

Design and Access Statement



1. Introduction

No. 35 Christchurch Hill is a terraced house located within the Hampstead Conservation Area. The surrounding uses are residential, the existing building is not listed.

The statement supports a householder planning application for a single-storey LGF rear extension, a First Floor infill extension and minor amendments / refurbishments to the existing built fabric (dormer, lightwell, terrace, fenestration).

2. Site

The site comprises a mid-terrace five storey (lower ground floor, ground, first, second and roof level third floor) building located on the south side of Christchurch Hill. The properties were built in the 1870s. The terrace rises in levels from south-east to north-west. The host building is typical of the terrace, which predominantly include front garden vault areas, three-storey and roof level at the front elevation and four-storey and roof level on the rear elevation. There are also front and rear dormers within properties within the terrace. These vary in style and form throughout. Each building includes a large rear garden area.

The host building is not listed, but identified within the conservation area statement as making a positive contribution to the special character and appearance of the conservation area.

These buildings are constructed in brick with stucco facing towards street level. The Mid-Victorian buildings are two windows wide with the first and second floor windows centred and offset bay window from the ground to lower ground floor. The proposal occurs at the rear of the property and would not result in any harm to the principal frontage nor to the heritage asset of the building on the surrounding Conservation Area.

3. Relevant Planning policies

Camden Core Strategy

SD6 - Amenity for occupiers and neighbours

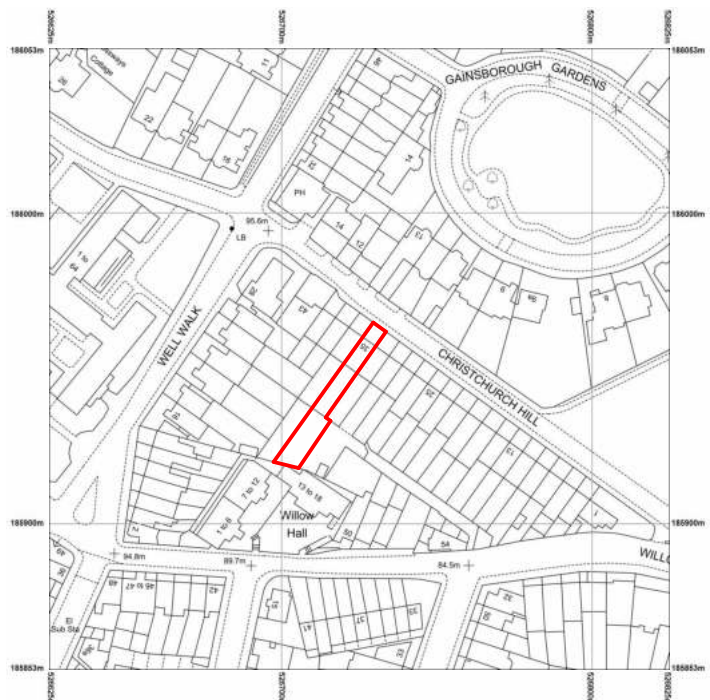
B1 - General design principles

B3 - Alterations and extensions

B7 - Conservation areas

Camden Planning Guidance 2017

Hampstead Conservation Area Statement



4. Design

4.1 Single-storey rear extension

A full width rear extension is proposed at lower ground floor level. There are examples of earlier and recent permissions for extensions at lower ground floor level. This includes extensions through permitted development (No. 27 and 29) and full planning permission (No.17, 19, 23 and 33 recently).

The proposed extension is 3m in depth, approx. 5m in width and 3.25m in height (including the 250mm upstand). This complies with Permitted Development criteria as well.

These dimensions are matching the recently granted application (33 Christchurch Hill). The extension doesn't dominate the character of the host building and a large amount of rear amenity space is retained (over 34m in length). In relation to the neighbouring properties, the proposed works will extend above the existing extension wall with No.33 CH by 610mm - as its floor level is lower - following the sloping street). Regarding to the other side (No.37 CH), the height of the proposed extension will be approx. aligned with the existing plants and shrubs along the boundary, so it wouldn't result any loss of daylight. Refer to picture below.

