
RE : 7 CHRISTCHURCH HILL, LONDON NW3

DESIGN STATEMENT

No.7 Christchurch Hill comprises one of some twenty similar terraced dwellings facing generally south east. The dwellings step in pairs down Christchurch Hill. No.7 is paired with the immediately adjoining property to the north-west (No.9) and in common with the lower uneven numbered dwellings in the terrace, has an open aspect to Hampstead Heath.

The buildings were generally constructed from London Stock brickwork under natural slate roofs in the late 19th Century. The brickwork is enhanced with lighter Gault brickwork quoins and white painted rendered lintels over the windows and arches over the front doors. There is a brick dentil course at eaves level. All the dwellings comprise five levels – a lower ground floor, ground floor, 1st, 2nd and attic floors. The attic floors benefit from dormer windows on both front and rear elevations. The original dormers appear to have been constructed with slate cheeks and a shallow pitch lead clad roof. There is a great variety of new dormer design, both in terms of massing materials, fenestration and even location with at least one being formed directly above the front elevation brick face.

The proposal for No.7, which would but for its highway frontage, come within the terms of Class B Permitted Development, has been designed to a similar profile to that adopted by the adjoining uphill property so that the original "pairing" of the two dwellings is again apparent. So far as external finishes are concerned, we propose the use of lead for dormer cheeks and roofing, or terne-coated stainless steel which should allow the incorporation of greater levels of insulation within a given roof and cheek thickness than would occur with slate. It is noted that both lead and zinc and possible terne-coated stainless steel have been used successfully on other dwellings in the terrace. It is proposed that "Velfac" or similar and approved composite window frames should be used with timber frames and white powder coated external facings to reduce maintenance problems at this relatively inaccessible level.

In summary, the proposal will enhance the terrace by re-establishing the original "pairing" of front elevations as they step down Christchurch Hill and is in general accordance with the Supplementary Planning Guidance give in the Unitary Development Plan under Policy EN24.

ACCESS STATEMENT

The requirement to improve access for the disabled is not relevant to the proposed installation of a dormer on the 3rd floor of this late 19th Century dwelling approached by steep internal staircases, a narrow front hallway and a stepped access to the front door. The increase in headroom within the new dormer structure will be of benefit to those able to access this level.