



Dormer Proposal:

11 Hampstead Square NW3 1AB



Design &
Access Statement

FACTOTUM
LONDON - ROTTERDAM

C o n t e n t s

Section	Page
1.0 Introduction	4
2.0 Site Plan	5
3.0 Site Context	6-7
4.0 Heritage Assessment	8
5.0 Planning History	9
6.0 Planning Assessment	9
7.0 Existing & Proposed Drawings	10-12
8.0 Door Section & Specification	13-14

Client

M & T Kendall

Architectural Services

F A C T O T U M

F A C T O T U M
L O N D O N - R O T T E R D A M

1.0 Introduction

F A C T O T U M have been instructed to prepare a planning application for no. 11 Hampstead Square NW3 1AB

Planning permission is sought for replacement of one sash window at lower ground level on the rear elevation with timber french doors, removal of a steel external staircase providing access to french windows at upper ground floor, and addition of a steel Juliet balcony railing to retained french windows at upper ground level.

The purpose is to remove an unsightly steel stair to provide better access from the kitchen, which is the heart of this household, to the garden area.

The existing window is a white coloured timber sash with clear glazing.

The new french doors at lower ground level will be timber (painted white) with clear double glazing.

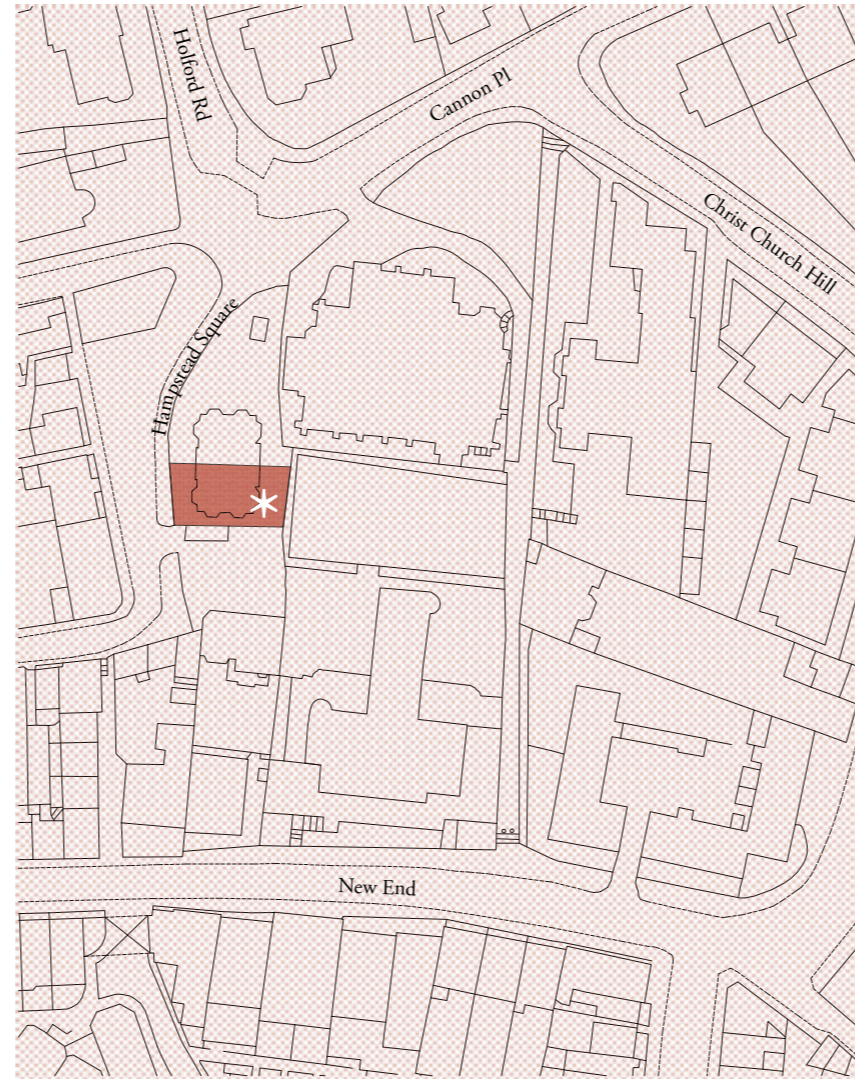
The juliet balcony railing will be square profile steel painted black.

