

DESIGN & ACCESS STATEMENT

REVISION 001

32 CREDITON HILL:

REAR EXTENSION FENESTRATION, SOLAR PANELS &
AIR SOURCE HEAT PUMP

CA

32 CREDITON HILL, LONDON NW6 1HP

DESIGN & ACCESS STATEMENT

OCTOBER 2022



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:

-2021/5565/P

Additional rooflight to front roofslope, replacement like-for-like roof tiles, the replacement of the single glazed windows to the front elevation with double glazed timber units with additional glazing bars, an electric charging point, replacement boundary wall in front garden, and relocation door to replace existing window on the side elevation.

- 2021/5568/P

Excavation of single-storey basement level under footprint of existing building.

-2021/5567/P

Single-storey rear extension, alterations to the side elevation and replacement of the rear single glazed rear windows with double glazed units.

-2021/5564/P

Replacement of two rear dormer windows to be increased in scale, a new window at rear first floor level and replacement of fenestration to rear elevation with double glazing and traditional glazing bars.

- 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 32 Crediton Hill have been carefully considered with a particular focus on sustainable design; utilising photovoltaic cells and an air source heat pump. The works also include adjusting the approved metal doors to the rear extension to timber doors.

Access:

The proposals do not alter the principal access to the property.



Proposed Rear Elevation to no. 32 Crediton Hill

Conclusion

The proposals have been carefully considered with a focus on enhancing the property with sustainable design.

The proposals have been developed with the surrounding context of the conservation area and the designs will not be visible from any public view.

The air source heat pump will be designed to ensure that it has an acoustic housing and the unit must not exceed a level that is 10dB below the prevailing background noise level outside any noise sensitive premises when rated and assessed in accordance with BS4142:2014.

The photovoltaic cells have been positioned following pre-planning application advice from the council:

The applicant is recommended to install the solar panels on the rear (east) roof slope instead where they would not have such an impact on the streetscene.

To conclude, the proposals will enhance the property and will not cause harm to either the conservation area or the neighbours' amenity. For the above reasons and merits of the proposals the extension should be granted.

