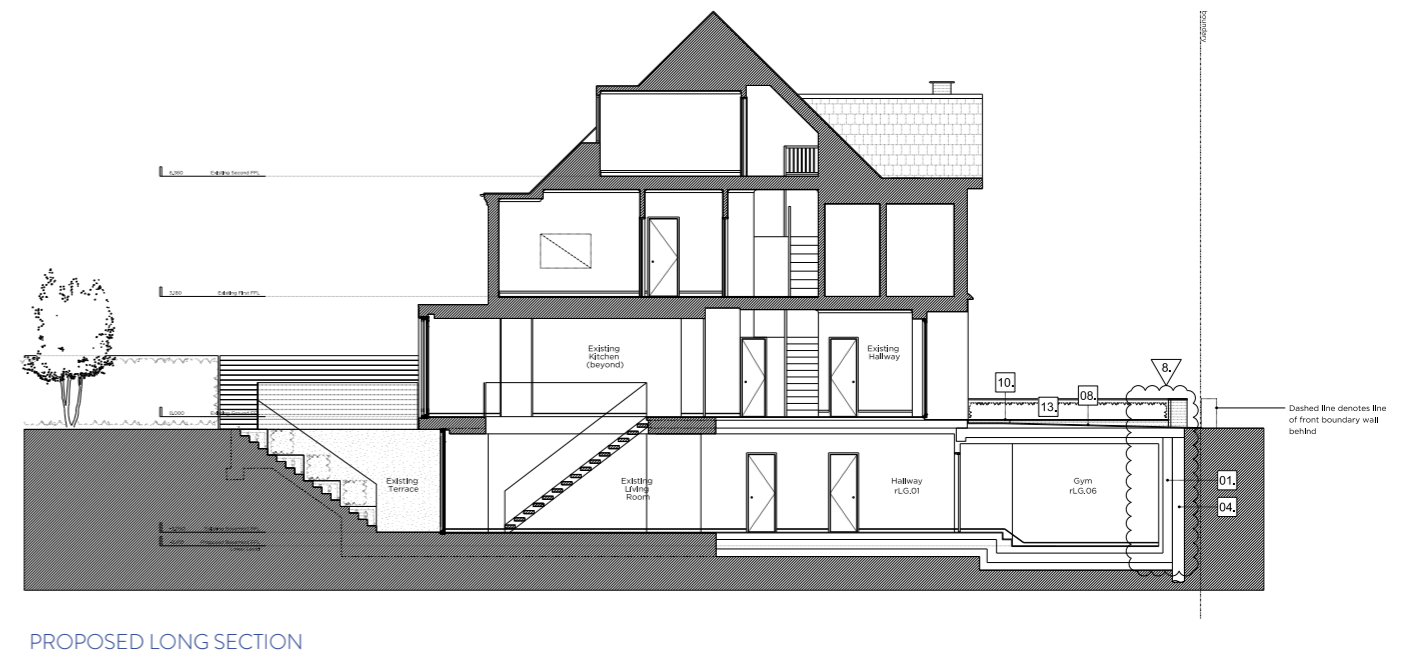


- 2013/8243/P

Basement excavation to extend existing basement level into front garden, two front lightwells with associated windows and grilles, and alterations to front boundary wall.



PROPOSED PARTY WALL BASEMENT DETAIL NO. 32/ NO. 34



## Conclusion

The proposals have been carefully considered to align with Camden Planning Guidance CPG Basements 2021.

The proposed basement follows the footprint of the house and does not extend beyond the perimeter walls and therefore cannot be seen externally. The attached neighbouring property has a basement and the party wall extends down to basement level. The basement development will not cause harm to:

- neighbouring properties;
- the structural, ground or water conditions of the area
- the character and amenity of the area and
- the architectural character and heritage significance of the building and area

The proposed basement is to be a single storey, subordinate to the property and does not exceed more than 50% of the garden.

Camden Council gave positive pre-planning application advice about the proposals for the basement. A Basement Impact Assessment has been produced by Milvum and a Construction Method Statement has been produced by Davies Maguire Engineers.

