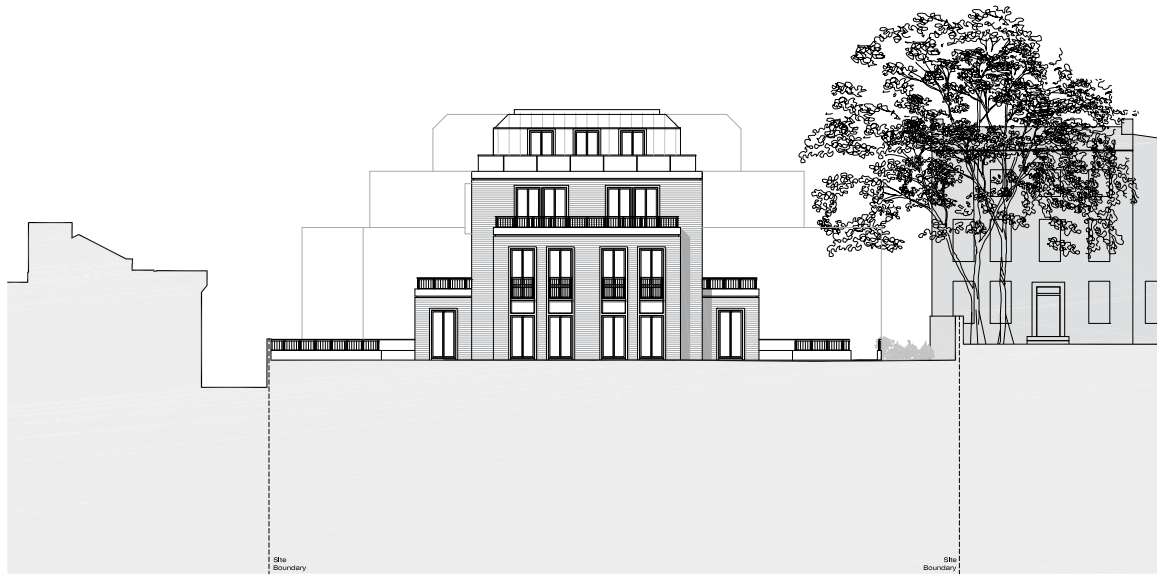


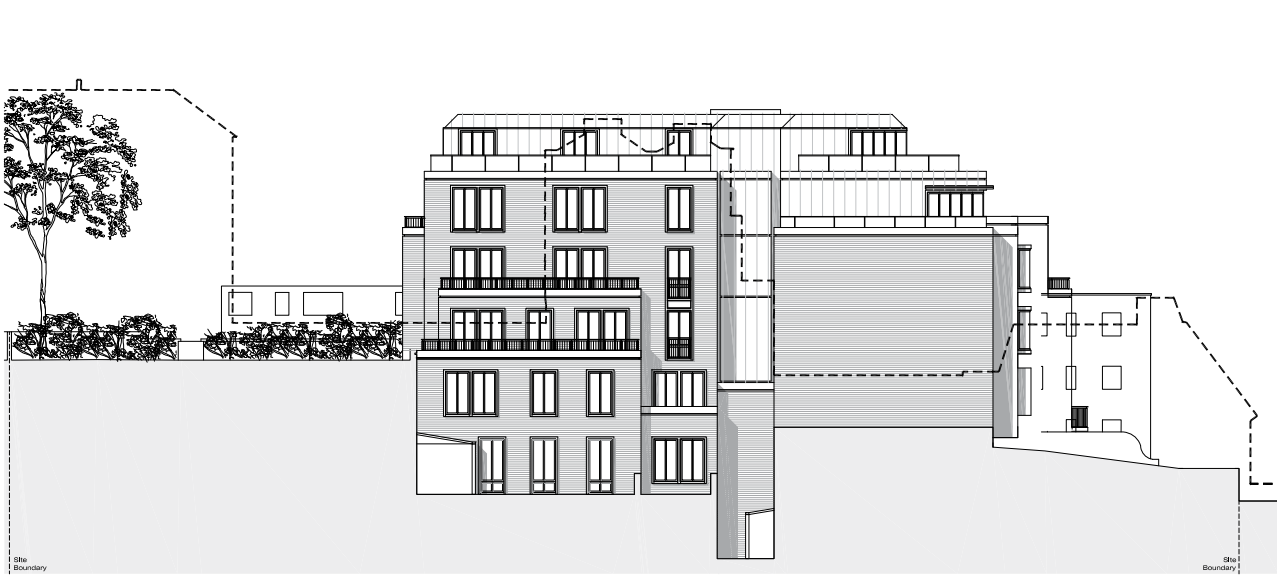
COMPARATIVE ELEVATIONS: WITHDRAWN APPLICATION (REF: 2011/4317/P) - PROPOSED

WITHDRAWN



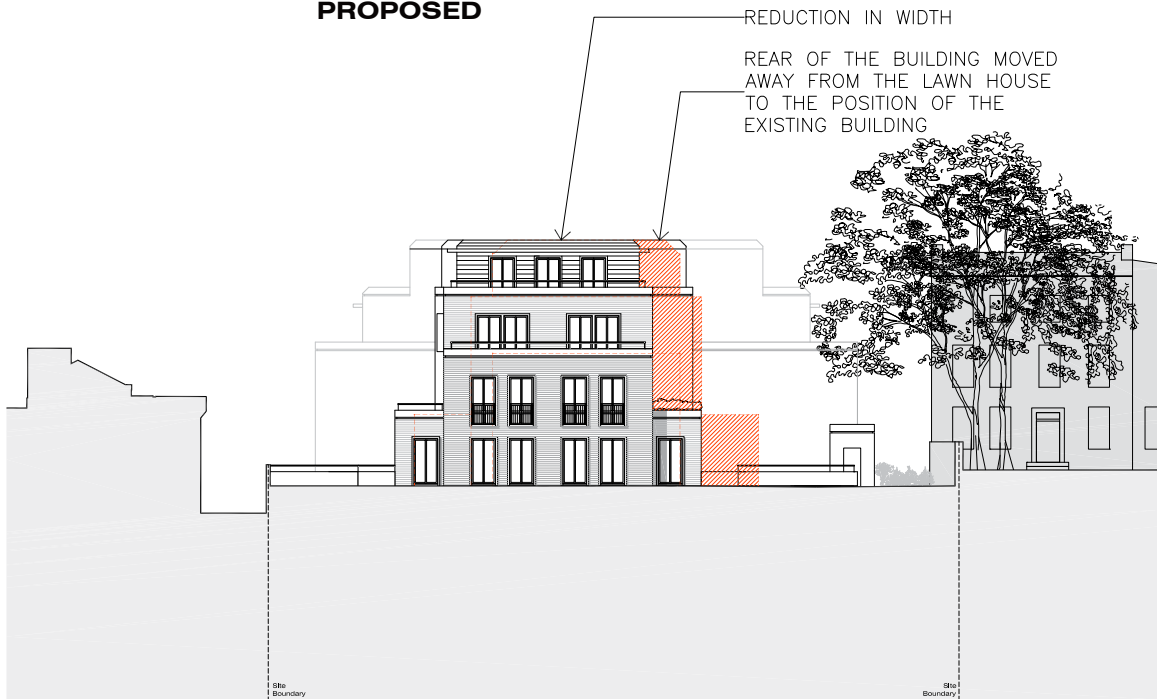
