

Design and Access Statement

Design and Appearance

The aim of the design has been to reinstate 39 Christchurch Hill as a single family house

- to maximise the amount of usable space, where possible within the existing envelope of the house
- to minimise extensions and when extending to do so only to the same extent as other houses in the same terrace.
- for the alterations to be in keeping with the character of the house
- to work within the planning framework outlined above
- for the materials used to match those in the existing building and the surrounding area

This proposal is in accordance with policy H1 as it will increase the amount of floorspace in residential use. Where possible Lifetime Homes standards have been met, though this has been limited by the nature of the existing building in accordance with policy H7. Further we believe the proposals are in accordance with policies B1, B3 and B7.

The proposed alterations are set out below on a floor by floor basis.

Lower Ground

- The conversion of the vaults under the front garden into a bedroom and bathroom. This will require the lowering of the floor level within the vault area, the introduction of a window in the wall between the vaults and the front basement area.
- The modification of the area between the vaults and the main part of the house in order to provide a utility area. This area is currently a narrow corridor 1150 mm wide with a door into the outside area. It is proposed that the wall onto the outside area is moved by approx. 750mm in order that the corridor can be converted into a useful utility area. It is also proposed that a small window be introduced into this area to allow natural light into the space.
- The introduction of sliding folding glass doors to the rear giving onto the garden.
- The removal of a number of internal walls in order to create an open plan kitchen, eating and living space for the family

It is unlikely that any of the alterations to the lower ground floor will in themselves be visibly from outside the curtilage of the site. The only visible element will be a small amount of additional roof/front garden area adjacent to the entrance. It is proposed that this will be planted in order to minimise its impact and integrate it with the rest of the front garden which is at approximately the same level.

These modifications are in accordance with Section 2.7 of the supplementary planning guidance advice that the most satisfactory alterations are those that alter the external fabric as little as possible. We also believe they are in line with Conservation area policy H2 as we do not believe extending into the basement vaults will harm the character of the building or its setting.

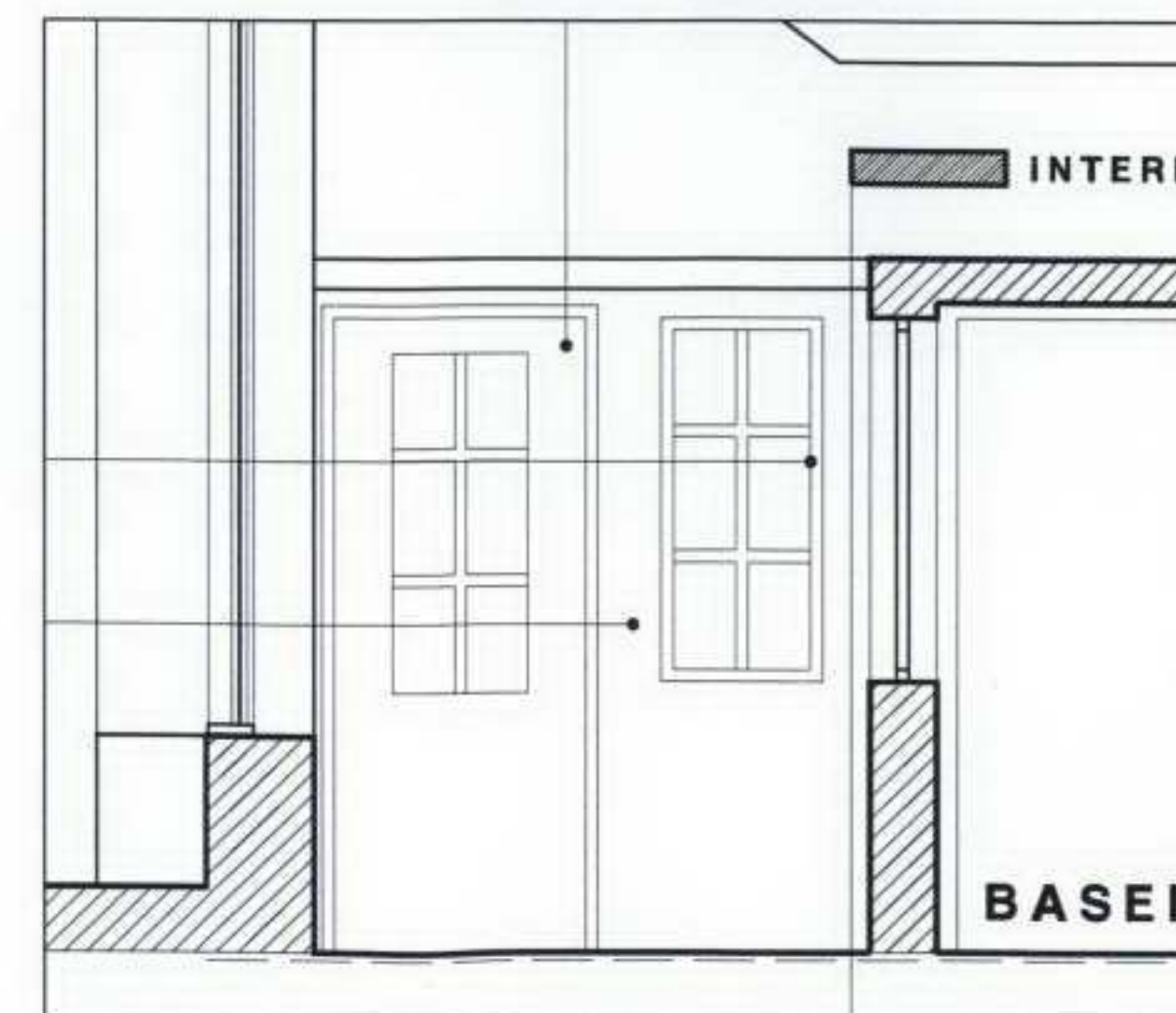
Permission for similar modifications has been given at Number 29.