The replacement elements will not detract attention away from the original building and will be sympathetic to the character of the property and will harmoniously blend in with the surrounding context.

In terms of environmental conservation, the proposed new window will have a positive impact on the environment as the reduction in energy bills will only serve for a more environmentally friendly installation.


2.0 Site Plan


Location Plan



Key:

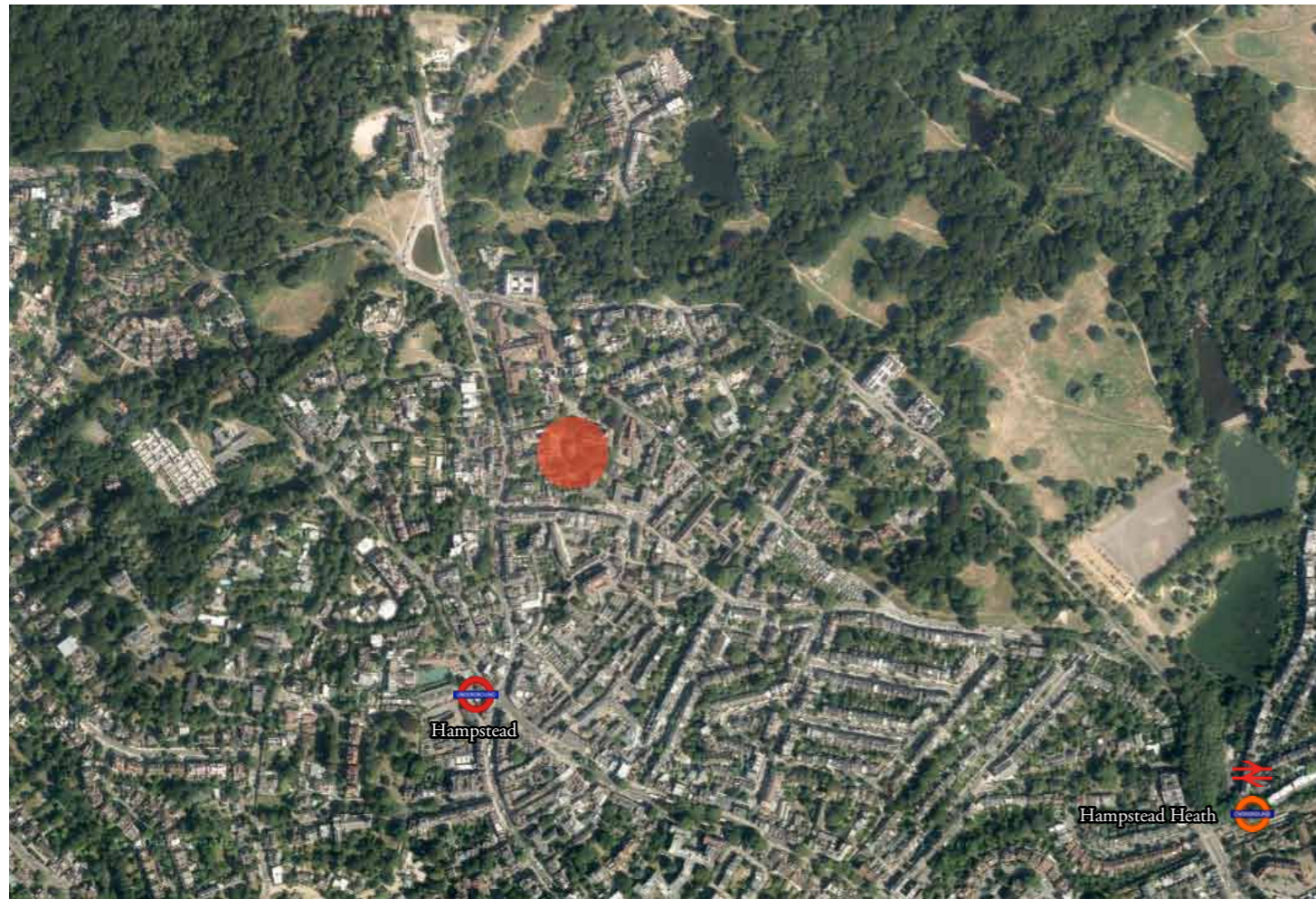
Conservation Area 

11 Hampstead Square 

Location of window to be replaced 

3.0 Site Context

4.1 Satellite Survey



Clockwise from the left: Satellite overview showing relationship of the site with its surrounding area; View from the North; View from the East; View from the South; View from the West

