10 Christchurch Hill
Hampstead
London
NW3 1LB

Design & Access Statement

17th March 2014

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Project Details

Project
Alterations & Additions to 10 Christchurch Hill.

Client
Nadir Khamissa

Job No.
1208A

Work Stage
Planning

Date
17th March 2014

Contents

Introduction

The existing building at No.10 Christchurch Hill was built in 1985. The proposal is for a rear addition, a mansard roof addition with alterations to the external envelope, and an internal layout.

The applicant acknowledges that the development site is located in Hampstead Conservation Area. Its character is predominantly residential, and mostly comprises of mid-Victorian terrace houses laid out in traditional streets and squares. This design statement seeks to demonstrate how the design approach of the proposal reponds to its context and enhances the conservation area.

No.10 is a residential property which lacks any architectural merit and is therefore neutral to the charcter of the conservation area.

The proposal is contemporary in its design and detailing, yet sympathetic to its context by complimenting the existing traditonal setting rather than simply mimicking it.

Access to the site from the street will not be altered from the existing arrangement. Based on good practice, the proposal is assesed on the criteria of the 16 Lifetime Homes Standards.

Summary 0f Proposed Development

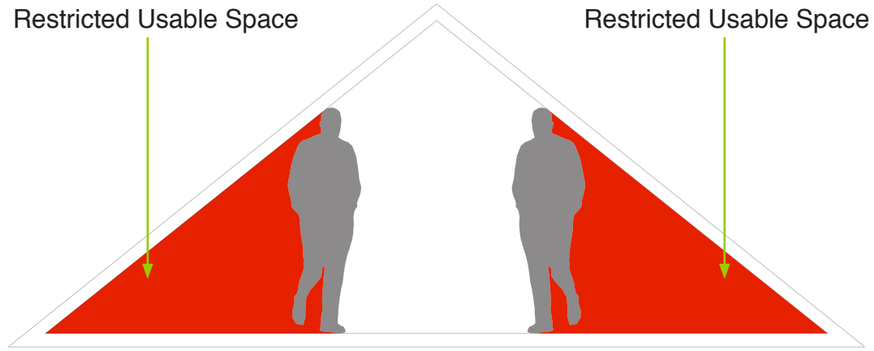
The applicant proposes to rebuild 10 Christchurch Hill which currently comprises of 3 levels.

There are 3 basic problems with the property which severely compromises it for good family living:

1. The outdoor space is very small in relation to house size. The new proposal seeks to increase the usable outdoor space at ground floor level whilst encouraging light to travel through to the basement. A physical and visual connection to the outdoor space on the ground floor is also acheived by introducing this improvement. Further connection from the basement to garden is introduced.

2. The bedrooms are compromised spaces because of the roof condition. The low heights of the eaves restrict the usable floor area of the rooms (See Diagram Below). The proposal changes the roof to a mansard condition which allows increased unsability of the existing problematic areas. The mansard copies the roof massing to its immediate neighbour at No.12.

3. The kitchen in the existing property is located in the basement, isolating it from the rest of the house. The new proposal improves the use of the house by creating a family orientated level at ground floor that combines a new kitchen and reception area.



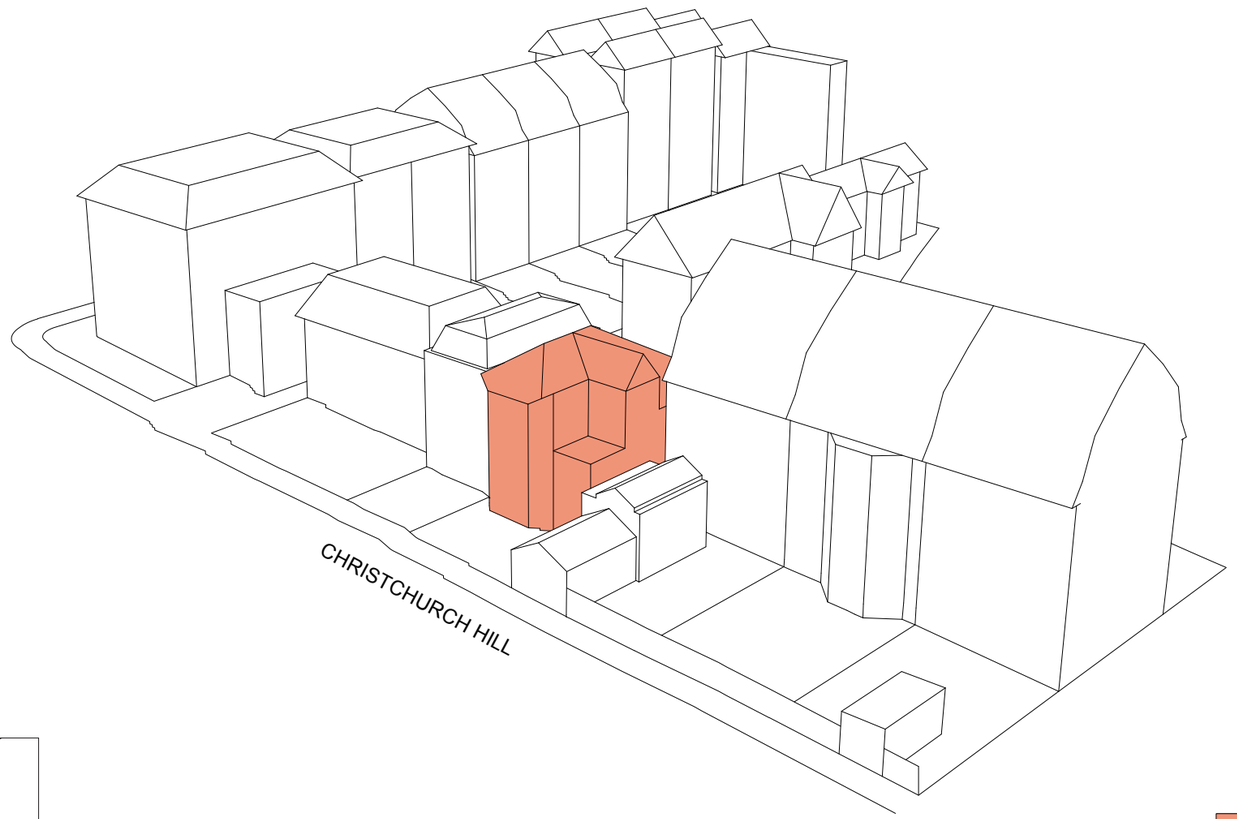
Existing Roof

Block Plan 1:1250

N

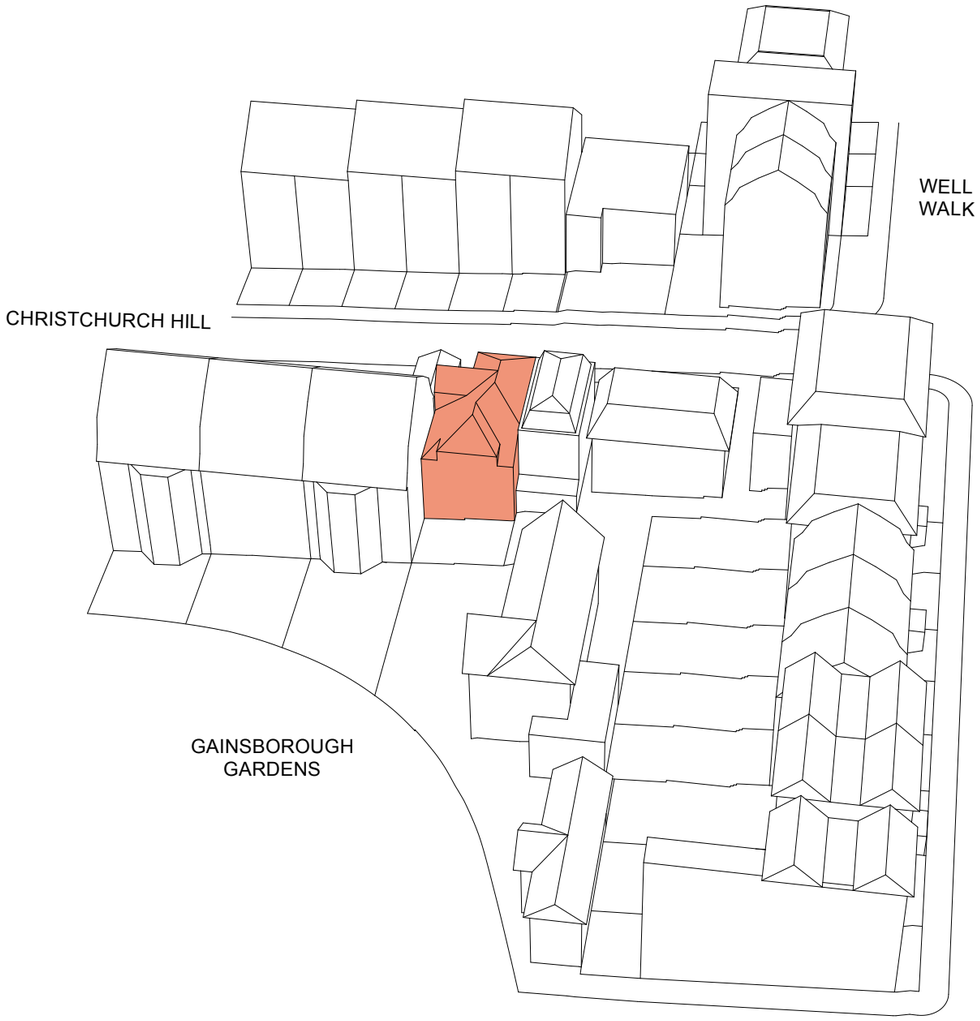
Site Location Plan 1:200

The Site is in Hampstead in the London Borough of Camden and is within the Hampstead Conseravtion Area