Ground Floor

Proposals at this level are:



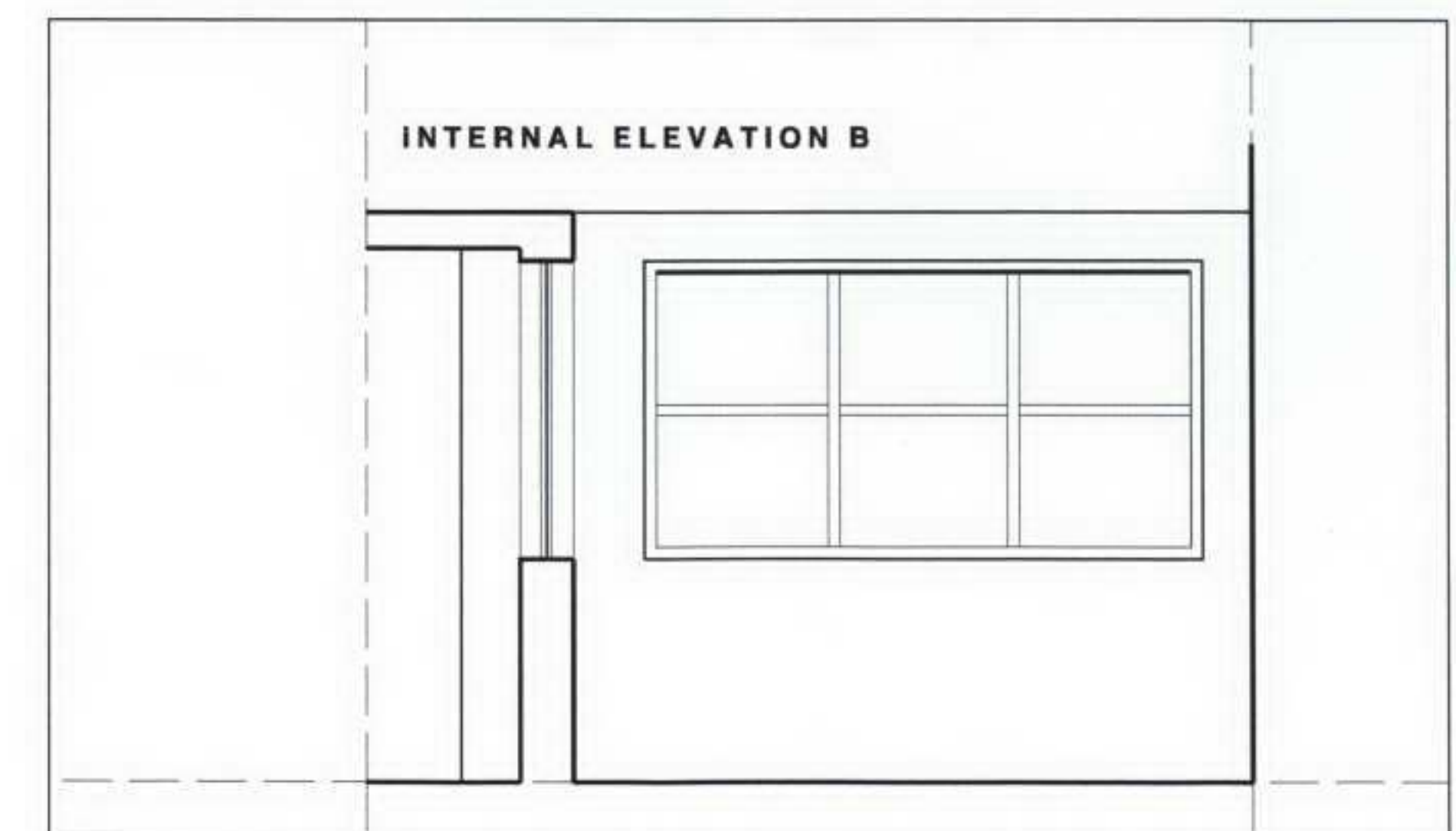
View of external door to basement from lower ground floor



View of proposed door and window to basement



View of the vaults from lower ground floor area



View of proposed window to the vaults area

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- The replacement of the existing window to the rear of the ground floor with French doors and a wrought iron juliette balcony. It is proposed that the design of the french doors matched those used elsewhere on the terrace, for example at 27 Christchurch Hill. Window frames are to be timber to match existing.
- The modification of the bathroom at ground level to a toilet with a wash hand basin. The current bathroom is quite small and unsuitable for any disabled visitors. It is proposed, in accordance with Lifetime Homes standards that this area is modified which would allow use by either ambulant disabled or wheelchair users, thus improving access within the house. It is also proposed that in accordance with the Lifetime Homes standards that provision for drainage be made in this toilet.
- The introduction of new double doors to the living and dining area
- The removal of an internal wall in order to create a single large room.

The modifications to the windows are in accordance with the advice given by English Heritage in London terrace houses 1660-1860 - A guide to alterations and extensions, in that the windows will match the existing windows in the house. It should be noted that the window that is to be replaced is not original, and from examination of the rest of the terrace shows that french doors are common in this location and seem likely to have been part of the original design given the balcony outside.