REAR ELEVATION TO PRIVATE OPEN SPACE - WITHDRAWN APPLICATION (REF: 2011/4317/P)

WITHDRAWN



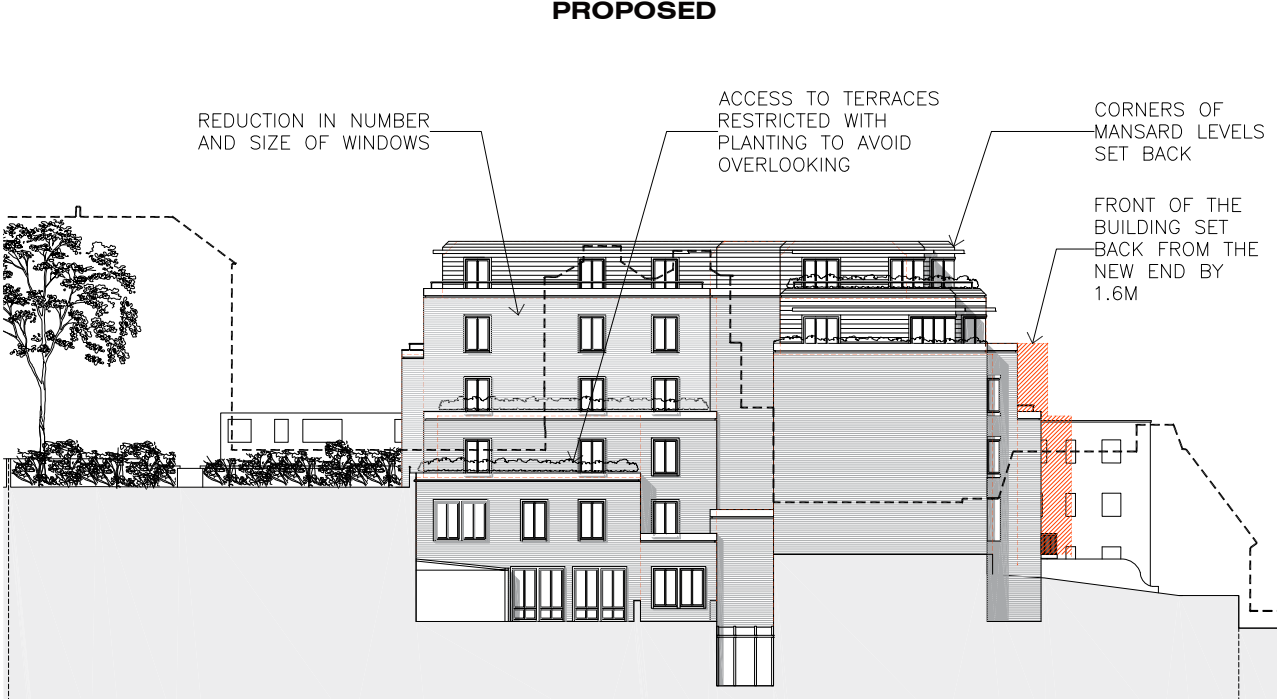
SIDE ELEVATION TO LAWN HOUSE - WITHDRAWN APPLICATION (REF: 2011/4317/P)