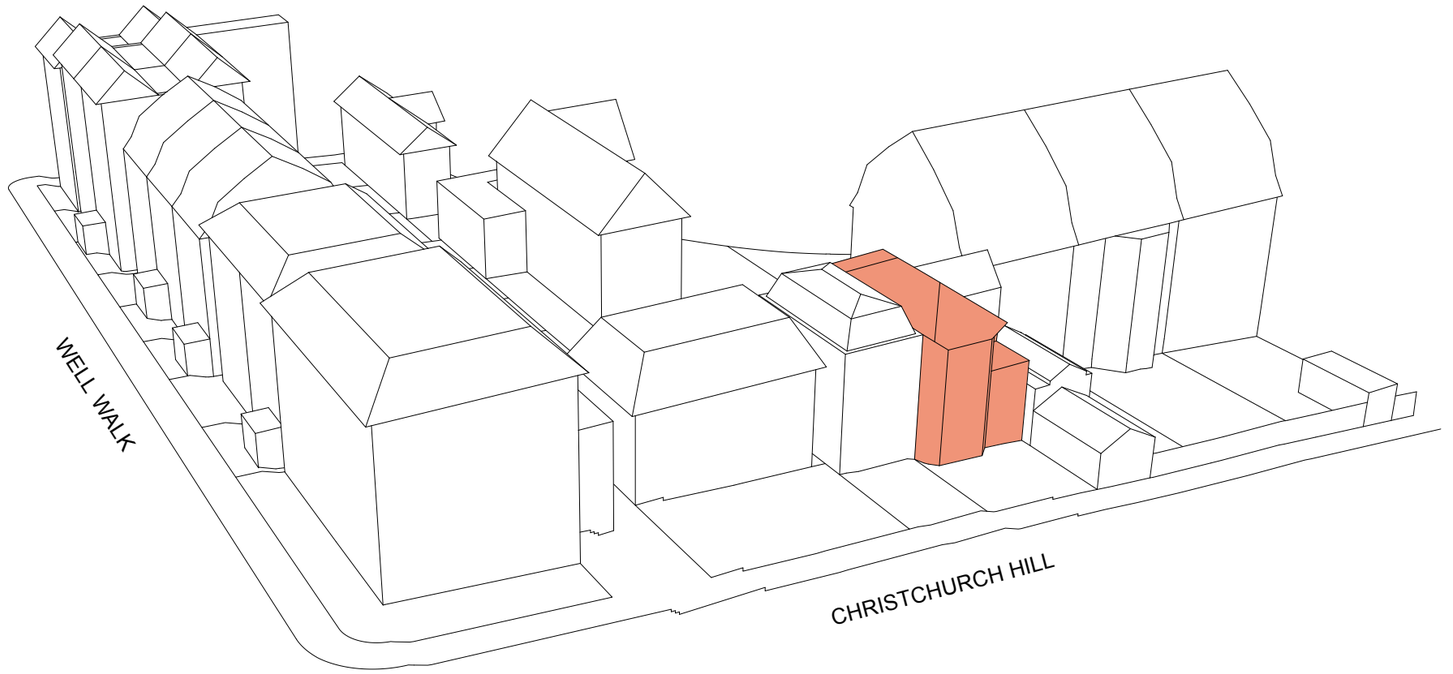
No. 10

Site Context



No. 10

Site Context



No. 10

Site Context

No. 14, No. 12 & No.10 Christchurch Hill.

No.12, No.10 Christchurch Hill & No.13 Gainsborough Gardens.

No. 13 Gainsborough Gardens

Site Context - View of Front Elevation From Christchurch Hill

No. 14 Gainsborough Gardens

No. 10 Christchurch Hill

Site Context - View From Gainsborough Gardens

No. 41 & No. 39 Christchurch Hill.

Site Context - View to Christchurch Hill

Hampstead Conservation Area

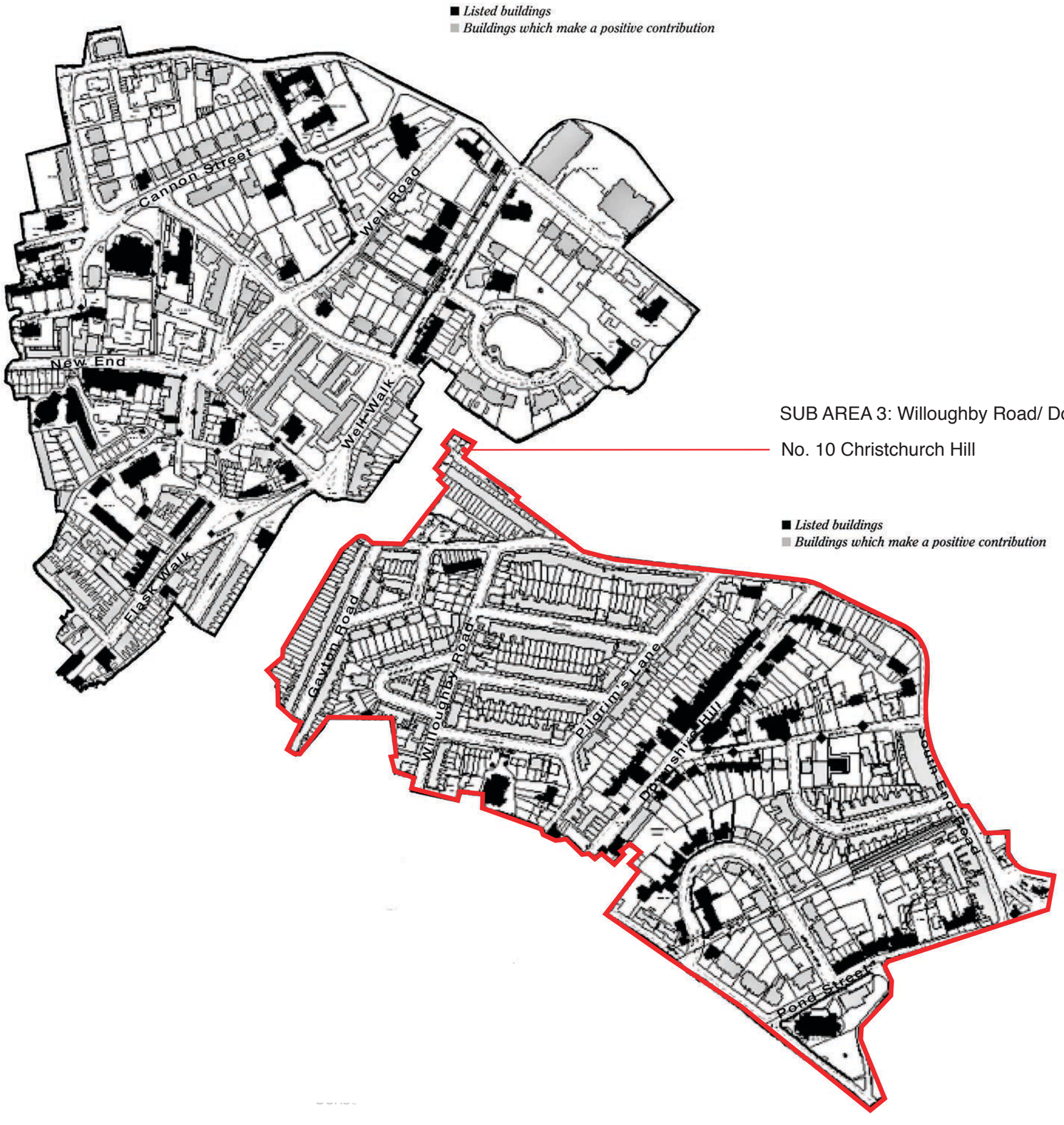
10 Christchurch Hill is located in Hampstead Conservation Area. Positioned amongst ‘sub area 3’ but bordering ‘sub area 2’ in character zone ‘Willough Road’ and ‘South End Road’, the property is not a listed building nor a building which makes a positive contribution to the local area. The existing house is on a sight line to Gainsborough Gardens to the rear but is not directly part of it. The property is one of a contiguous terrace of only three houses along Christchurch Hill.

Where development opportunities arise, imaginative and creative design solutions can, where appropriate, help reinvigorate the qualities of a conservation area. We see no overriding value in replacing the original property with a similar design. The proposed dwelling has been carefully designed in terms of form and scale and we have attempted to restrain detailing.

The application contributes an innovative and original design that makes alterations with an insignificant change to the volume of the existing residential property. Sympathetic to its context, the proposal preserves the facade rythmn of the existing building from the perspective of the street scene whilst complimenting it with a high quality, contemporary design. The proposal represents a high quality example of modern design that will add to the variety of the street scene along Christchurch Hill and enhance the character of the conservation area.

The hampstead conservation area is enhanced as a whole by a number of eclectic contemporary residential properties. Please see the study on pages 16 & 17 outlining such examples. The proposal makes a positive contribution by adding to this eclectic mix.