First

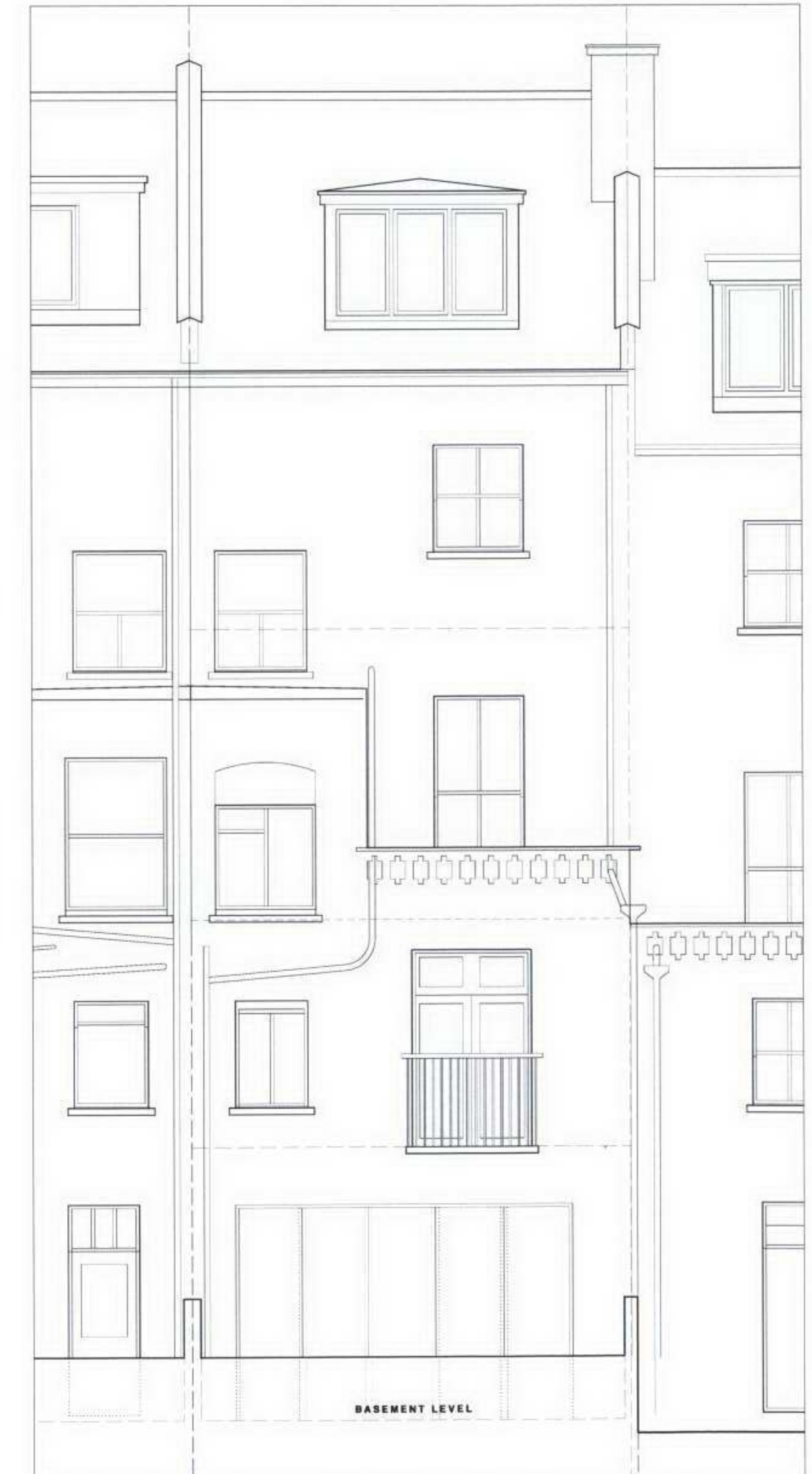
Proposals at this level are:



View of French doors at ground level in other houses in the terrace



View of the rear of No 39 Christchurch Hill.



Proposed rear elevation

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- The modification of the internal layout in order to provide two bedrooms, a study and a bathroom.