PROPOSED

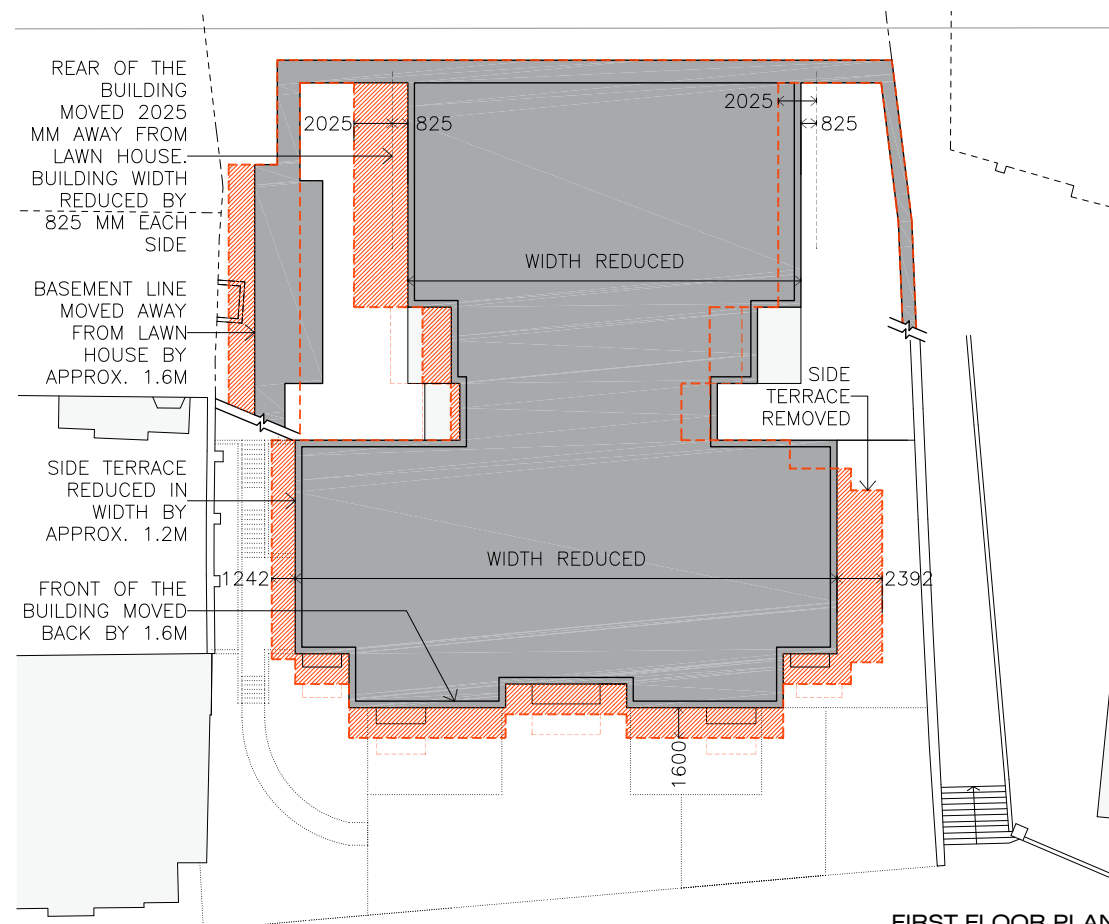


REAR ELEVATION TO PRIVATE OPEN SPACE - PROPOSED

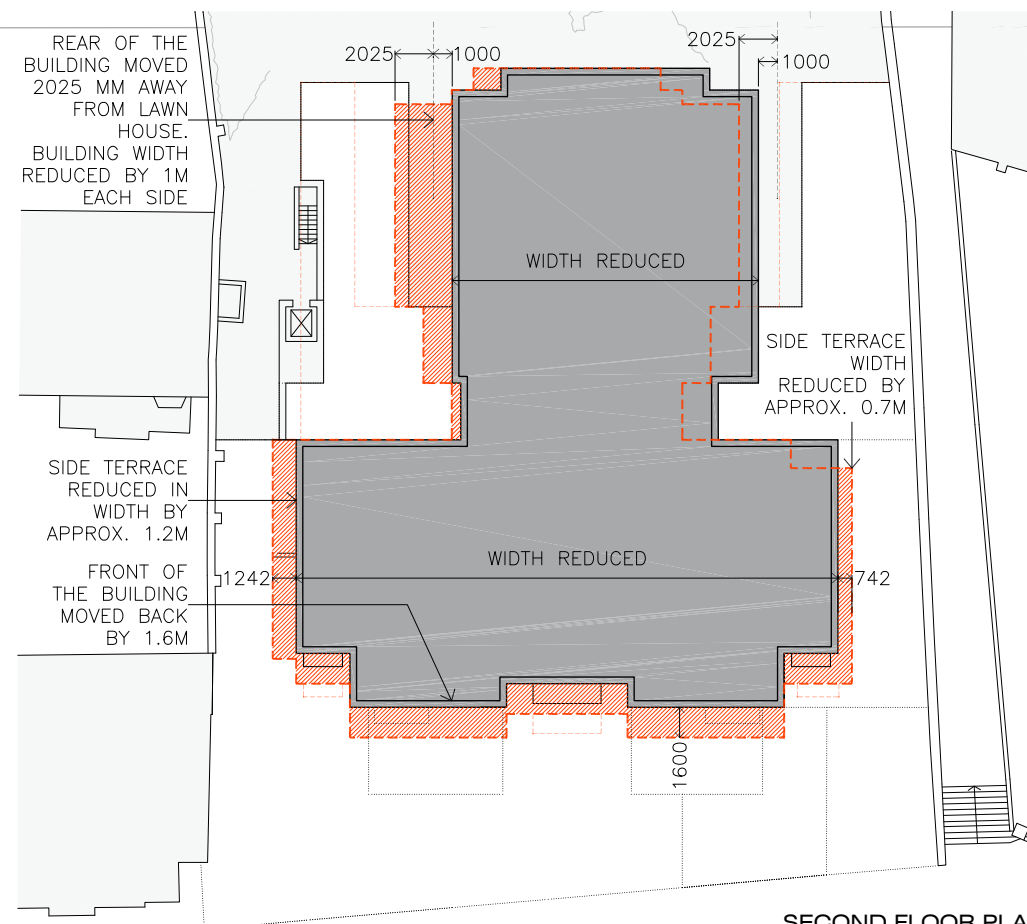
PROPOSED