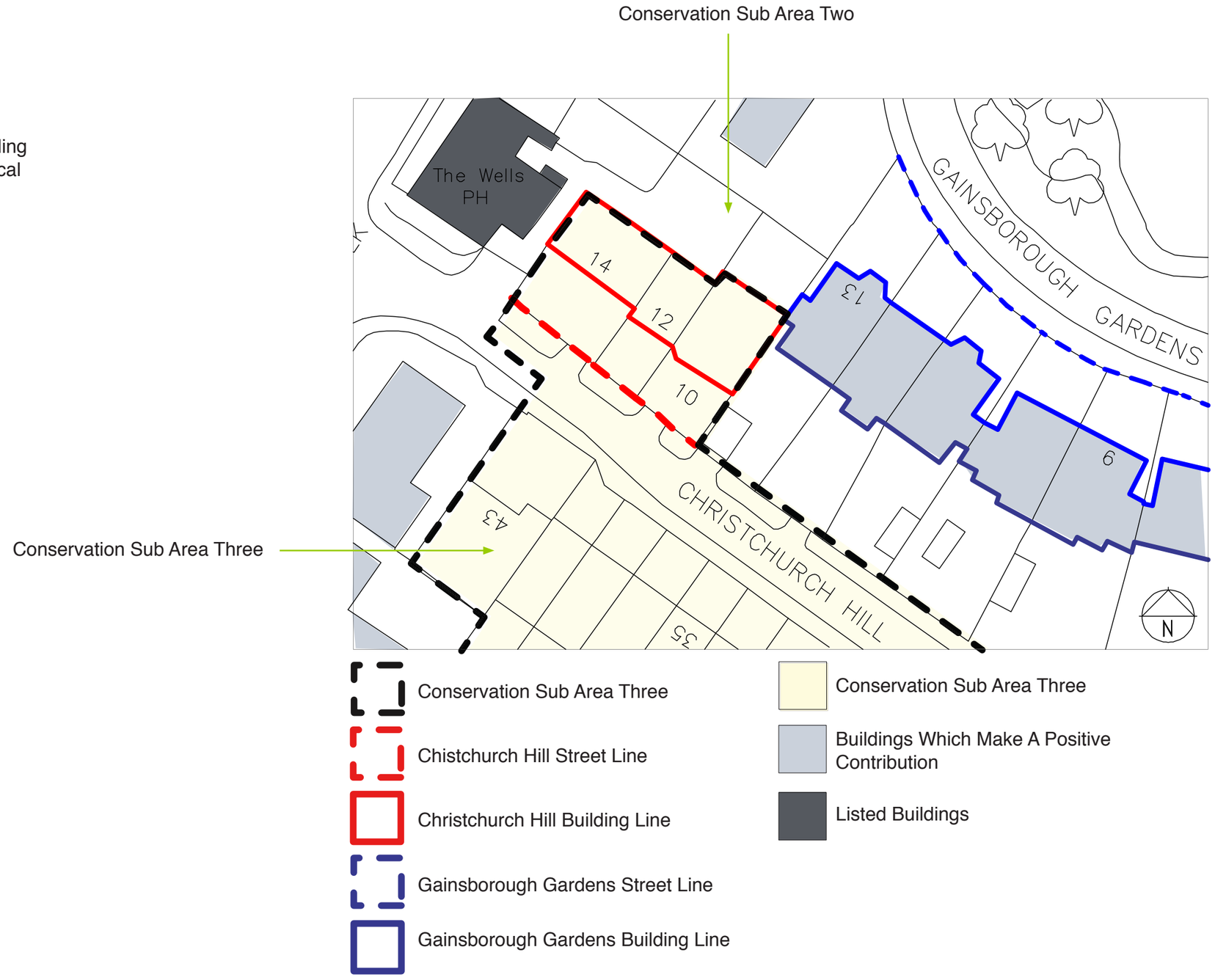
SUB AREA 2: Christ Church/ Well Walk



SUB AREA 3: Willoughby Road/ Downshire Hill

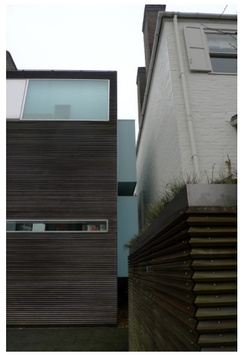
No. 10 Christchurch Hill

No. 10 Christchurch Hill is neither clasiified as a listed building nor a building which makes a positive contribution to the local area.



Site Context - Hampstead Conservation Area

48-50 Pilgrim's Lane by Eldridge Smerin



Key Materials - Timber Clad, Opaque Glass.

44 Willoughby Road, NW3 1RU. By Guard Tillman Pollock

White Render and a tensioned phosphor bronze double screen

21, Well Road,
LONDON, NW3 1LH. By Webb architects

Exposed Concrete, Glass, Corten Steel

Garden House, 11 East Heath Road, By Mark Livingston Architects

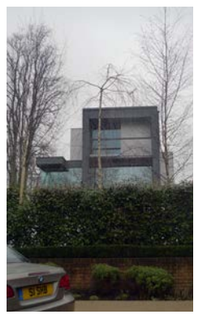
Tecu Copper Roof, Copper Cladding, Hardwood Boarding

31 Pilgrim's Lan, NW3 1SX

White Painted Brick

Site Context - Precedents in Conservation Sub Area 2

12A Keats Grove, LONDON, NW3 By Webb Architects.



Key Materials - Zinc Cladding, Exposed Concrete, Glass

10 Pilrim's Lane London NW3 1SL by Spence Harris Hogan

Cedar, Willow, White Render, Brick, Copper Roof

49, Denning Road, LONDON, NW3 1ST by Pennington Phillips

Off-White Render, Brick to match Neighbouring Building, Opaque Glazing, Copper Roof.

41 Rudall Crescent, LONDON, NW3 1RR

Brick

1, 2 & 3, Willow Road, Londn, NW3 1TH Goldfinger and Flower

Red Brick, Render

Proposal

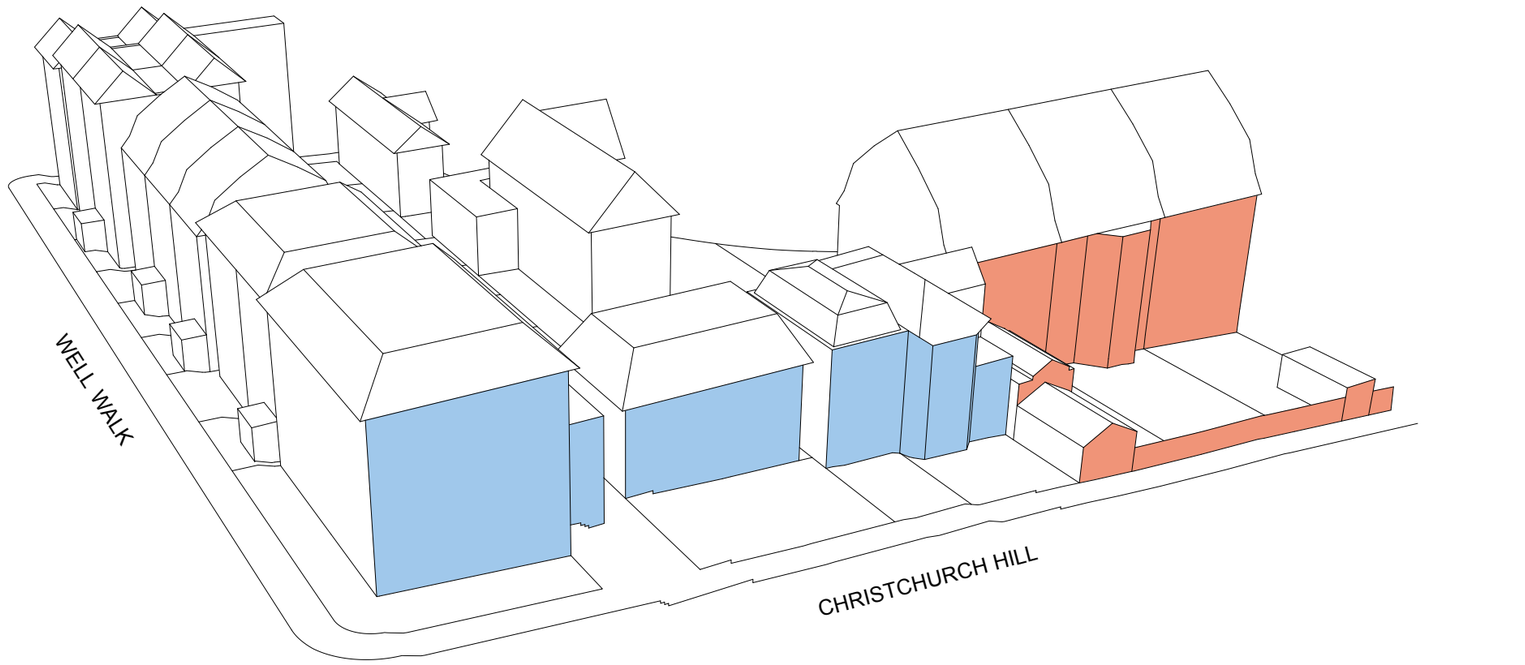
10 Christchurch Hill is the last in a terrace of three houses along the north edge of Christchurch Hill, after which the streetscape reverts to the rear garden and facade conditions of Gainsborough Gardens. No.10 makes transition from the front facade condition to the rear facade condition and the proposal seeks to acknowledge this urban scenario.

The proposal emphasises the termination of the terrace by creating a bookend condition with the Wells public house at the begining of the row of terraces. This is reinforced by referencing the Suffolk stock brick materiality used in the construction of the Wells pub on the facade of the proposal.

Christchurch Hill displays a complex mix of materials used on the facades of the buidlings, and the proposal seeks to clarify its urban context whilst also refering to the other terraces in Christchurch Hill on the opposite side of the street, which are also constructed from Suffolk stock brick. By mediating the condition that the site enjoys, the proposal subtly acknowledges and references the architecture of Christchurch Hill by displaying it through its contemporary design. The work results in strong visual enhancement and improvement to the area.