3.0 Site Context

Photographic Survey



1



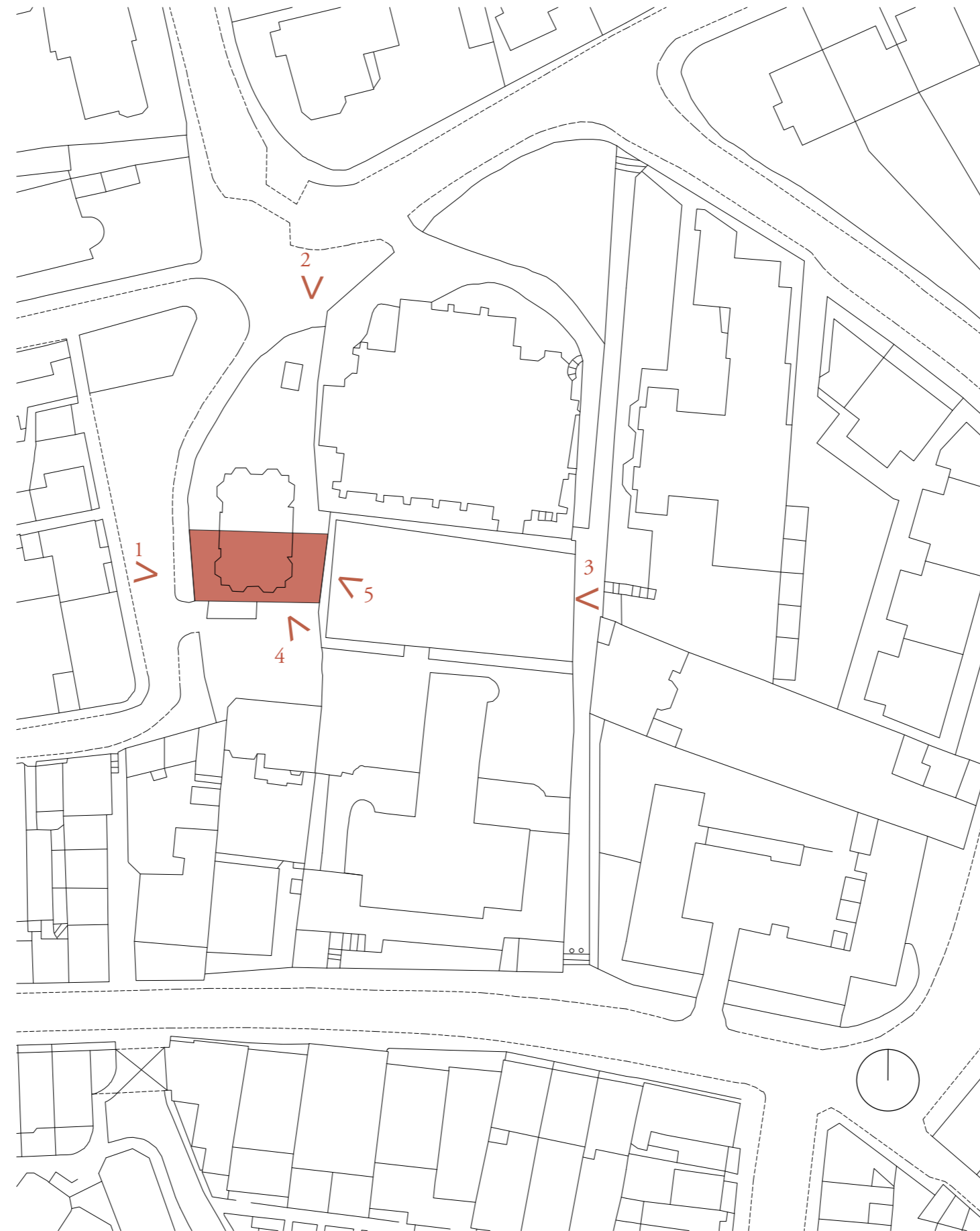
2



3



4



4.0 Heritage Assessment



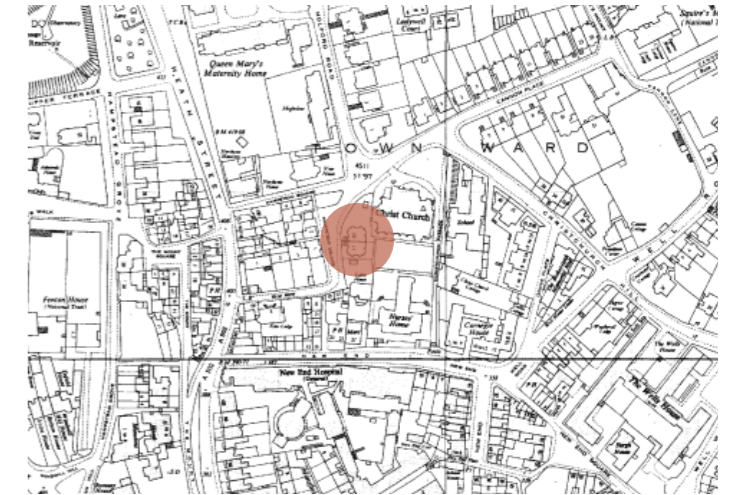
1895



1915



1936



1955

The application site relates to a four-storey plus attic semi-detached single dwelling house located on the east side of Hampstead Square. The property and its pair (no. 10) were built in the early 20th century in red brick with red tiled roofs with dormers and have been identified in the Hampstead Conservation Area Statement as buildings that make a positive contribution to the character and appearance of the conservation area. They are also subject to article 4 direction.

The site is surrounded by Grade II listed buildings, including several listed lampposts along Christchurch Walk to the east. Especially notable, is Christ Church which lies to the rear immediately north of the Christchurch Passage Open Space, which abuts the rear boundary of the site.

Hampstead Square is a very attractive area next to Christchurch, close to the top of the hill in Hampstead. Some of the houses in the square (e.g. Lawn House and Vine House) predate the church and were built around 1700 as Hampstead was developed as a select residential town and summer station for wealthier Londoners.

Number 10 & 11 Hampstead Square are a pair of Edwardian semi detached houses which were built around 1900 in the front grounds to the north of Lawn House. They are very well built attractive red brick houses on four floors plus attic. There are bay windows on all three external elevations of each house. At the top of the houses there are balconies above all the bay windows with original dormer structures to the mansard roof.

The houses have minimal rear gardens and look out across land which once belonged to the church which was sold off when the large nurses accommodation block was built fronting New End. This land formed garden and then a tennis court to the block but is now in a state of disrepair following the sale of the property. In future it is assumed that the garden will be refurbished as part of a redevelopment.

Number 11 Hampstead Square was built as a house, converted into flats and renovated back into a single dwelling in the early 1990's.

5.0 Planning History

5.1 11 Hampstead Square

2010/5073/P	Erection of dormer window on rear roof slope of single dwelling house (Class C3).	Refused	23.09.2010
8905545	Conversion into two self-contained residential units comprising one 8 room maisonette and one 3 room flat together with associated alteration to the front elevation.	Full Planning Permission	07.07.1989

6.0 Planning Assessment

In preparation of this planning application the following policy and policy documents were considered:

- Hampstead Conservation Area Statement
- CPG 1 (Design)
- DP24 – Securing high quality design
- DP25 – Conserving Camden’s heritage

Herein are proposed alterations which take into account the character and design of the property and its surroundings. To ensure the new work blends with the old the proposed window uses the same materials, appearance and detailing as the existing windows.