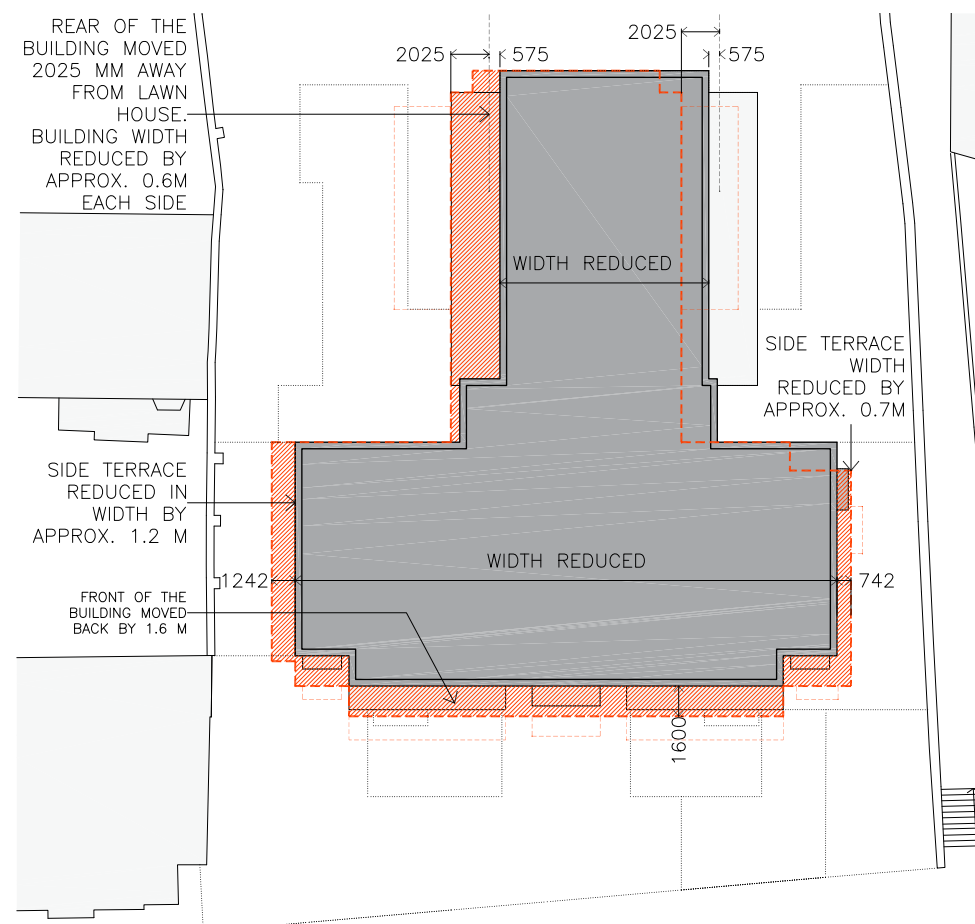
SIDE ELEVATION TO LAWN HOUSE - PROPOSED



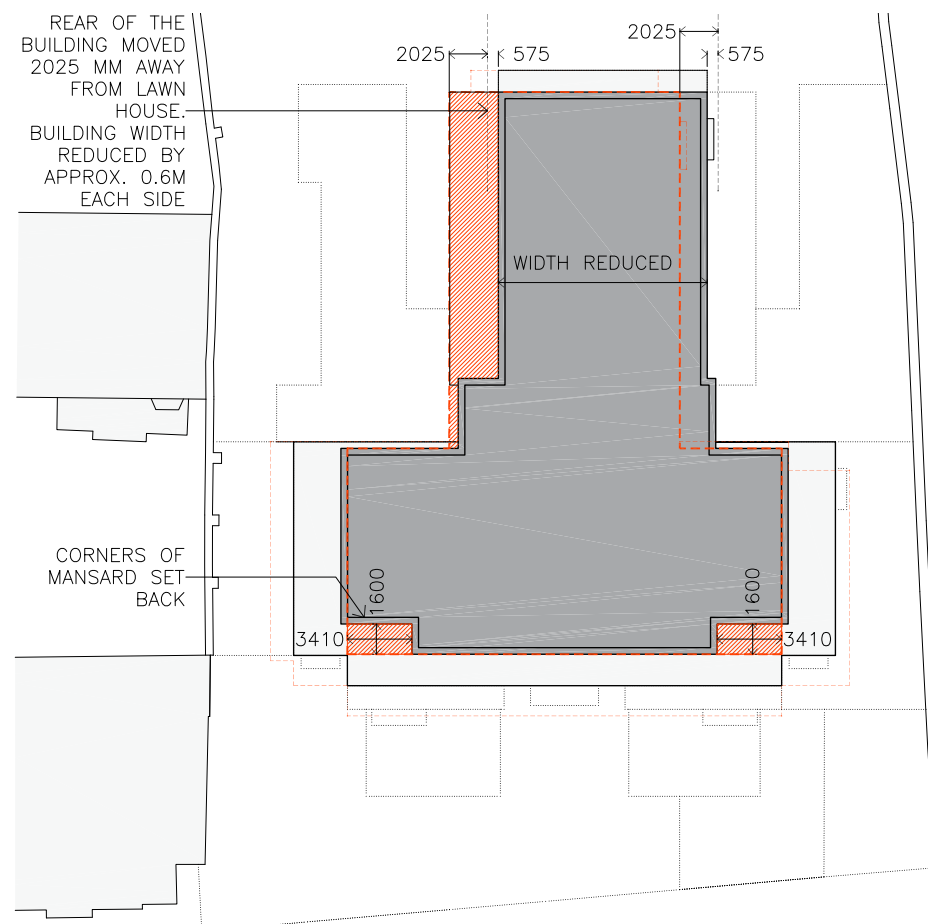
FIRST FLOOR PLAN



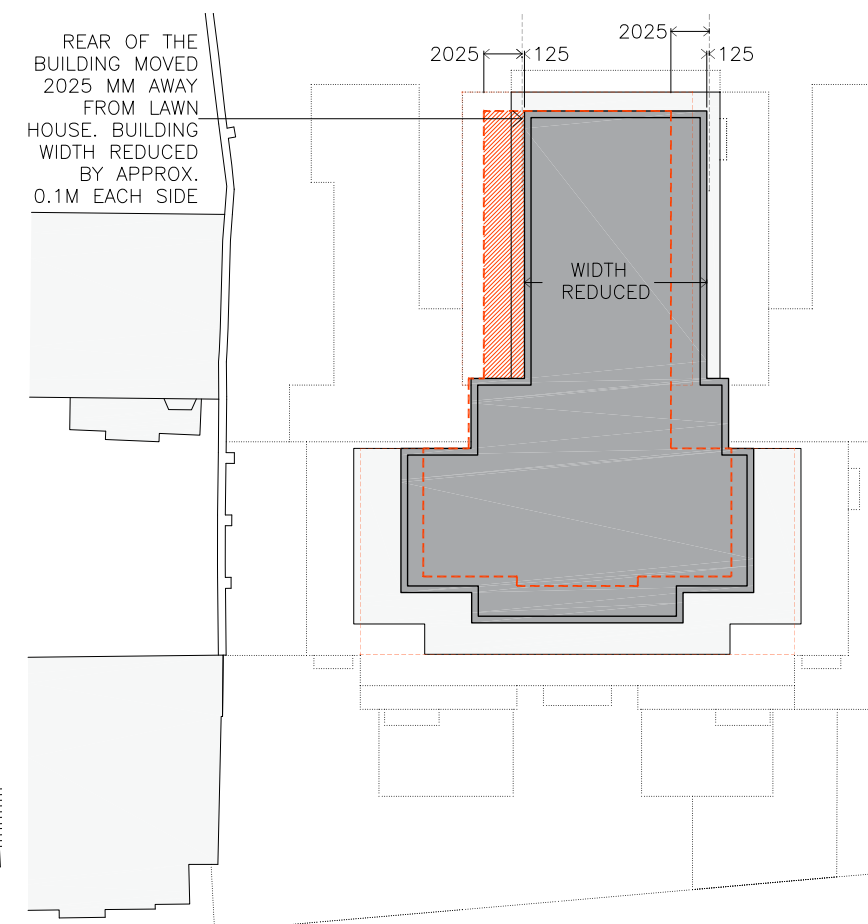
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

**COMPARATIVE PLANS
WITHDRAWN APPLICATION
(REF: 2011/4317/P) - PROPOSED**

Outline of withdrawn application
(Ref: 2011/4317/P)