Please see the following massing diagrams outlining this urban condition.

Existing Front Facade Orientation

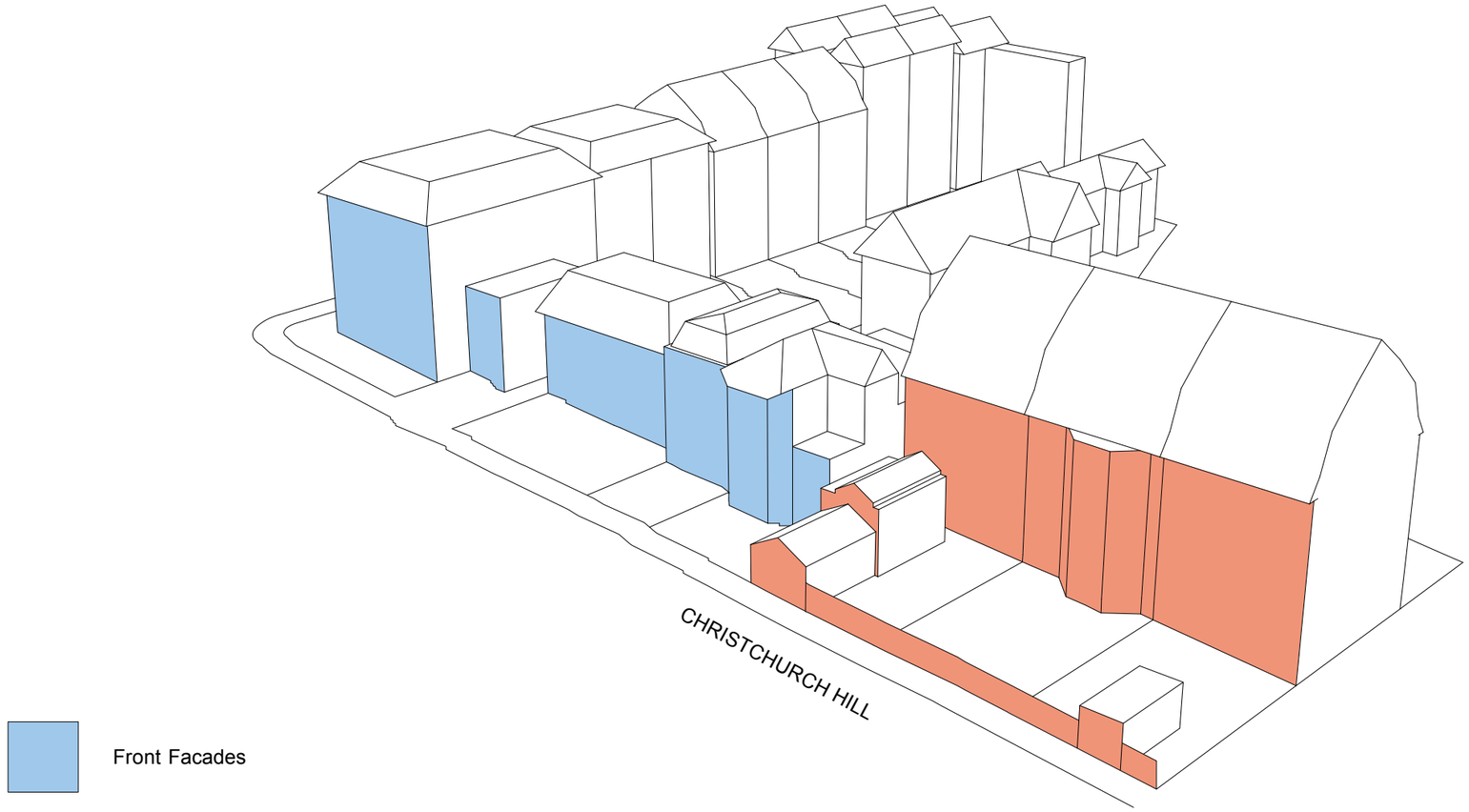


Front Facades

Rear Facades

Proposal - Facade Relationship

Existing Front Facade Orientation

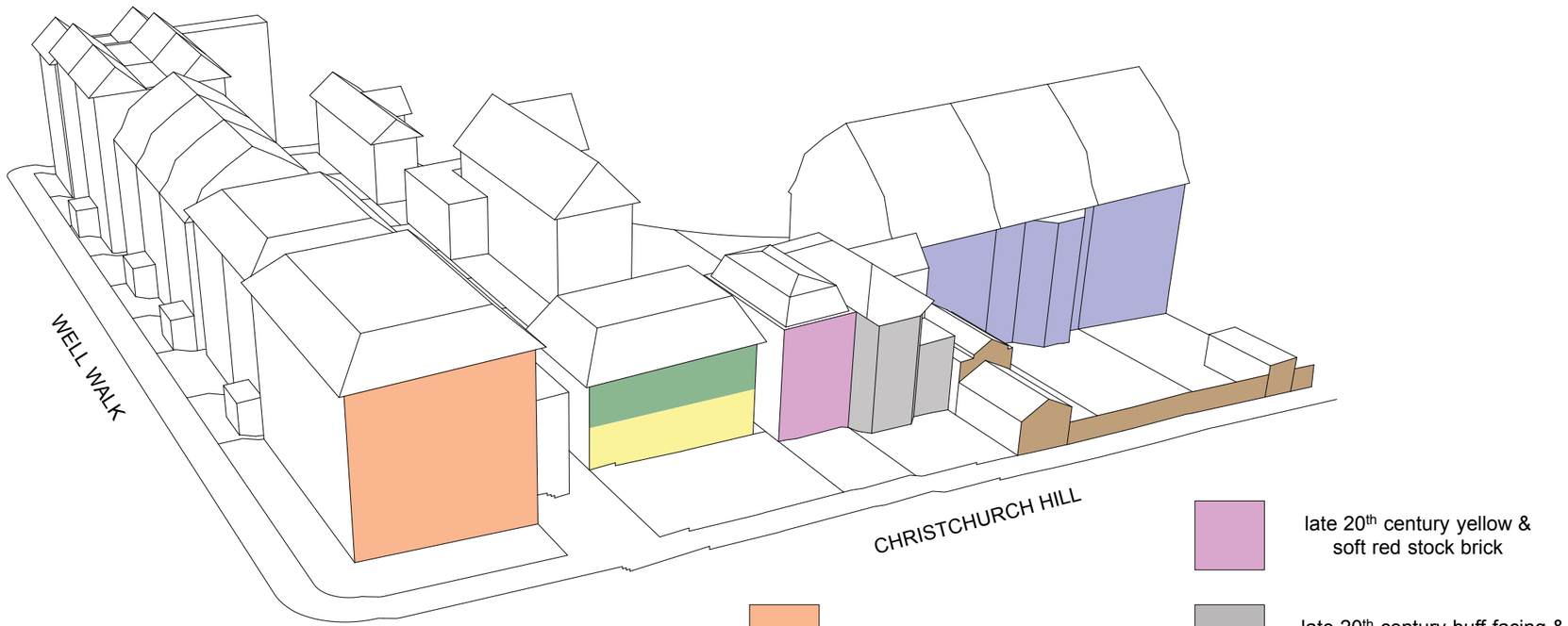


Proposal - Facade Relationship

Existing Rear Facade Orientation

Proposal - Facade Relationship

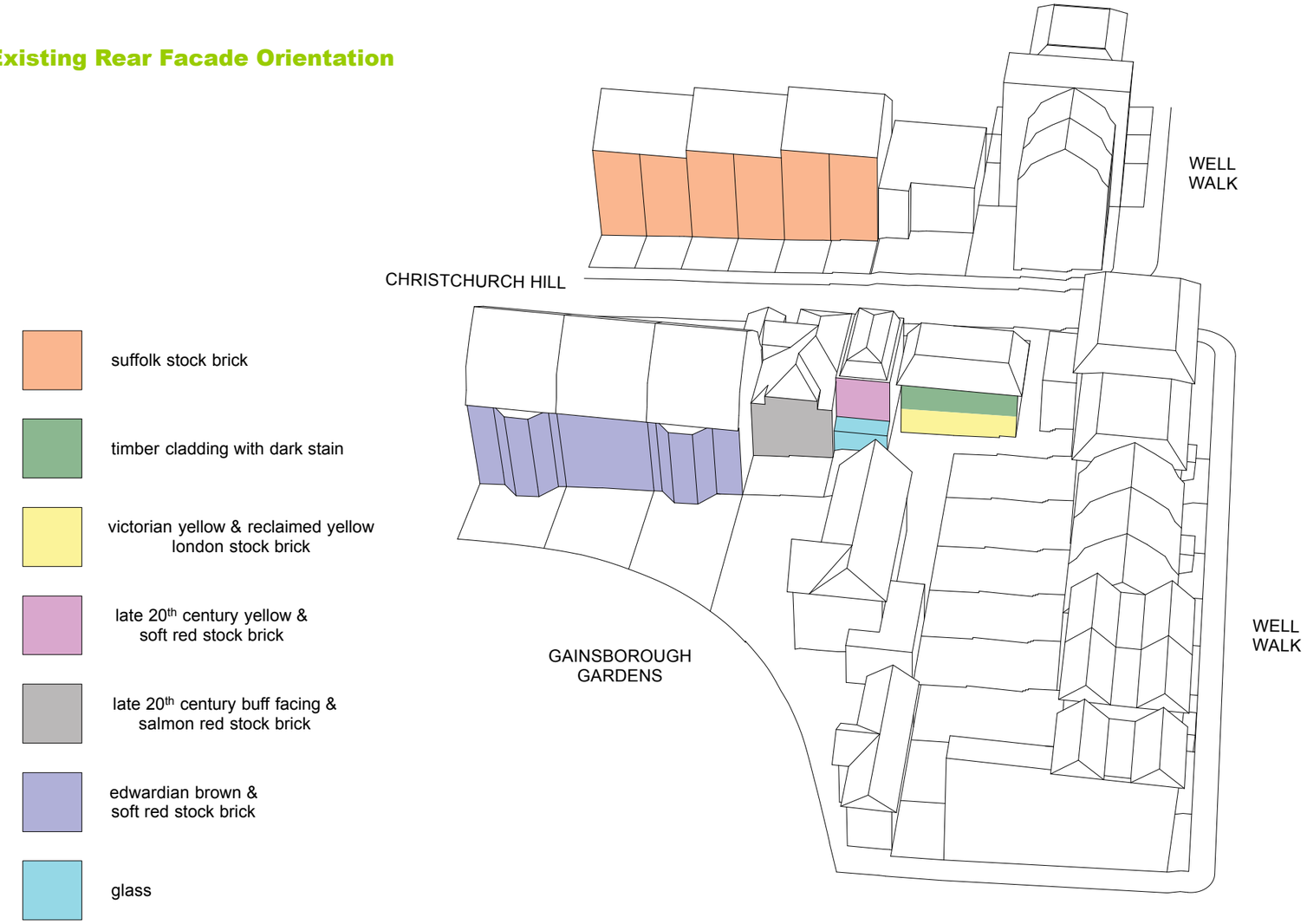
Existing Front Facade Materials



- suffolk stock brick
- timber cladding with dark stain
- victorian yellow & reclaimed yellow london stock brick
- late 20th century yellow & soft red stock brick
- late 20th century buff facing & salmon red stock brick
- edwardian brown & soft red stock brick
- timber cladding