Although the proposed replacement window is different from the window it replaces, in that the replacement is a pair of french doors and the existing is a sash window. However, the appearance and materials match windows elsewhere on the same elevation. At upper ground the central window in the bay, and again the french windows above the same bay to the second floor. No. 10 which is part of a pair with No 11 also features the same french windows at upper ground and second floor.

Specifically, the glazing patterns, the proportions including the shape, size and placement of glazing bars, the opening method, materials, finishes, detailing and the overall size of the window opening matches and is complimentary to existing windows on Nos.10 &11 Hampstead Square.

14mm double glazing is proposed for the replacement window but adopting a design with detailing that matches the original and existing windows. This would therefore not be readily perceivable as double glazing and would not therefore represent a visual variance between those proposed and those remaining on the main building.

It is proposed that the replacement windows are double glazed on the basis that at some future date the present, or future, occupiers will upgrade all the windows on the house. Currently, the owners add secondary glazing in the winter months, which is then removed in the summer months to enable full opening of the sash windows. It is considered that this will be one less window needing upgrading at some future time.

This approach is further supported by guidance found at www.climatechangeandyourhome.org.uk

It is considered therefore that the proposed replacement is sensitive to the character of the property, the adjoining property and the surrounding area.

7.0 Existing Drawing



East Elevation 1:100 @A3

7.0 Proposed Drawing



East Elevation 1:100 @A3

7.0 Proposed Drawing

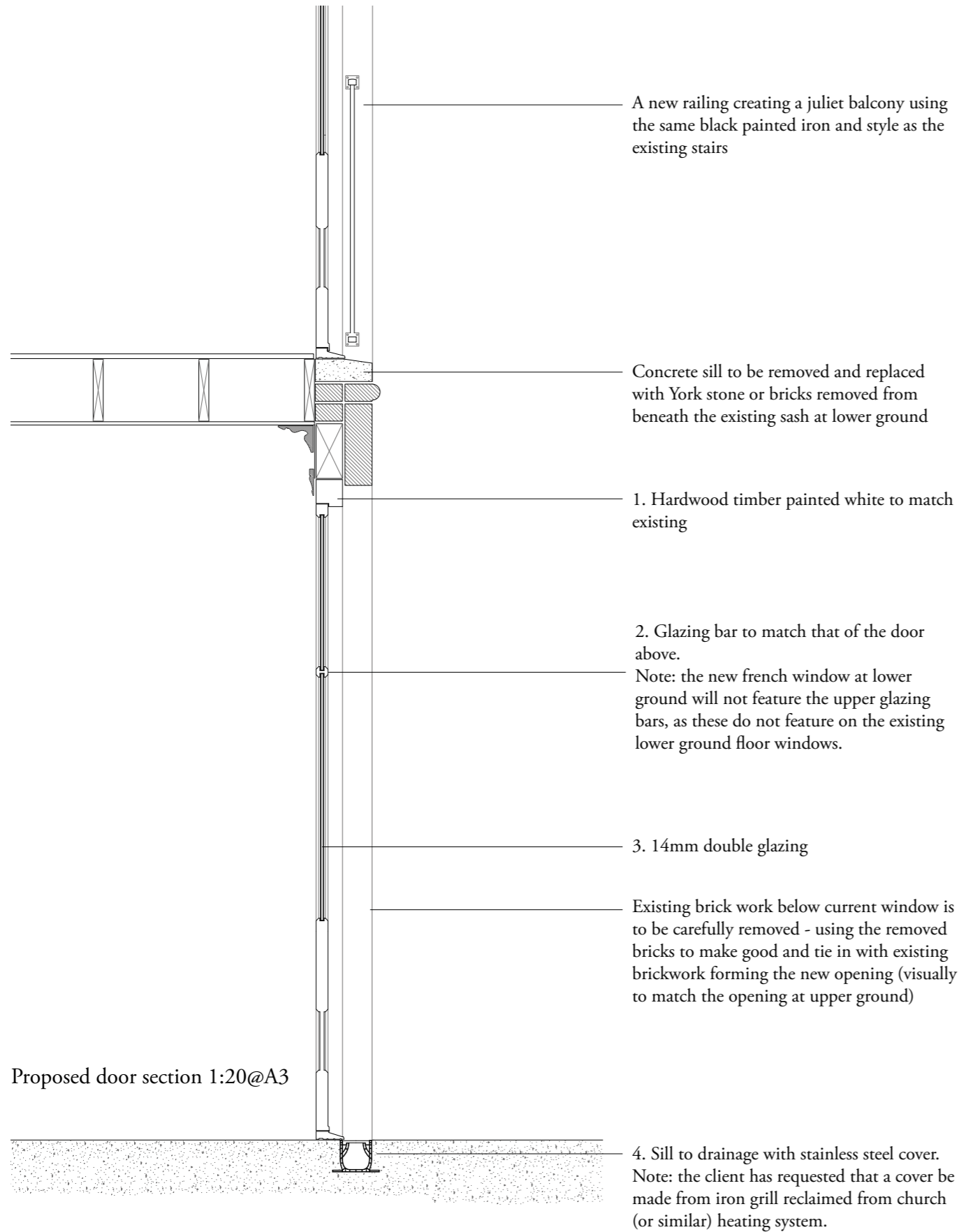


East Elevation 1:50 @A3



The proposed juliet balcony will be set within the existing window reveal, will be fabricated from steel and painted black. The design will be simple square profile and will be in keeping with the existing detailing on Nos. 10 & 11 Hampstead Square.