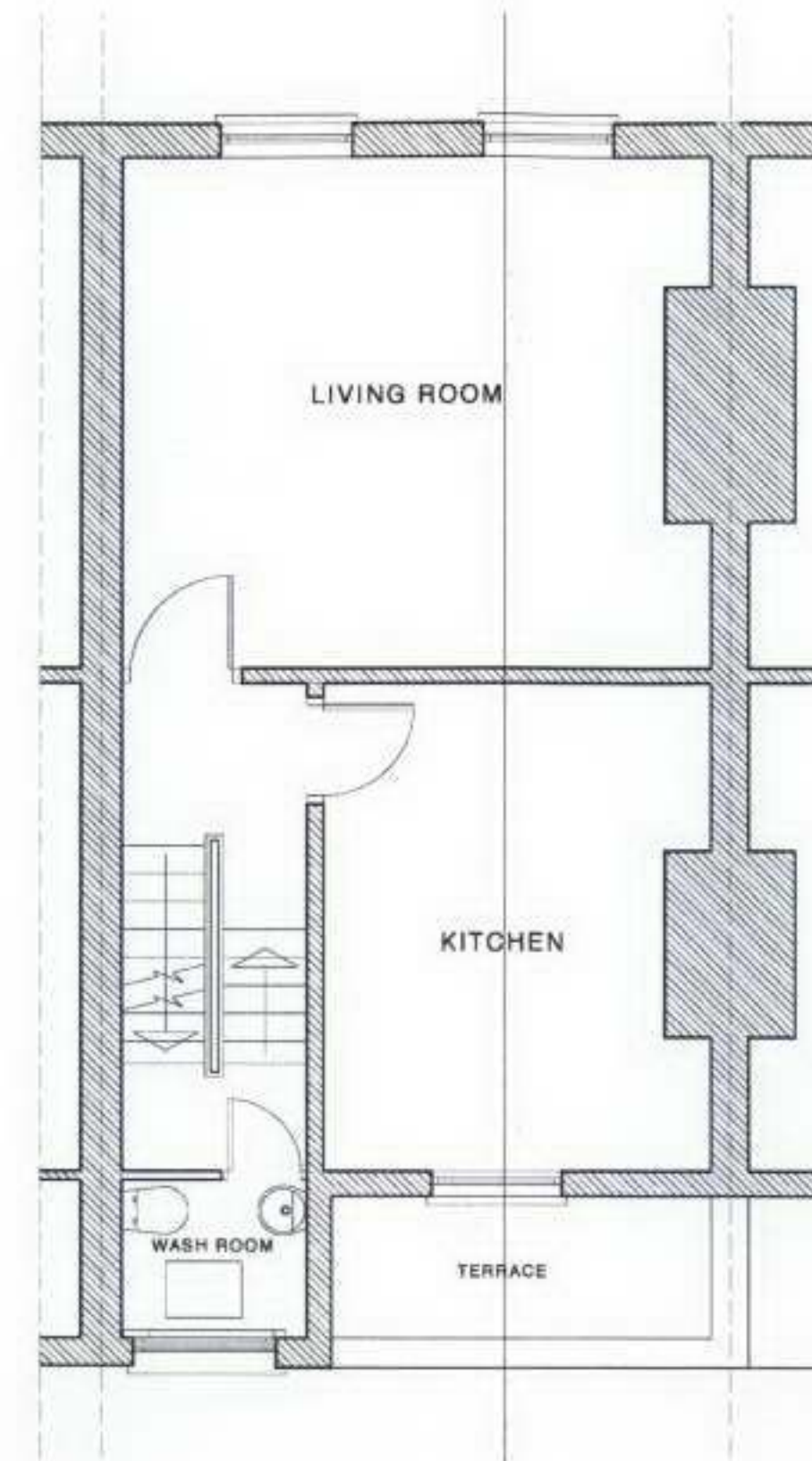
Second

Proposals at this level are:

- The modification of the internal layout to provide a master bedroom to the rear of the property and a bathroom and bedroom to the front.

Third floor

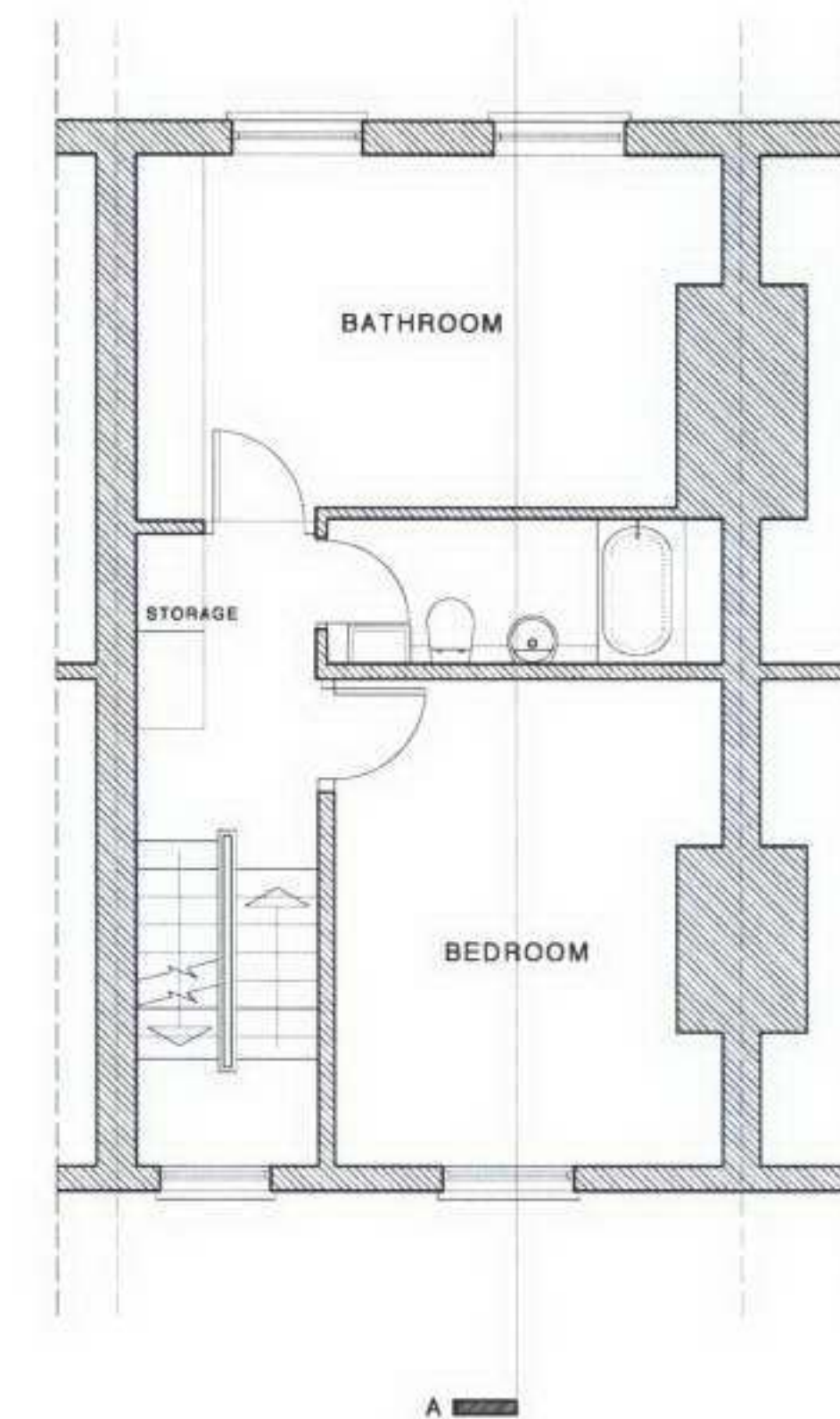
Proposals at this level are:



Existing first floor plan



Proposed first floor plan



Existing second floor plan



Proposed second floor plan

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- The extension of the existing dormer windows to the front and rear as shown opposite
- The removal of a number of internal walls in order to provide a single space.

We believe the proposal to extend the front and rear dormers is in accordance with UDP policies H1, B1, B3 and B7 and SPG sections 2.7 and 2.8. Throughout the UDP, SPG and Conservation area policy related to rooftop alterations and extension, there is a recognition of the importance of maintaining the original rooflines of street where these still exist. We do not believe this is the case here. Only 1 other house in the terrace have retained the original small dormer window at the front of the house. The vast majority of the houses have enlarged the dormers and a variety of treatments to the modifications can be seen in the photographs opposite. This would mean that the proposal to extend the dormers would be in accordance with Section 2.8 of the SPG which states that roof alterations are likely to be acceptable where there is an established form of roof alteration to a terrace.