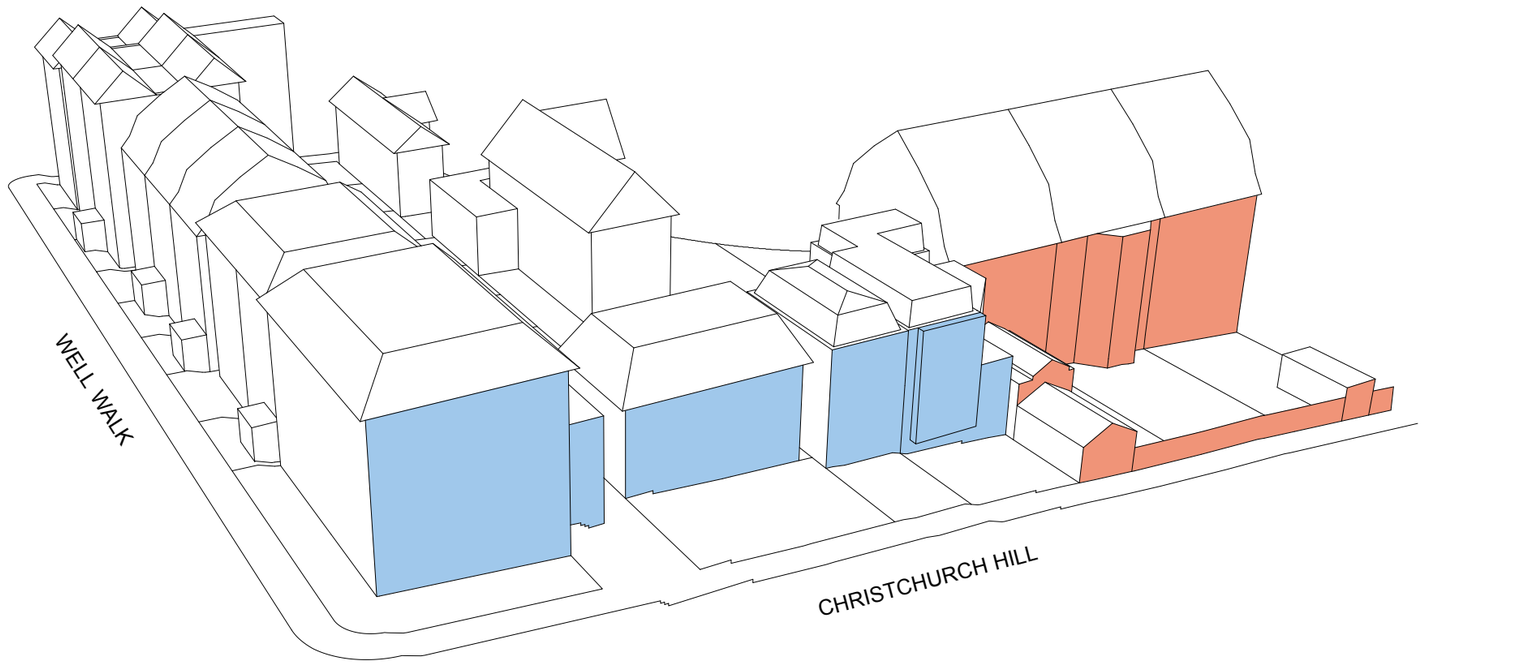
Proposal - Facade Relationship

Existing Rear Facade Orientation



Proposal - Facade Relationship

Proposed Front Facade Orientation

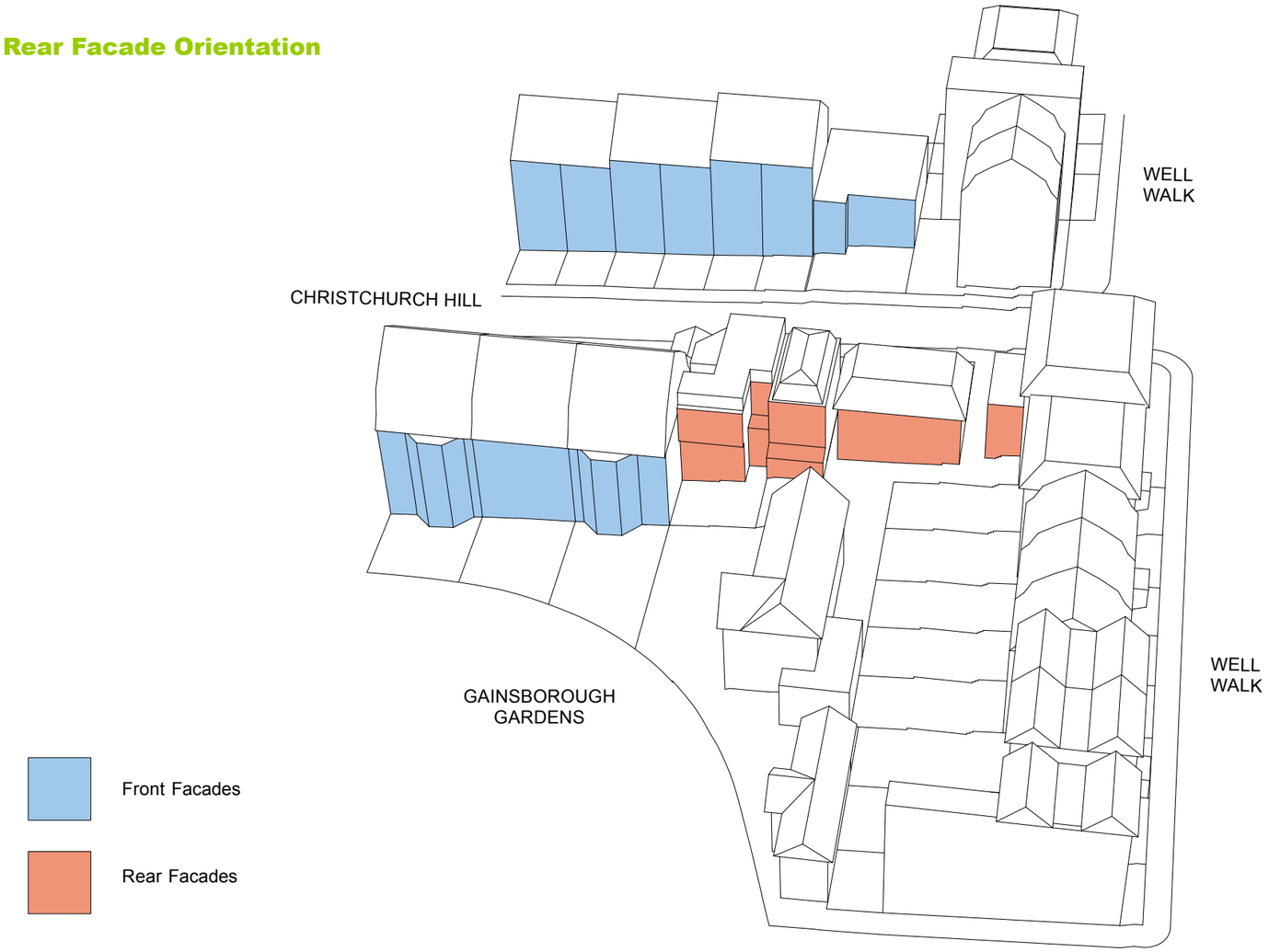


Front Facades

Rear Facades

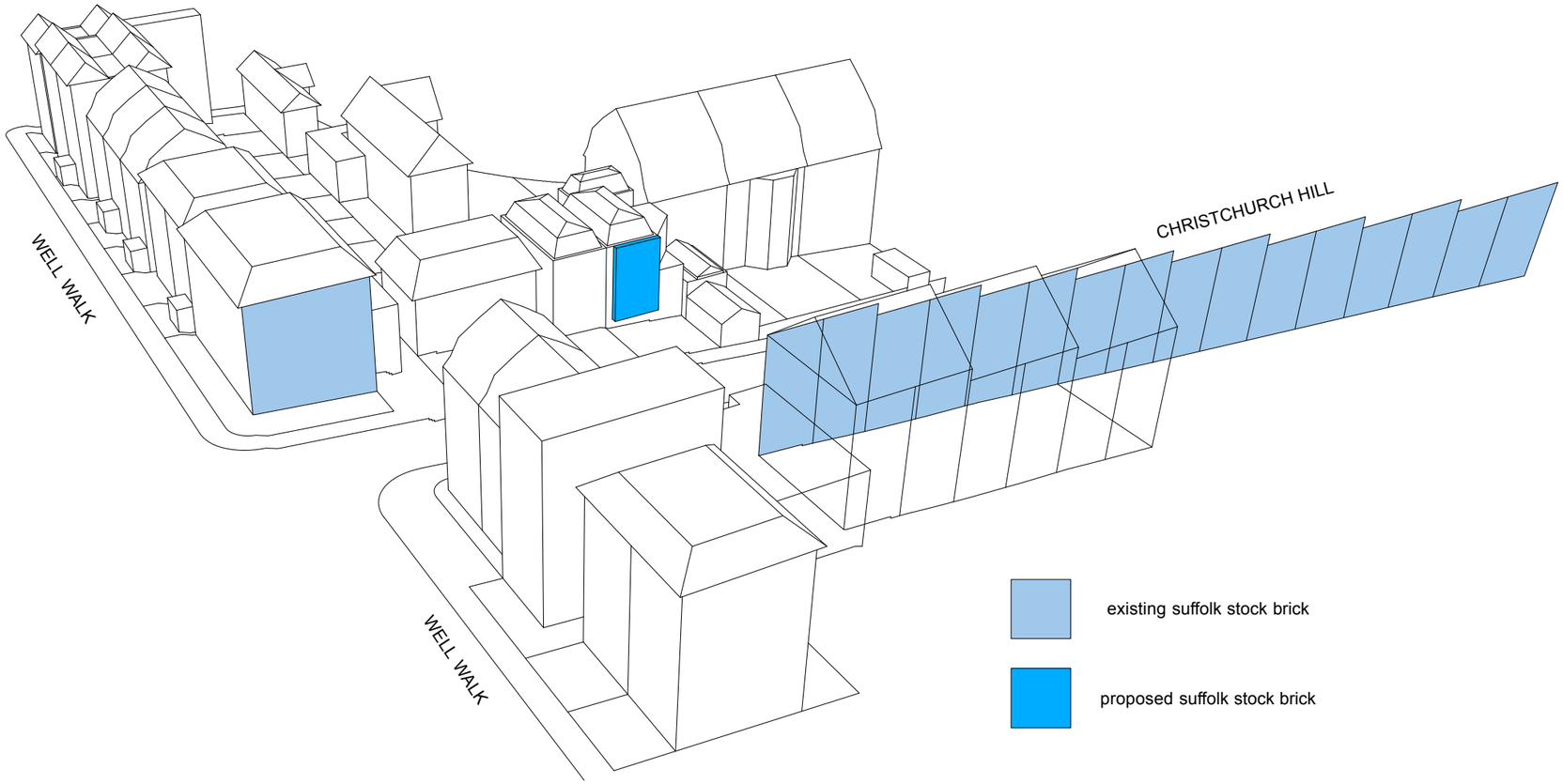
Proposal - Facade Relationship

Proposed Rear Facade Orientation