8.0 Door Section & Specification



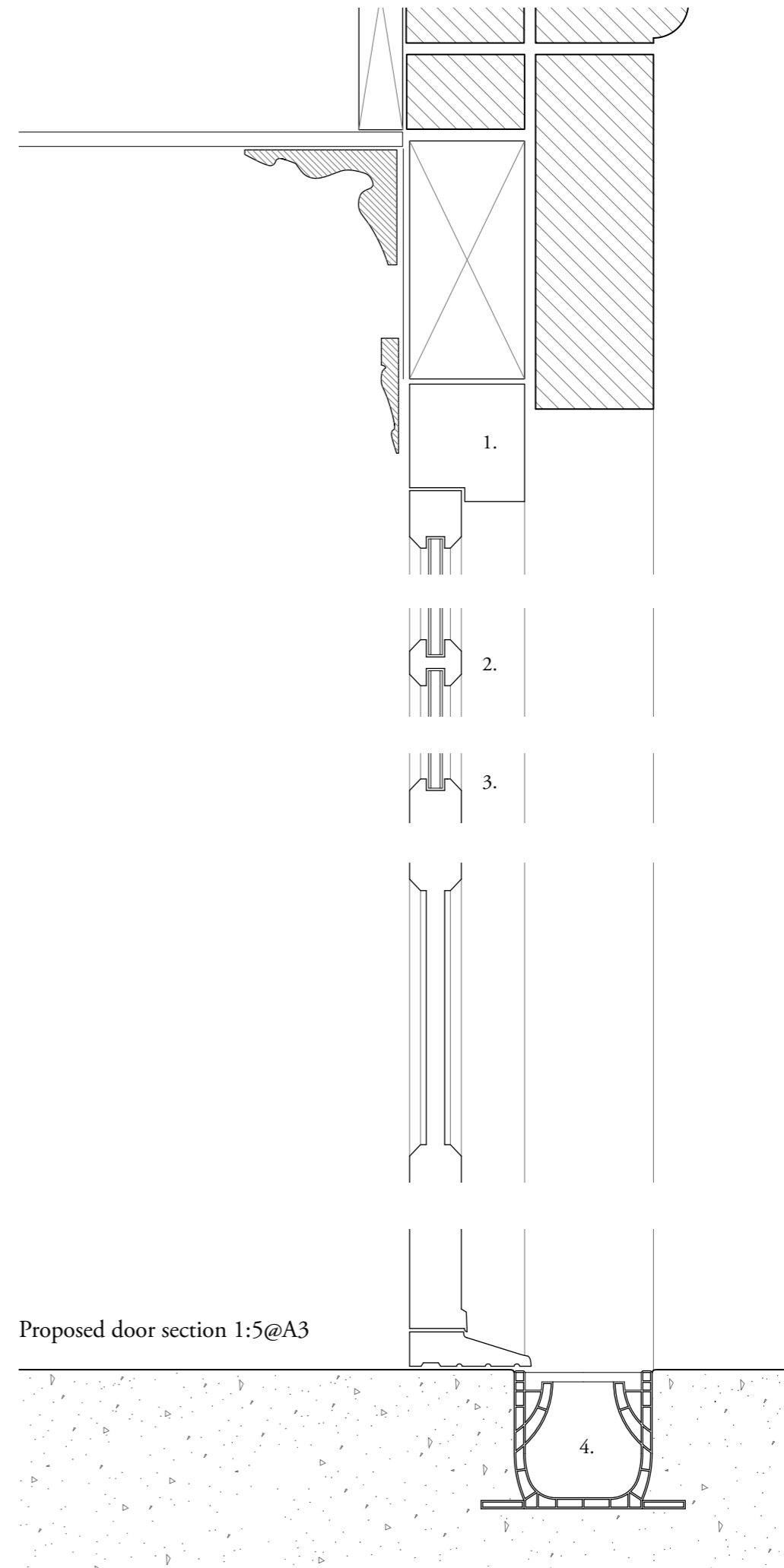
Proposed door section 1:20@A3



Upper Ground Central Glazing Bar



Lower Ground No Upper Glazing Bars



Proposed door section 1:5@A3



THE SASH
WINDOW
WORKSHOP

Our Specifications

the sash window workshop classic range

Our Classic range draws from 18 years of experience of installing replacement windows into period properties. The range is both classical and elegant combining the very best of traditional period window detail with the best materials and most efficient manufacturing processes.

Timber

- Accoya™ or FSC Oak
- All doors are supplied with oak thresholds

Design

- To copy existing window or door design

Moulding profiles

- Ovolo or Lambs Tongue

Glazing bar sizes

- 20 or 25mm width

Sectional details

Classic Range details are available on request

Glazing

- Single glazed: from 4mm float glass up to 10.8mm acoustic laminate glass
- Double glazed for Part L of building regulations:
 - 4mm heat reflective Planitherm glass internally – 10mm Krypton filled space – 4mm low Iron glass externally
- Double glazed (non Part L): 4mm heat reflective Planitherm glass – up to 10mm Argon filled space – 4mm low Iron glass externally
- Toughened glass as required by legislation
- 6.4mm laminate security glass standard externally for doors



Paint finish

- 3-4 coats white micro porous Sikkens paint system, white semi gloss; or
- Custom finish to suit clients individual needs internally and externally
- Door threshold to be stained

Ironmongery