The Conservation Area statement sets out the circumstances where roof extensions are likely to be unacceptable, for example where the terrace remains largely unimpaired, where the roof is prominent, particularly in long views or where the building is higher than many of its neighbours. We do not believe these circumstances exist in this location, and the situation is similar to that on Gayton Road where the Conservation Area Statement states the considerable number of roof extensions has been impaired to such an extent that further roof extensions would be appropriate in principle.

It should also be noted the Conservation Area states that overlarge dormers at Nos. 5 and 11 harm the consistency of the terrace, however since issued in October 2002 a number of planning applications for extended dormers of a more modest size than those at Nos. 5 and 11, have been approved. Examples of this are:

- Approval for extension of dormers at 27 Christchurch Hill (application number 2005/4382/P decided 14 December 2005)
- Approval for the extension of dormers at 9 Christchurch Hill (application number 2004/2070/P decided 12 July 2004)

The dormers proposed here are similar in size and design to those at 9 Christchurch Hill.

It is proposed that the dormers will be constructed with a structural timber framework with vertical tiling to match the existing roof finish on the flank walls and timber casement windows.



Front of Nos. 3 and 5 Christchurch Hill



Front of Nos. 7 and 9 Christchurch Hill



Front of Nos. 11 and 13 Christchurch Hill



Front of Nos. 15 and 17 Christchurch Hill



View of the rear roofline of the terrace looking south

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Front of Nos. 19 and 21 Christchurch Hill



Front of Nos. 23 and 25 Christchurch Hill



Front of Nos. 27 and 29 Christchurch Hill



Front of Nos. 31 and 33 Christchurch Hill



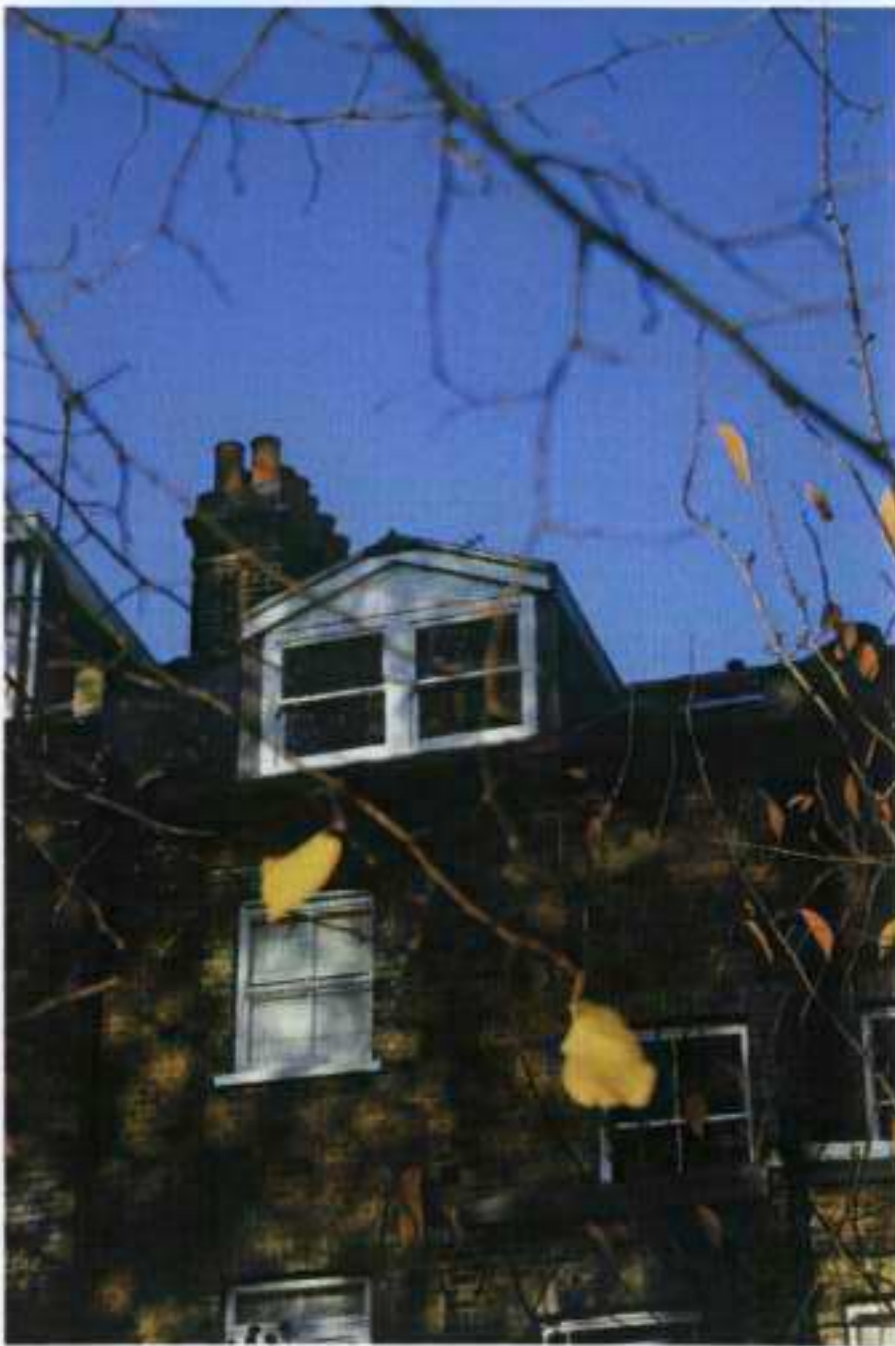
Front of Nos. 35 and 37 Christchurch Hill