OPENING TO VOID COMPARISON - EXISTING AND PROPOSED

SOUTH ELEVATION FACING NEW END



PROPOSED

1. APPLICATION ELEVATION

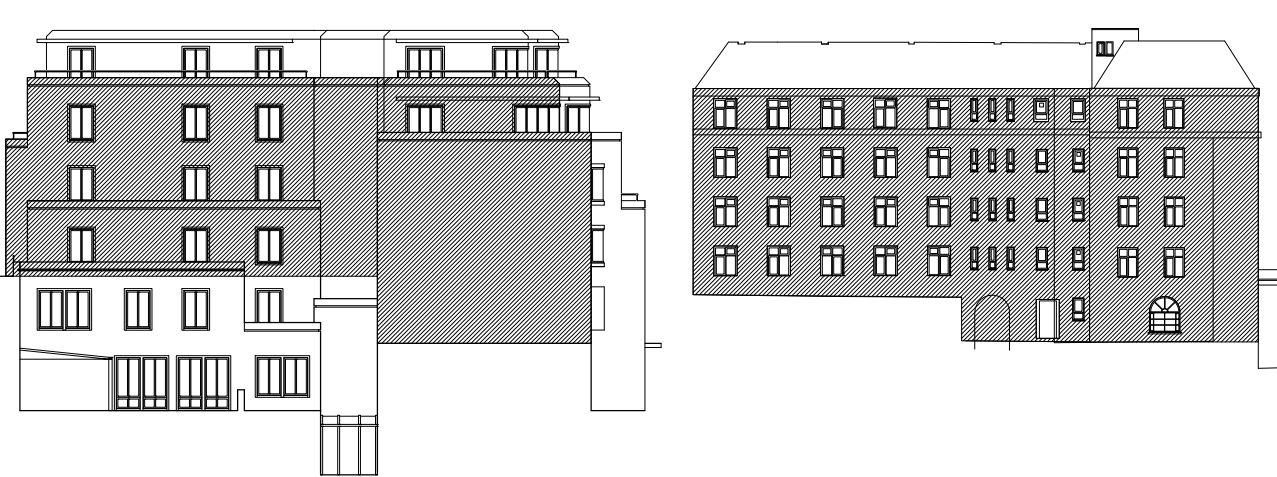
NUMBER OF WINDOW OPENINGS: 25
AREA OF SOLID (BRICK) FACADE: 265.2 m²
AREA OF VOID (GLAZED) FACADE: 94 m²
PERCENTAGE OF OPENINGS: 26.1 %

EXISTING

1. EXISTING ELEVATION

NUMBER OF WINDOW OPENINGS: 44
AREA OF SOLID (BRICK) FACADE: 277.7m²
AREA OF VOID (GLAZED) FACADE: 107.8 m²
PERCENTAGE OF OPENINGS: 27.9 %

WEST ELEVATION FACING LAWN HOUSE



PROPOSED

2. APPLICATION ELEVATION

NUMBER OF WINDOW OPENINGS: 9
AREA OF SOLID (BRICK) FACADE: 182.7 m²
AREA OF VOID (GLAZED) FACADE: 19.8 m²
PERCENTAGE OF OPENINGS: 9.7 %

3. APPLICATION ELEVATION

NUMBER OF WINDOW OPENINGS: 2
AREA OF SOLID (BRICK) FACADE: 148.0 m²
AREA OF VOID (GLAZED) FACADE: 5.8 m²
PERCENTAGE OF OPENINGS: 3.7 %

EXISTING

2. EXISTING ELEVATION

NUMBER OF WINDOW OPENINGS: 42
AREA OF SOLID (BRICK) FACADE: 193.5 m²
AREA OF VOID (GLAZED) FACADE: 52.4 m²
PERCENTAGE OF OPENINGS: 21.3 %

3.EXISTING ELEVATION

NUMBER OF WINDOW OPENINGS: 9
AREA OF SOLID (BRICK) FACADE: 104.0 m²
AREA OF VOID (GLAZED) FACADE: 15.6 m²
PERCENTAGE OF OPENINGS: 13.0 %

EAST ELEVATION FACING CHRIST CHURCH PASSAGE



PROPOSED

4. APPLICATION ELEVATION

NUMBER OF WINDOW OPENINGS: 11
AREA OF SOLID (BRICK) FACADE: 122.9 m²
AREA OF VOID (GLAZED) FACADE: 29.9 m²
PERCENTAGE OF OPENINGS: 19.5 %

5. APPLICATION ELEVATION

NUMBER OF WINDOW OPENINGS: 12
AREA OF SOLID (BRICK) FACADE: 171.8 m²
AREA OF VOID (GLAZED) FACADE: 31.8 m²
PERCENTAGE OF OPENINGS: 15.6 %

