

6. **April 2010  
Apartments**

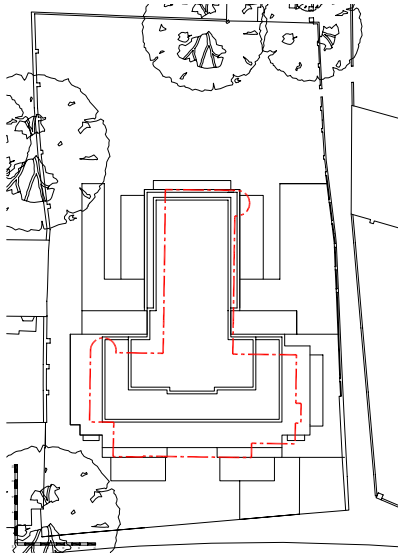


Christ Church Passage frontage

- Refinement of detail and proportion of elements to recognise surrounding architectural style
- Reduction of massing onto Christ Church Passage
- Introduction of a variety of architectural elements, such as balconies, feature windows and recessed balconies
- Change to treatment of the lift shaft elements to reduce scale and increase detail/variety
- Treatment of facade onto open space refined to relate to Lawn House and 10&11 Hampstead Square



New End frontage



7. **August 2010 - Apartments  
August 2011 - Planning submission**



Christ Church Passage frontage

- Adjustments to the width of the 'back building' at the upper levels to resemble a clearer 'T-shaped' building.
- Adjustment to side/corner bay to create a building corner with a more vertical character.
- Reduction in height of the side bays onto Christ Church Passage and Hampstead Square to reduce massing
- Development of the window positions, to echo the more vertical layout of the existing building.
- Lowering of rear bay(s) level to provide amenity space to Apartment 14.
- Adjustment to slope of roof edge to soften building profile
- Planning submission August 2011 (Ref: 2011/4317/P)



New End frontage

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**CHANGES TO THE WITHDRAWN APPLICATION  
(REF: 2011/4317/P)**

In relation to the element fronting New End:

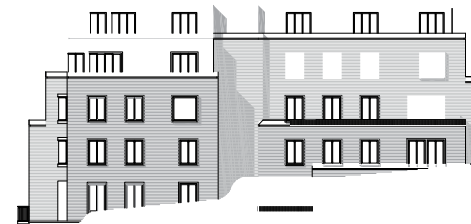
- The side bay facing Carnegie House has been omitted.
- The overall width of the building has been reduced.
- The building façade and front bays are set further back from New End.
- The basement wall moved away from Lawn House.
- The building line for the top floor has been adjusted – the corners facing New End have been recessed to minimise their visibility.

In relation to the rear element:

- The overall width is reduced.
- The footprint is moved away from Lawn House – so as to provide the same separation as the existing condition.

In relation to the architectural approach

- Window dimensions are reduced by raising cills and dropping heads and by use of single modules in place of doubles.
- Single window units are provided facing Lawn House and Carnegie house so as to reduce overlooking.
- Terraces facing Lawn House, Carnegie House and Christ Church Cottage have restricted access, are landscaped to avoid overlooking.
- Access to terraces is restricted facing Lawn House and Carnegie House.
- Material of upper level facades is to be slate in place of bronze.
- Parapet levels are raised so as to reduce overlooking and reduce balustrades.
- Material for balustrades is to be metal in place of glass.
- The unit mix has been revised.



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