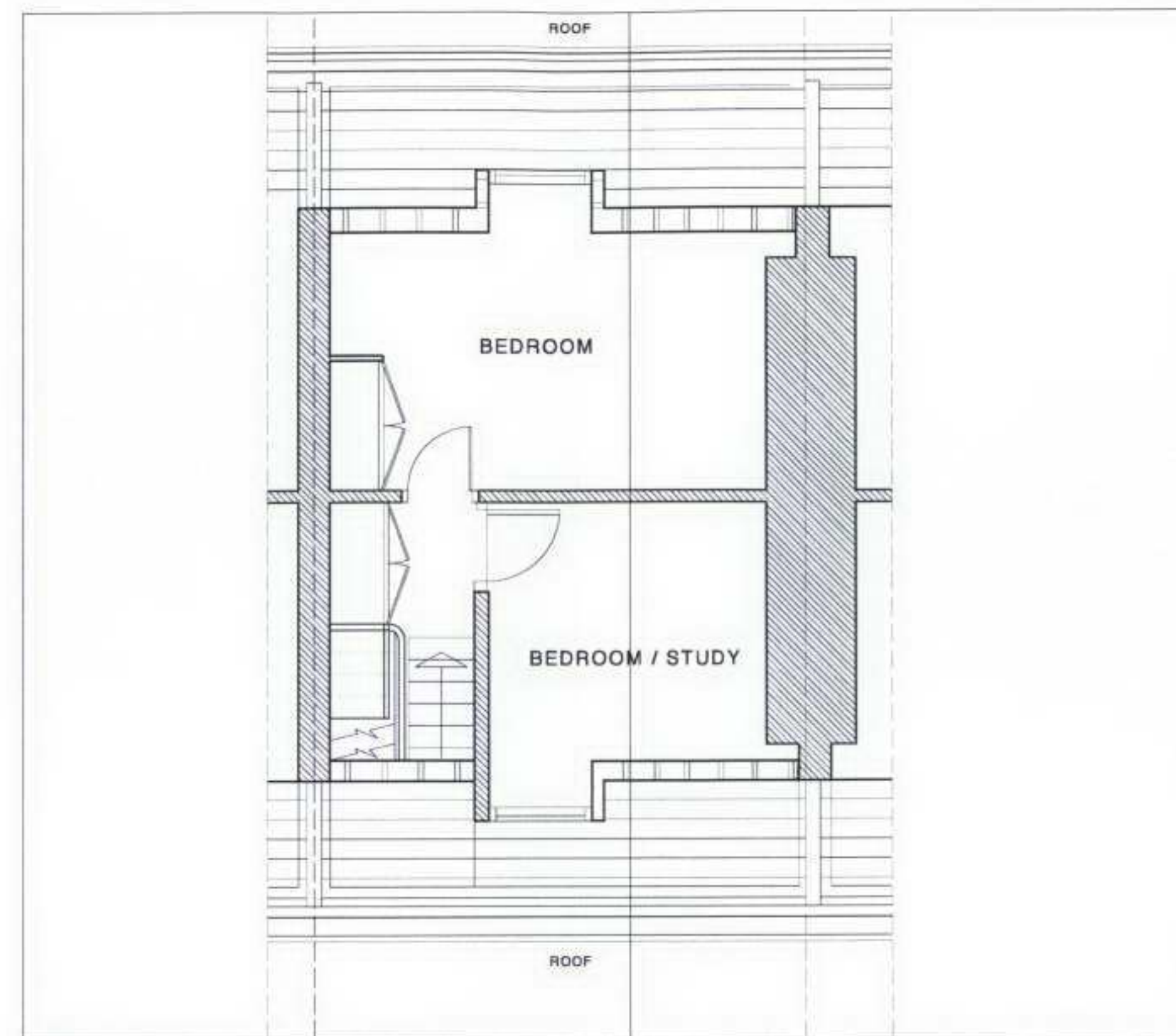
Front of Nos. 39 and 41 Christchurch Hill