EXISTING

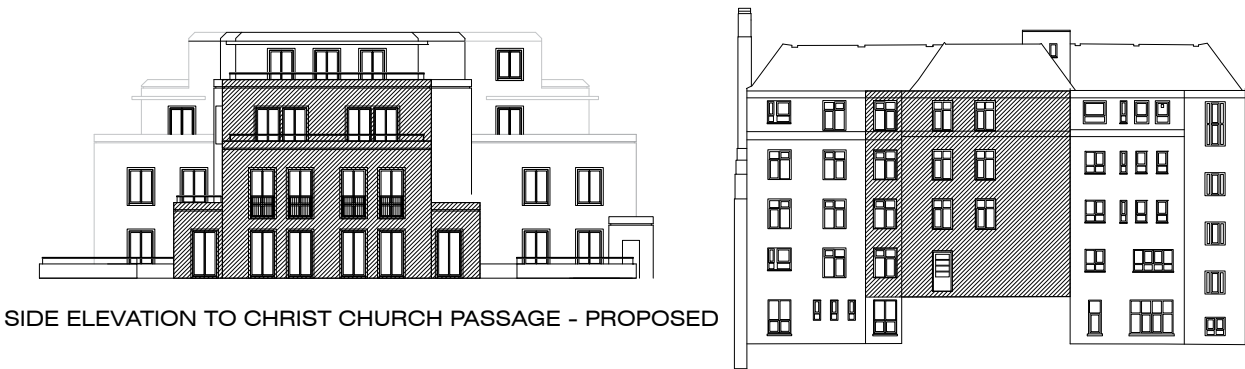
4. EXISTING ELEVATION

NUMBER OF WINDOW OPENINGS: 7
AREA OF SOLID (BRICK) FACADE: 115.9 m²
AREA OF VOID (GLAZED) FACADE: 12.2 m²
PERCENTAGE OF OPENINGS: 9.5 %

5. EXISTING ELEVATION

NUMBER OF WINDOW OPENINGS: 37
AREA OF SOLID (BRICK) FACADE: 185.9 m²
AREA OF VOID (GLAZED) FACADE: 66.5 m²
PERCENTAGE OF OPENINGS: 26.3 %

NORTH ELEVATION FACING THE CHURCH



SIDE ELEVATION TO CHRIST CHURCH PASSAGE - PROPOSED

PROPOSED

6. APPLICATION ELEVATION

NUMBER OF WINDOW OPENINGS: 12
AREA OF SOLID (BRICK) FACADE: 97 m²
AREA OF VOID (GLAZED) FACADE: 39.6 m²
PERCENTAGE OF OPENINGS: 28.9 %

EXISTING

6. EXISTING ELEVATION

NUMBER OF WINDOW OPENINGS: 11
AREA OF SOLID (BRICK) FACADE: 97.6 m²
AREA OF VOID (GLAZED) FACADE: 20.1 m²
PERCENTAGE OF OPENINGS: 17.0 %



PLAN FORM PRINCIPLES

The layout of the plan follows that of the principles of the existing 'T-shaped' building, with the front facade addressing the formality of New End and the rear section to the private open space being set back from both Christ Church Passage and Lawn House.

Changes to the August 2011 scheme have placed the rear section asymmetrically to the front building to achieve a similar relationship between Lawn House and the existing buildings.

The main massing onto New End is articulated in plan to reduce its scale and relate in proportion and articulation to the context.

The central core of the lift and stair is located in the junction of the rear section and the main building to New End.

The rear portion is articulated with low level side bays to reduce the scale. The overall width of this part of the proposal has been reduced over the period of design development. This reduced width results in a north facade of similar proportions to the other buildings facing onto the private open space to the rear and the existing building; these being Lawn House and 10 & 11 Hampstead Square. Together they form a cohesive and appropriate setting for Christ Church.

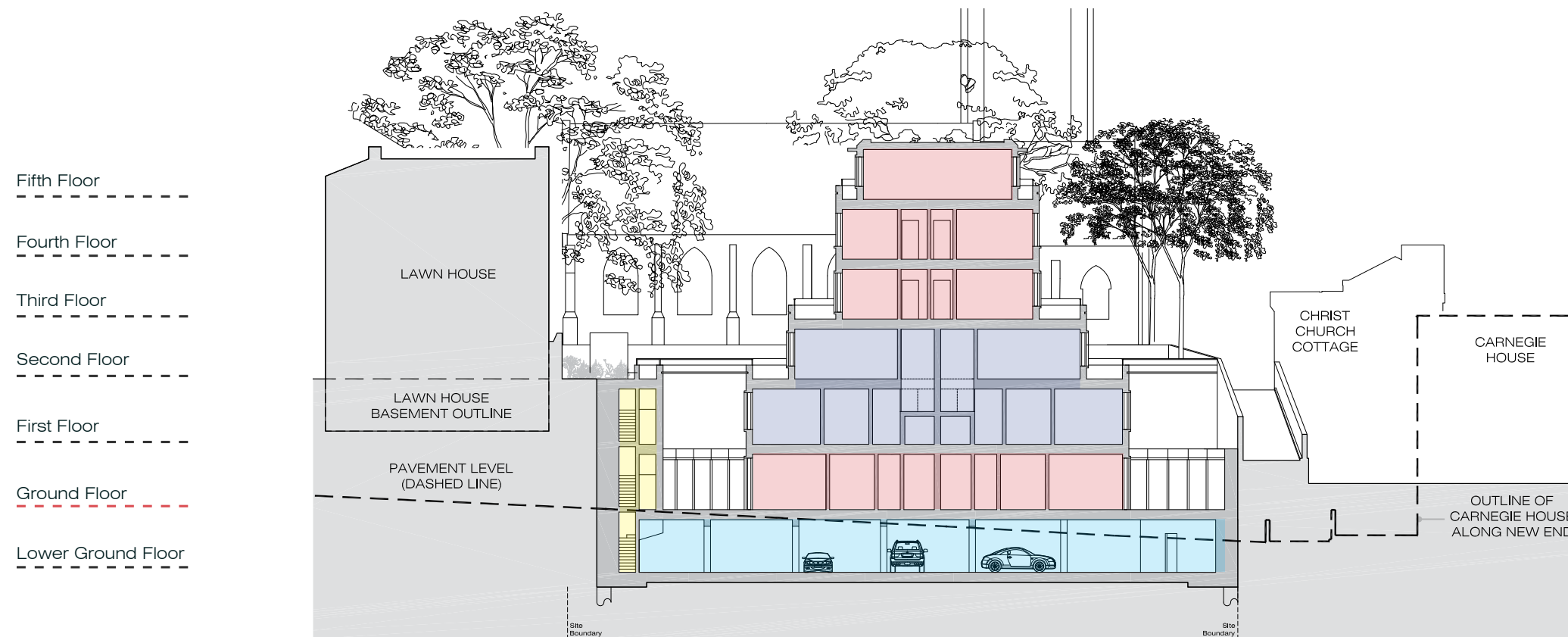
The principles of internal organisation have taken consideration of outlook, orientation and recognition of privacy to adjoining properties into account.