The single storey rear extension will not be largely visible given its concealed location at lower ground floor level. In addition, it will not be visible from the public road. The proposed materials of reclaimed brickwork and metal framed glazed sliding doors should be also acceptable.

Existing hedge



4.2 First Floor infill extension of existing First Floor balcony

There are a number of examples within the terrace of balconies at first floor level that have been in-filled with a variety of extensions (No.17, 19, 27, 33, 39 and 41 CH). Neighbouring building No.33 CH received approval in 2021. Having these precedents we believe an infill extension should be acceptable in this instance.

This proposal is designed to retain the decorative brick parapet wall, and set painted joinery windows and glazed lean-to roof above it to leave the original geometry of the house clearly expressed. The new window will be detailed to match the original joinery of the house, which can be double glazed using slimlite glazing units.

4.3 Dormer Windows to main roof

The existing dormer windows are unattractive and unsympathetic to the Victorian house architecture. Both front and rear dormers are to be refurbished using traditional detailing and materials. The cheeks and roofs of the dormers will be clad in leadwork; windows will be double glazed painted timber joinery detailed to match original joinery profiles.

This proposal increases the height of the existing dormer windows by 270mm (front elevation) and 410mm (rear elevation) to provide adequate headroom to the top floor bedroom and bathroom - existing headroom is 2060mm. Furthermore, the minimally raised dormer will allow to insulate the dormer properly and to comply with current regulations. Following government's guidance it is paramount to achieve better quality and have a more energy efficient building. The existing dormers are much lower than other dormers in adjacent houses, and the proposed height is still lower than those examples. For this reason these minor amendments will keep the dormers subservient, the proposal retains the width and the position of the dormers.

Such minimal increases in height do not cause harm to the character and appearance of the conservation area given the context of the terrace where there are some existing overly large dormers. The increase will not dominate the roofline of the host property as the existing dormers are at a sufficient distance from the hips of the roof to comply with Camden Planning Guide. The proposed materials are more appropriate to both the host building and the conservation area.



4.4 Front Vaults Refurbishment and Front Garden

The existing brick vaults below the front garden are to be rebuilt/refurbished to provide improved rooms (Utility and Plant Room), as has been done at many of the other houses in this terrace.

The shape of the Lightwell will be amended as well to form a rectangular shape - similar to other lightwells. New stairs to be designed with stone finish (Yorkstone or similar). The front path, front garden and front steps will be refurbished and new wrought iron fence / gate to be installed - similar to existing fence. New bin stores to be provided with timber cladding and green roof.

Front gardens along Christchurch Hill



4.5 Fenestration

Existing windows to be replaced to double glazed painted timber windows, keeping all original joinery profiles, including arches, brick reveals and painted masonry sill.

4.6 Internal

The proposal includes minor alterations - moving stud walls - without any impact on the external design. These amendments are required to improve the functionality of rooms.

5. Access

The property is accessed from the street to the Ground floor or the Lower Ground floor level. The proposal does not amend any existing access, car parking or cycle parking.

6. Materials

External walls to match existing yellow brick. Double glazed painted timber framed windows - details to match existing including arches, brick reveals and painted masonry sill. Dormers will be clad in leadwork. Lower ground floor sliding doors will be powder coated double glazed aluminium. Front garden stone finish will be Yorkstone or similar.

7. Trees and Landscaping

There are no major trees in the rear gardens. The closest tree is more than 8m from the rear edge of the extension, the extension won't have negative impact on trees.

The rear garden landscape will be amended, the terrace will be moved by 3m away from the building to provide space for the extension.

8. Conclusion

The proposed development is in line with the character of the dwelling and doesn't have an adverse impact on the amenities of neighbouring properties or the surrounding streetscene. It complies with local and national policies as the proposal remains subordinate to the host dwelling and improve existing living conditions. The alterations to the building would not result in any harm to the heritage asset to the building or the wider terrace or the surrounding Conservation Area. We trust the above satisfy the authority's requirement.