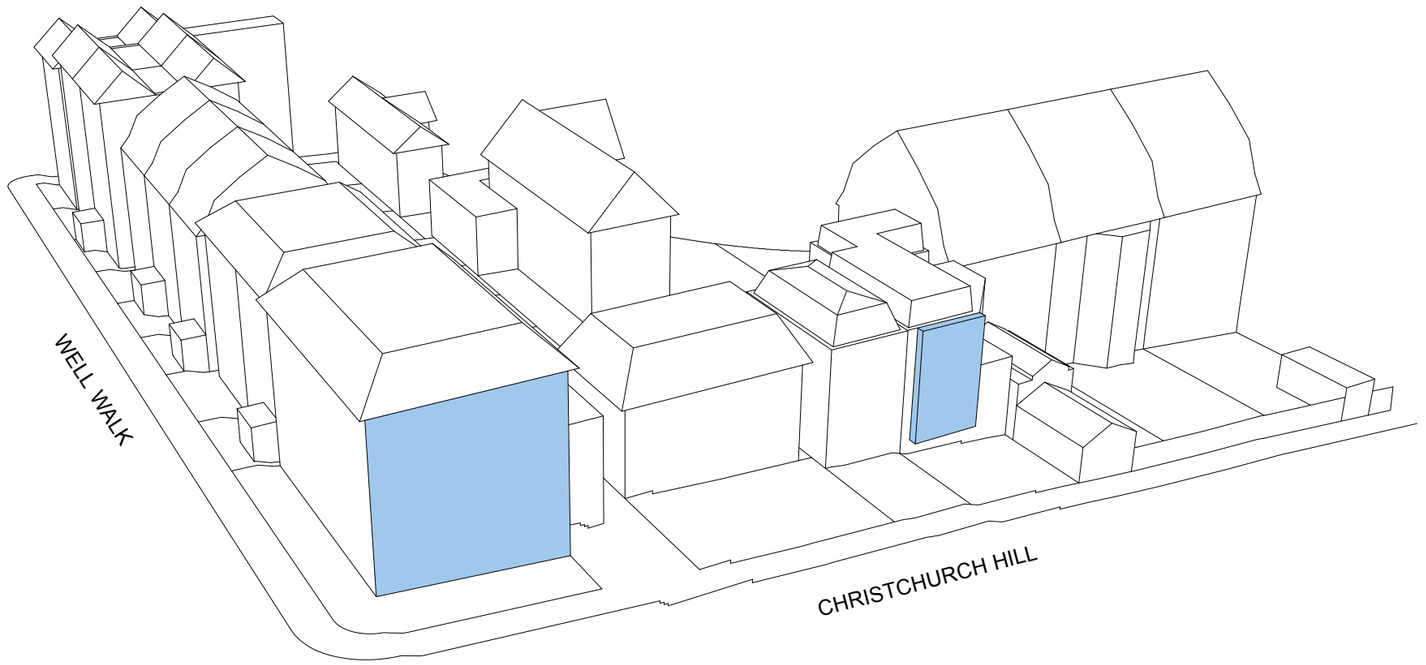
Proposal - Facade Relationship

Existing & Proposed Facade Materiality



Proposal - Facade Relationship

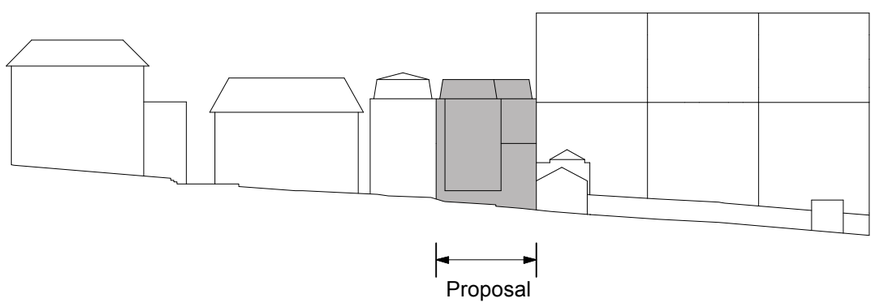
Bookend Condition at End of Row of Front Facades

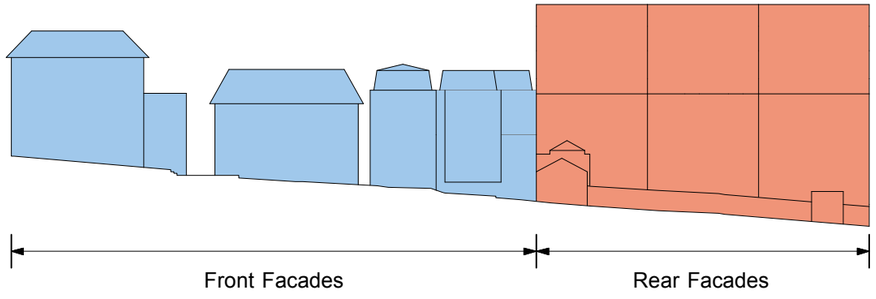


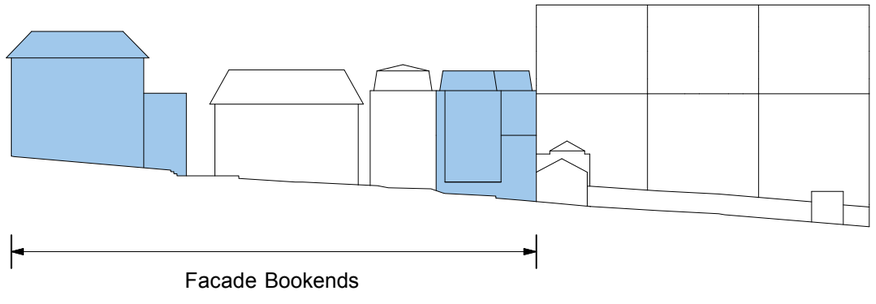
proposed suffolk stock brick to match the Wells pub and form a bookend