Generally living space to both the front building and the rear section are located to the east which has less impact on the privacy of the adjoining owners and better outlook, especially at the upper levels across London.

Bedrooms have been located to the south and west where there will be less overlooking.

The stepped arrangement of the buildings, whilst reducing the scale and impact of the building, also provide the opportunity for all apartments to have their own balconies and terraces. Terraces facing Lawn House and part of the terrace in front of the Christ Church Cottage are fully landscaped to restrict the access and avoid overlooking.

The plan organisation of the building allows for significant landscaping to both the rear private open space, forecourt onto New End and landscaping to the sides which provide both visual amenity, communal residents gardens, and enhancement to the surrounding areas and especially to the New End frontage.



SECTION AA

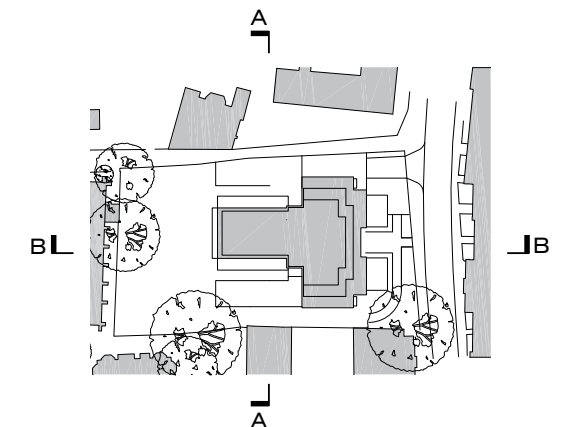


SECTION BB

PROPOSED SECTIONS

These sections show the difference in height across the length of the site, a height of 7.5 from the rear garden level to that of New End.

Displayed are the arrangement of single level and duplex apartments, central circulation core, car parking and primary plant areas.



SECTION USAGE KEY

- Circulation
- Parking/Vehicle Access
- Apartments
- Duplex Apartments
- Plant



PROPOSED (SOUTH) ELEVATION TO NEW END

ELEVATION DESIGN

The principle adopted for the new proposal had been to generally follow the existing building in both plan and massing.

The proposal is however significantly different in its style and articulation, resulting in a building which recognises and enhances its setting within the conservation area.

The front building onto New End and the rear building, whilst being constant in their architectural treatment and elements, recognise their distinctly different context.

The New End composition is largely symmetrical in its arrangement. The main brick facade is a full level less than the existing with the two upper levels significantly set back and significantly reduced in their visibility from the pavement opposite.

The two projecting bays further reduce the scale and relate to both the Georgian building opposite and the height of the adjacent Carnegie House.

A clear hierarchy in the arrangement of windows, proportions of the openings and balance of solid to void recognises the classical principles.

The corner elements introduce an asymmetry, acknowledging the corner and framing a transition to the Christ Church facades, which are less formal in their composition.

The Christ Church facades are stepped to recognise the change in topography. Articulation of the facade reduces the scale and provides a series of terraces for the apartments.

Whilst the general principles of window proportion and balance of opening and solid are consistent with the New End elevation, window sizes, location and numbers have been considered in regard to the privacy and overlooking of adjacent properties.

The elevation to the west, facing Hampstead Square, follows similar principles to the Christ Church Passage elevation whilst recognising the adjacent residential properties in proximity to the site.

The rear elevation with the adjacent Lawn House and 10&11 Hampstead Square forms a cohesive composition onto the private open space and a setting for the Christ Church.

This elevation in its proportion and form are of a more domestic scale as a result. The facade is symmetrically arranged, with a hierarchy of window arrangement.

The resultant building, whilst contemporary in its treatment, recognises its historical and conservation area context and through the use of materials, proportion, composition and detail will not only relate to its context but will contribute to and enhance the area.



PROPOSED (NORTH) ELEVATION TO PRIVATE OPEN SPACE



PROPOSED (EAST) ELEVATION TO CHRIST CHURCH PASSAGE