- Box sash : Fitch catch, sash lifts, "D" handles and key operated security "Rola"locks
- Casement windows: Teardrop style handle and peg stay (size to suit) and flip over lock (white)
- French doors: Choice of handles, 1 pair per door and 5 point integrated multi point locking system or a 5 lever, 2.5" latch lock & 5 lever, 2.5" dead lock
- All available in brass, satin chrome and polished chrome

custom built windows and doors

Whilst our Classic range has been designed to meet the needs of most of our customers, we appreciate that you may have specialist requirements that need a specialist solution.

If you need to match a window or profile precisely, or need a very specialist glazing solution, then this presents no problem to us, we can faithfully replicate any detail you require and we will tailor specifications to suit your needs. Over the years we have demonstrated our ability to deliver windows and doors to the most exacting details.

further information

All of our detailed specifications are available to view on our website. Should you require hardcopies, please ask.



Window Manufacturer and Installer:
The Sash Window Workshop

Brick work:
Using a Kentish Town based bricky (Hughie) who has 30 years experience if working in and around Camden Conservation Areas - including Hampstead.

The Studio
46 Grafton Road
London
NW5 3DU
United Kingdom
+44 (0)20 7209 7399

Room 102
Schiekade 189-III
Rotterdam
3013 BR
Netherlands
+31 (0)6 2536 5879

FACTOTUM
LONDON - ROTTERDAM

www.factotum-design.com
studio@factotum-design.com