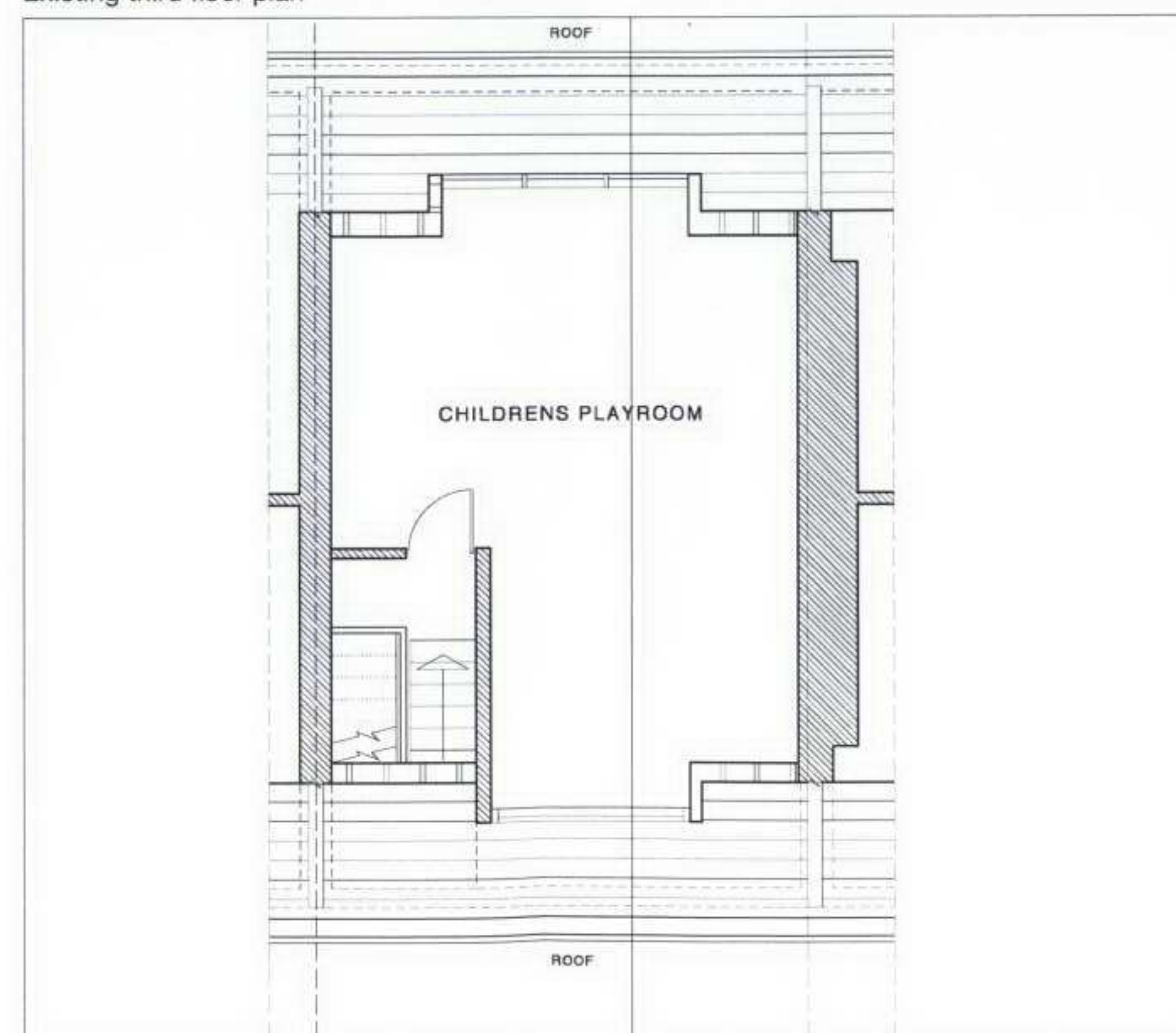
Views of a selection of rear dormers from the terrace