Proposal - Facade Relationship

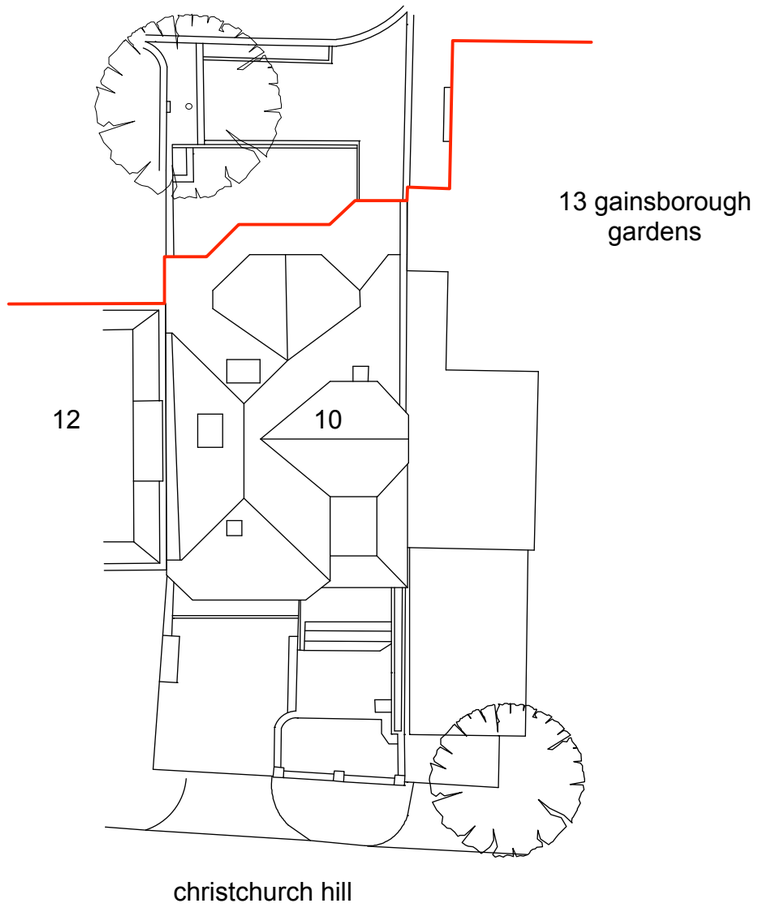
Bookend Condition at End of Row of Front Facades



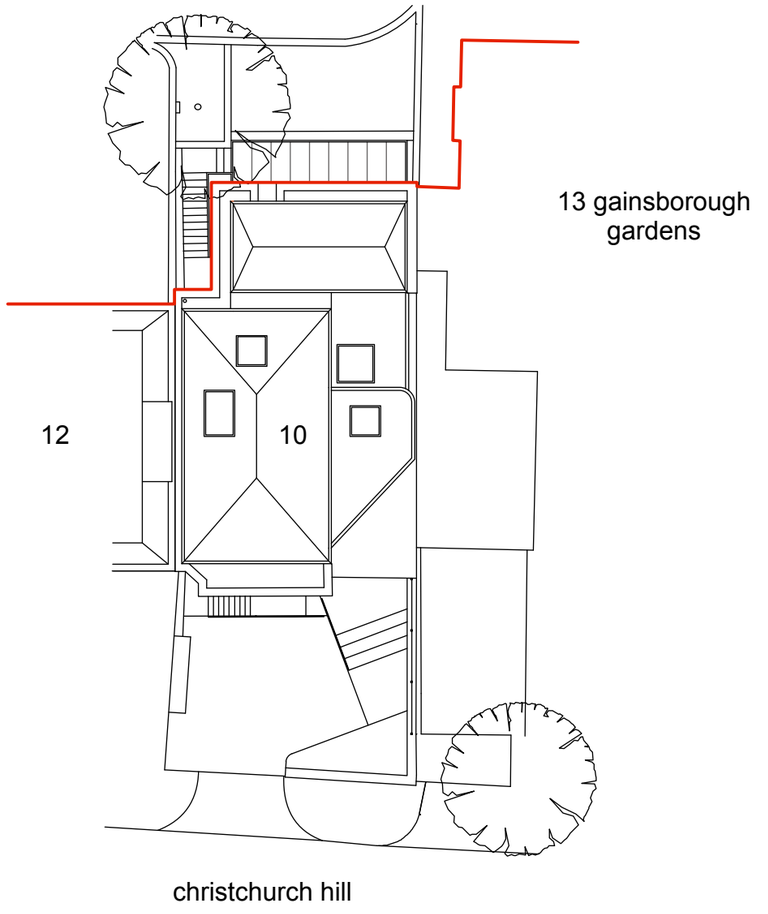




Proposal - Facade Relationship



Existing



Proposed

Proposal

The design responds to the existing building lines of the 2 adjacent properties. The proposal retains the existing building lines.

The urban massing of the rebuild also relates to the adjacent properties. The eaves line of No 10 relates to the eaves line of the adjacent buildings.

Ridge Line

No. 12 No. 10 Rear of No. 13 Gainsborough Gardens

profile of No. 13 Gainsborough Gardens No. 10 No. 12

Existing

Proposed

No. 12 No. 10 Rear of No. 13 Gainsborough Gardens

profile of No. 13 Gainsborough Gardens No. 10 No. 12

Proposal - Roof Line

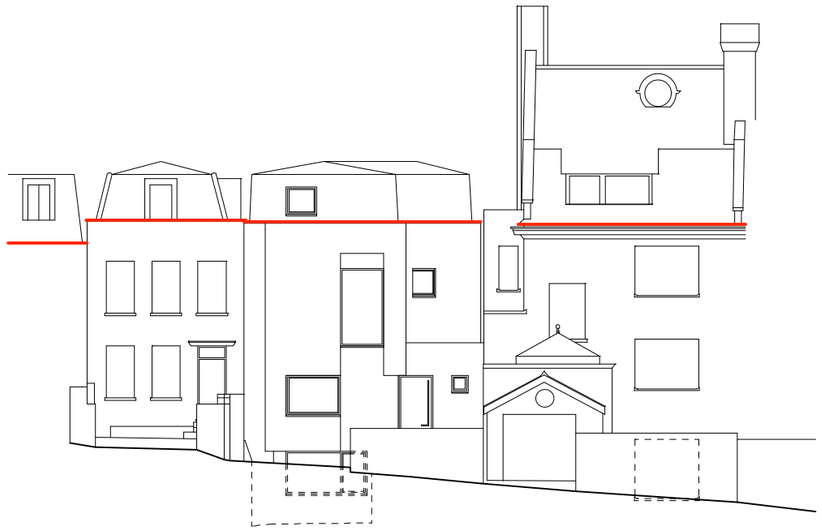
Parapet / Eaves Line

Existing

No. 12 No. 10 Rear of No. 13 Gainsborough Gardens

profile of No. 13 Gainsborough Gardens No. 10 No. 12

Proposed



No. 12 No. 10 Rear of No. 13 Gainsborough Gardens

profile of No. 13 Gainsborough Gardens No. 10 No. 12

Proposal - Soffit Line

Daylight & Sunlight Considerations

A full comprehensive study of daylight and sunlight has been carried out by *Schroeders Begg* to assess the effects of the proposal on the surrounding properties and to report on the findings for submission to the local planning authority.

The findings detailed in the daylight and sunlight report show that the proposal will have almost no effect on the standards of daylight and sunlight enjoyed by the adjoining properties and that the proposal will not cause unacceptable harm in planning terms to the sunlight and daylight amenities of any of the surrounding properties.

For further information please consult the appendix of this document, where the daylight and sunlight report as carried out by Schroeders Begg can be found.

Sustainability

Central to government planning policy is sustainability. The proposal seeks to conform to good practice in this respect as a minimum and where possible to be innovative and use advanced technology wherever economically possible. The proposal is inline with policy to develop previously developed land and increase density within urban areas to broadly prevent unnecessary development of greenfield sites wherever possible. (PPS1 section 27/viii).

Additionally the proposal will employ technical details and design methods to conserve energy and use green design principles wherever possible. This is in line with governement policy on the need to address climate change (PPS1 section 27/x).

Materials
All materials will be sourced from sustainable and well managed sources wherever possible.

Embodied energy
All materials will be selected to minimise the embodied energy within them, and where possible will be from local sources. This will minimise energy costs of transporting the materials to site.

Pollution
Materials and equipment will be selected to minimise pollution. Harmful elements within construction materials such as CFCs, HCFCs, mercury etc will be avoided, or minimised if they cannot be averted.

Reuse of materials
Where possible any demolition material from the existing building will be re-used as site fill or hardcore. Internal services and finishes which are to be replaced will also be re-cycled where possible.

Water consumption
Sanitary appliances will be selected to minimise water consumption. WC cisterns will be of the low water content type. Where economically possible, rainwater capturing for grey water (WC's).

Energy consumption
A high efficiency (Class A energy rating) condensing boiler is be specified to minimise energy consumption.

Building Fabric
The fabric of the building has been designed so that it will contribute to modifying the effect of the external conditions and by doing so it will produce a fairly stable internal environment. The building addtions will generally be constructed from heavyweight materials so that variations in the external conditions are smoothed out by the thermal mass of the structure. This will further reduce the heating and cooling loads within the building, saving on energy.

Insulation
The proposal will exceed the current building regulations for Part L, Conservation of Fuel and Power. A superinsulated building envelope will have the biggest impact on conserving energy and the burning of fossil fuels.

The main wall construction will use where possible low density blocks for the building envelope with a 100mm rigid insulation to the wall cavity. This degree of over-engineering for heat loss of the building envelope is unusual to voluntarily propose and is a measure of the applicants committment to sustainable development.

