

Z U H A U S E

3 Christchurch Hill, NW3 1JY

Design & Access Statement, 26 January 2015



Introduction

This Design and Access statement is written to support the planning submission proposing an increased dormer extension. The site, including its context and the existing development, is discussed below. This is followed by a description of the proposed development and sections concerning use, layout, scale, appearance, landscaping and access.

Context

The site is situated in Hampstead and here particular opposite Hampstead Heath. The site is part of a terrace leading off Willow Road and is part of the Hampstead Conservation Area. The front of the terrace shows three storeys with a lower ground floor, whereas the rear of the building shows four storeys.

The Site

The site is situated at the beginning of the terrace, at the lower end of Christchurch Hill. The front of the building faces north-east. The rear of the building and garden connects to Willow Road. There are no trees issued with a TPO on the site.

Planning History

There are three known planning applications within the Councils online archive, which we have listed below:

Case number	Description	Result	Result dated
PW9802762R1	The installation of replacement dormer and two rooflights to the rear roofslope	Granted	28/01/1999
9100343	Alterations to existing front	Granted	02/04/1991

	and rear dormers		
14383	Erection of a private garage and the formation of a new means of access to the highway	Granted	27/10/1958

The design process

The existing dormer is relatively limited in space and restricts the movement within the bedroom. To better utilise the space the clients wish to rearrange the internal layout. They also feel that this new arrangement will allow for a more light-infused area.

One critical point during the design process was to maintain the integrity of the terrace in connection to the neighbouring properties. Therefore, the proposed dormer has been designed in such way, that the materials appear harmonious. We have illustrated this on our elevational drawing.

The new dormer will be formed in traditional timber studwork with a finish on either side to compliment the existing main roof. In height, setting out to the front and width, it will be in line with the existing dormer next door, 5 Christchurch Hill. The appearance will be sympathetic in form and massing towards the neighbouring properties.

As part of an internal rearrangement of the Ground floor, the client wishes to improve the circulation space and the visual aspect of the approach from the entrance area. The small window facing towards the rear has been increased to a more appropriate size.

Policy background and Assessment

Policy

The relevant policies relating to the proposal have been identified as:

Camden Planning Guidance

POLICY	ASSESSMENT
5) Roofs, Terraces and balconies	The proposal has been assessed regarding to scale, effect on the townscape and on neighbouring properties

Use

The property is currently arranged as family dwelling, and our proposals are for it to remain as such.

Layout

On Ground floor the circulation space will change to a straight staircase to allow for better internal lighting. With this, and the exception of revising the existing arrangement of the third floor bedroom, the property remains largely untouched.

Scale and Appearance

The scale and appearance of the building will change only marginally. The proposed dormer will be similar in size to the dormer at 5 Christchurch Hill, next door. There will not be any changes to the existing external skin of the main building except the window to the rear at ground floor level. New works are intended to be simple but contemporary in design.

Access

Access to this family dwelling is currently gained from the street and this is to remain unchanged.

Conclusion

We are confident that these proposed amendments are in keeping with the existing building and will also preserve and enhance the area and the property's setting within. The proposals will modernise this family home creating a flexible space to be fully utilised for many years to come.

In consultation with the Council, careful consideration of the impact to neighbouring properties has guided the design outcome.