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Existing third floor plan

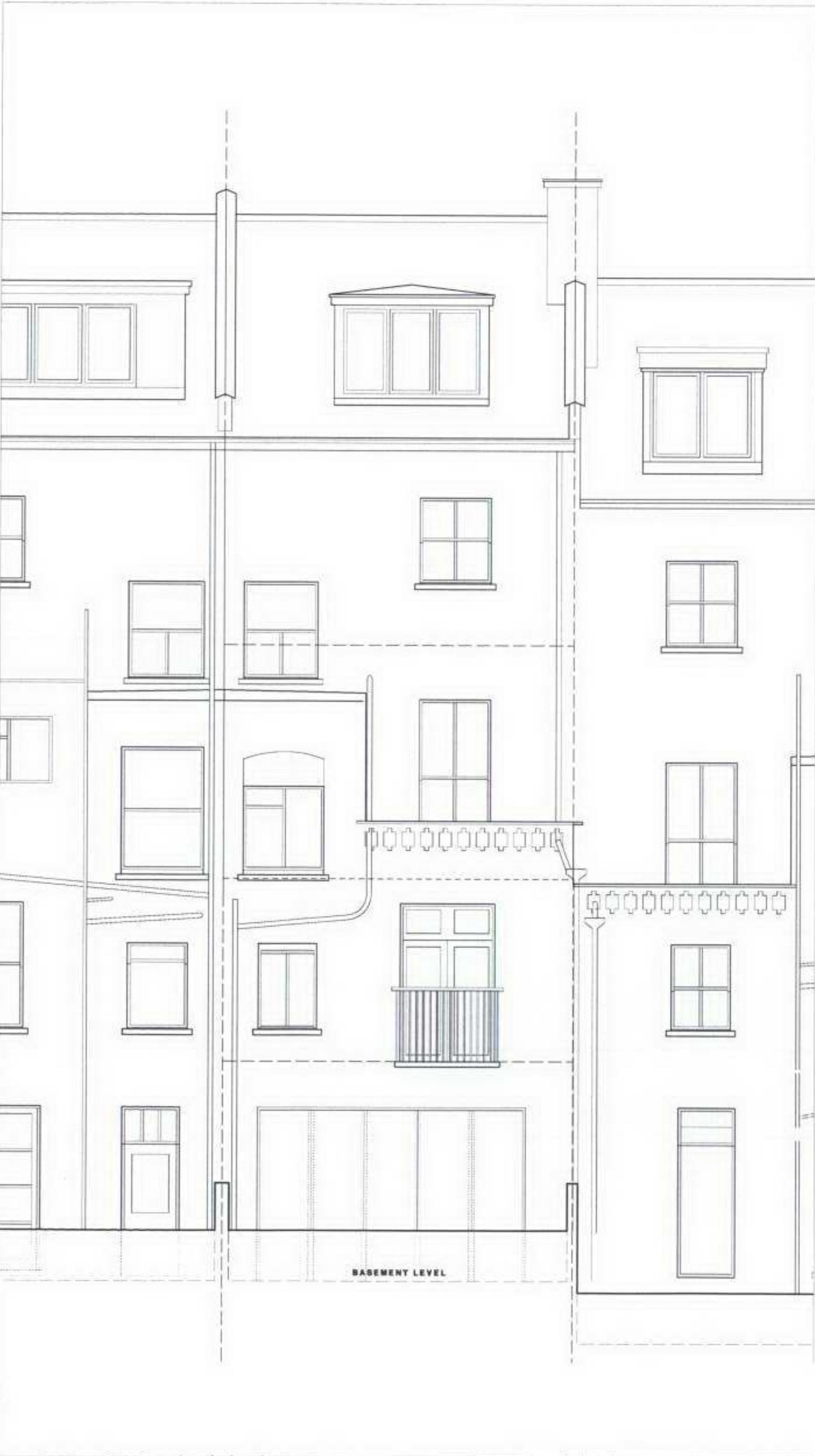


Proposed third floor plan

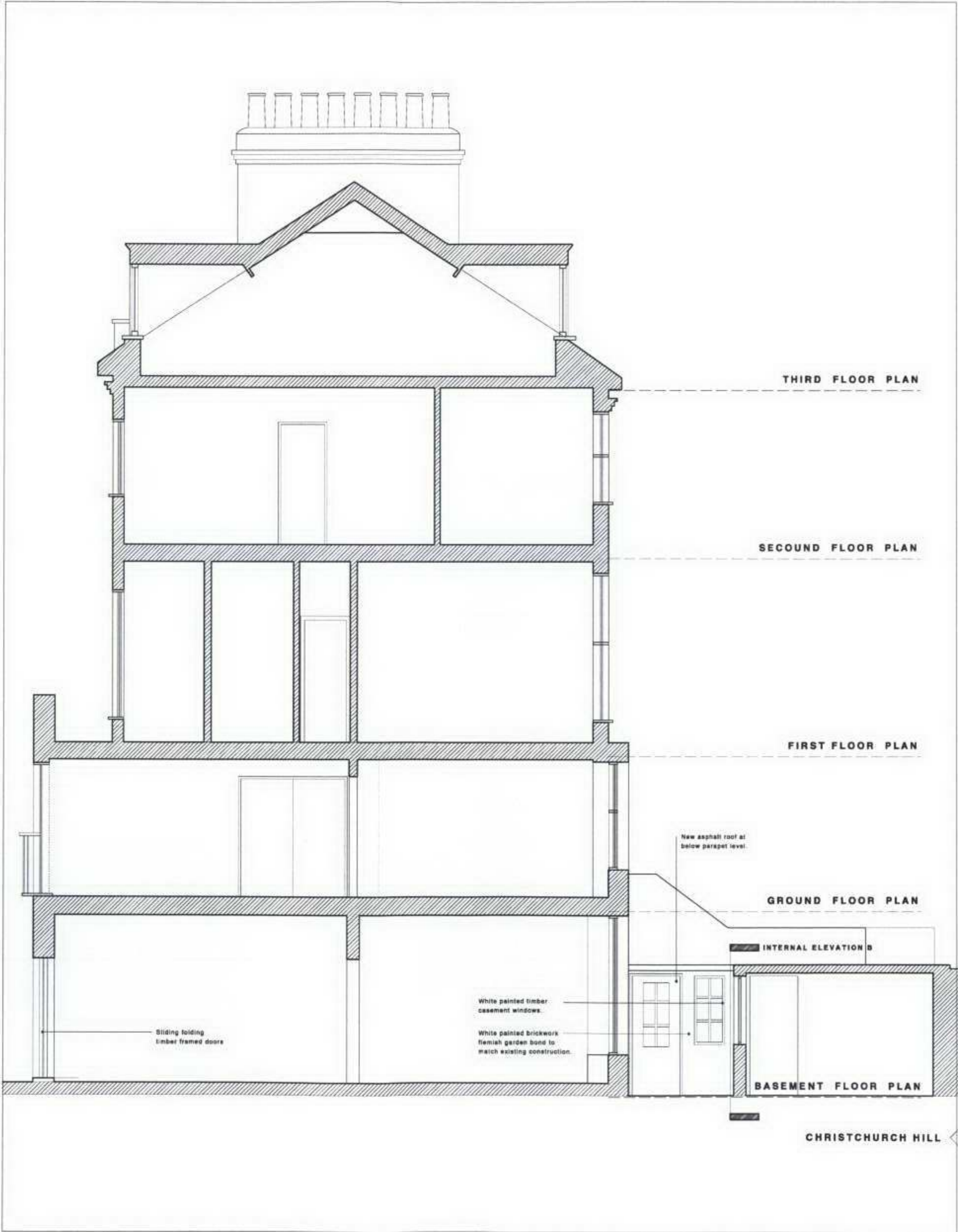


Proposed front elevation

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Proposed rear elevation



Proposed section

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Access

The CABE guidance sets out two potential aspects of access that need to be covered in a design and access statement: Vehicular and transport links and inclusive access.

Given that the proposals are for works to an existing building the possibility for improving access is limited, however the Lifetime Homes standards have been used to inform the proposals.

1.Car Parking		
Where car parking is adjacent to the home, it should be capable of enlargement to attain 3.3m width		Car parking is on the street
2. Access from Car Parking		
The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping		As above
3. Approach		
The approach to all entrances should be level or gently sloping		The approach to the house is not level as there are 5 steps up to the house. Given that this is the existing situation, and it is consistent with the rest of the houses to the terrace we do not believe it would be appropriate to change it. Further it would not be possible to fit a ramp of an gradient appropriate of wheelchair use within the approach area.
4. External Entrances		
All entrances should be illuminated, have level access over the threshold and have a covered main entrance.		New lighting is to be incorporated into the entrance. We do not believe it would be appropriate to incorporate a covered entrance as this would be out of character with the design of the terrace.
5. Communal Stairs		
		Not applicable
6. Doorways and Hallways		
The width of internal doorways and hallways should conform to Part M, except that when the approach is not head on and the hallway width is 900mm, the clear opening width should be 900mm rather than 800mm. There should be a 300mm nib or wall space to the side of the leading edge of the doors on entrance level.		Where possible given the existing fabric of the building this has been incorporated.
7. Wheelchair Accessibility		
There should be space for turning an wheelchair in dining areas and living rooms and adequate circulation space for wheelchairs elsewhere.		There is adequate space for turning a wheelchair in the dining and living area and adequate circulation space for wheelchairs elsewhere with the exception of bathroom areas.
8. Living Room		
The living room should be at entrance level		The living room is at entrance level
9. Two of more storey requirements		
In houses of two or more storeys, there should be space on the entrance level that could be used as a convenient bed space.		The dining room on the entrance level could be converted into a bedroom if required.