

## DESIGN AND ACCESS STATEMENT

### **The Site**

The site is located on the southern side of West End Lane, to the west of the junction with Crediton Hill. The site comprises a detached two storey building (with rooms in the roof). There is also a garage in the rear garden with vehicular access off Crediton Hill. The building has been subdivided into 6 flats. The surrounding area is predominantly residential in character interspersed with commercial uses. The site also lies within the West End Green Conservation Area and is considered as a positive contributor in the Conservation Area Appraisal and Management Strategy.

### **The Proposal**

The proposal is for the erection of three balconies to the rear and side elevations of the property as well as two roof terraces with associated access and balustrades, the erection of new fencing and a door at ground floor level.

There will be two balconies on the first floor, one at the rear and one on the side elevation. One balcony on the second floor to the rear and two roof terraces at roof level with their own separate access. The proposed fence will be located at the front and side of the property with a new entrance to the ground floor flat is proposed on the side elevation.

### **Access**

The site is accessed via the front door onto West End Lane and a side door onto Crediton Hill. Vehicular access to the site is provided by a drop kerb off Crediton Hill.

### **Layout**

The existing building has been divided into flats. No changes are proposed to the internal layout other than provision of an additional access point to one of the ground floor flats and openable roof lights providing access to the proposed roof terrace. New timber fencing is proposed to the front and side to provide privacy and defensible space for the ground floor flats.

## **Scale and Appearance**

The proposal includes the erection of balconies and associated balustrading to the side/rear rear and at roof level to provide amenity space for the existing occupants. The terraces are to be enclosed by black painted metal railings and are set well in from the shared boundaries of the neighbouring properties. The proposal includes the installation of timber French doors in place of windows to provide access to the proposed balconies.

## **Landscaping**

No changes are proposed to the existing soft landscaping.

## **Heritage Impacts**

The site is located in West End Green Conservation Area. The character is defined by the village with the busy commercial 'spine' street, the Green, the street trees and private gardens, the monumental mansion blocks, the variety of substantial houses for professional families and terraced housing.

The West End Green Conservation Area Appraisal identifies a number of problems and pressures within the area. Those include decline in local retail, poor alterations and erosion of details such as windows, pavements and tree growth as well as volume of traffic and pressure for parking. The proposed development will not exacerbate any of these issues but seeks to preserve the character of the conservation area.

The surrounding area is characterised by varying roof formations and rear elevations. Roof terraces can be found adjacent to the site along West End Lane, Finchley Road as well as rear balconies and/or roof terraces along Crediton Hill.

Camden's Home Improvements CPG states that modest balconies are more likely to receive consent than larger ones. It is recommended that balconies complement the elevation on which they are sited. The guidance also recommends the use of metal railings on traditional buildings, siting balconies to the rear and consideration is given to minimising opportunities for burglars.

The proposed balconies are simple in design and modest in scale such that they appear innocuous additions to the host building. The roof terraces are set in from the eaves, further emphasising their diminutive scale. The balconies/terraces are to be enclosed in black metal balustrades with timber decking. The proposed balustrading is visually permeable, retaining legibility of the façade treatments. Roof terraces will be set in from the ridge and eaves such that they would appear subservient additions to the roofscape.

The proposed fencing will be set behind the existing boundary landscaping and would not harm the character of the area. The proposed ground floor door is a modest alteration that would not harm the appearance of the building.

The proposal would not harm the appearance of the host building, the character of the area or the contribution the building makes to the special interest of the conservation area. The proposal preserves the character and appearance of the conservation area.