Airtightness
The building will be designed and constructed to be as airtight as possible. A large percentage of heat can be lost through unwanted infiltration into a building through cracks in its fabric. The building will be detailed, and constructed, to be better than the leakage standards required by the Building Regulations.

Access

Within the constraints of an existing building, the works to the house have been designed to allow ease of accessibility and use. Based on good practice, the proposal is assessed on the criteria of the 16 Lifetime Homes Standards:

01 Parking
Cars will be able to park in the driveway of the property and stop outside the front of the house where street parking is provided as existing.

02 Approach to dwelling from parking
Access from car to front door experiences a slight slope as existing.

03 Approach to all entrances
Access from car to front door is direct and up a proposed stair case to ground floor level.

04 Entrances
The front entrance is illuminated by overhead lights, as existing.
A new rear entrance (sliding glass door) to the garden will replace the existing in order to create a link from the basement to the garden.

05 Communal stairs and lifts
The property is a single dwelling and has no communal stairs.

06 Internal doorways and hallways
Any new internal doors will have a minimum 700mm clear opening width.

07 Circulation space
Inside the property the accommodation is split level as existing.

08 Entrance level living space
All living room features on the entrance level will remain as existing.

09 Potential for entrance level bed-space
There are no bedrooms located on the entrance level as existing.
There is however a existing bedroom located in the basement which will be retained.

10 Entrance level WC and shower drainage
The existing ground floor WC to is be retained.

11 WC and bathroom walls
Any new walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Stairs and potential through-floor lift in dwelling
The inclusion of a future lift would be possible in the new proposal.

13 Potential for fitting of hoists and bedroom/bathroom
The potential for the fitting of hoists would be possible in the new proposal.

14 Bathrooms
The bathrooms are generous in size.

15 Glazing and window handle heights
New windows will be operable with long lever handles that allow easy operation wherever possible.

16 Location of service controls
New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.

Conclusion

In summary the proposal suceeds in providing good bedroom accomodation and improved kitchen and living spaces to enhance modern family living.

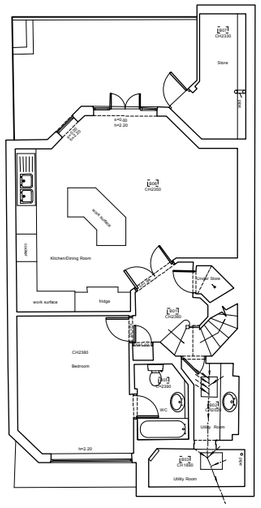
The existing property does not enhance the conservation area and is not of sufficient architectural merit to warrant preservation. The proposal seeks to actively enhance the conservation area with a high quality contemporary design.

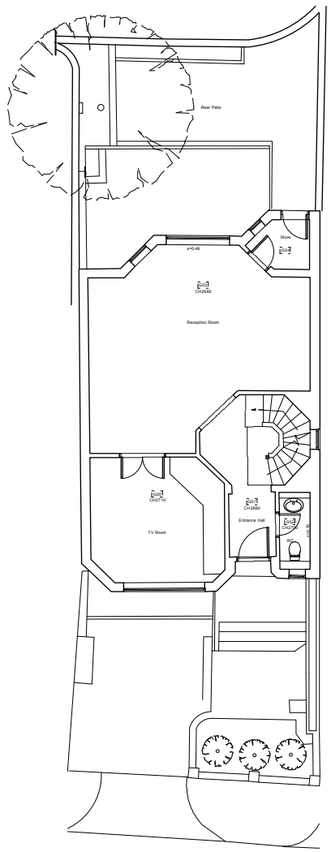
The proposal improves the outdoor living space by creating a larger patio at ground floor level whilst still letting light into the basement. A family orientated ground floor with kicthen and reception area is created, and bedrooms on the upper floors are more usable.

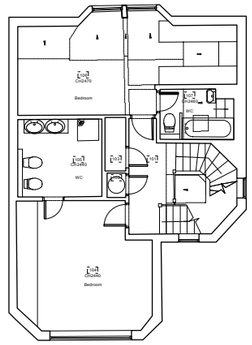
The application contributes an innovative and original design, a sensitive increase in density of an urban site, and a sustainable design; all of which are encouraged by national planning policy.

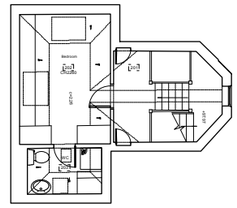
Appendix

Existing Plans & Gross Internal Areas
Proposed Plans & Gross Internal Areas
Daylight & Sunlight Report (Completed by Schroeders Begg)









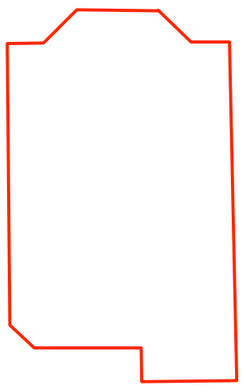
Existing Basament Plan
79 sqm

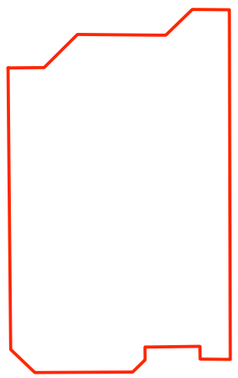
Existing Ground Floor Plan
76 sqm

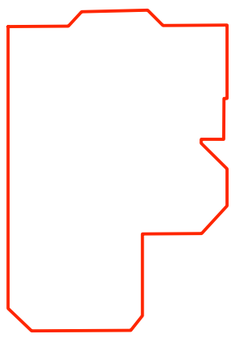
Existing First Floor Plan
60 sqm

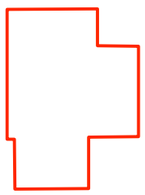
Existing Second Floor Plan
20 sqm

TOTAL 235 sqm

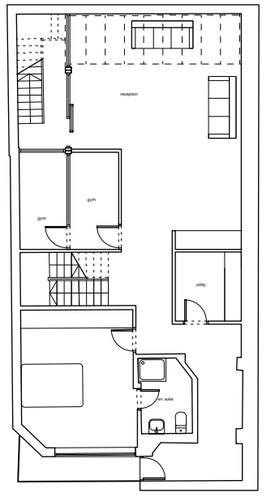




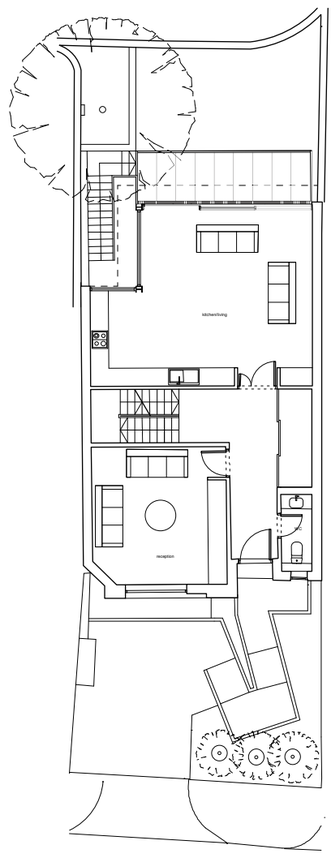




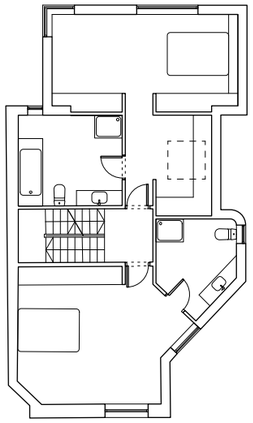
Appendix - Existing Plans & Gross Internal Areas



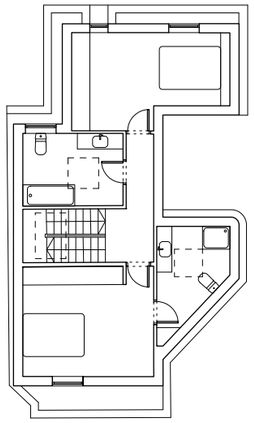
Proposed Basement Plan
98 sqm



Proposed Ground Floor Plan
82 sqm

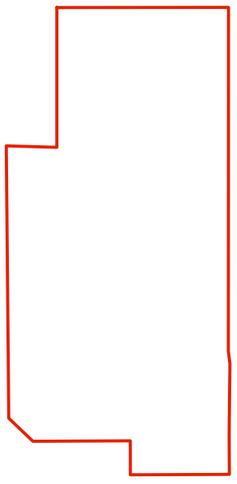


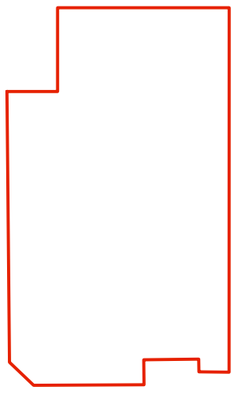
Proposed First Floor Plan
77 sqm

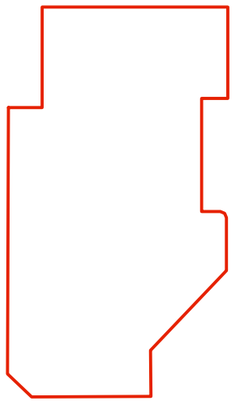


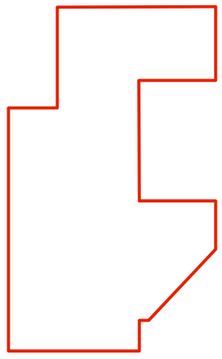
Proposed Second Floor Plan
56 sqm

TOTAL 313 sqm









Appendix - Existing Plans & Gross Internal Areas