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1.0 INTRODUCTION

1.1 Site Location

The proposed refurbishment is situated at number 11 in the northeast corner of Hampstead Square. The house is located south of the intersection of Hampstead Square, Holford Road and Cannon Place. The property's front elevation faces west to Hampstead Square and the rear faces east to the redundant overgrown land that is adjacent to Christ's Church.

The property is a semi-detached Edwardian three storey maisonette with a mansard and dormers. The majority of the surrounding buildings consist of residential use and have distinct and varied architectural features.

The proposal is to refurbish and subdivide the current property into 2 separate dwellings.

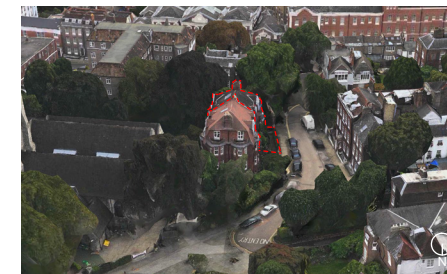
1.2 Heritage Statement

Within the Conservation Area of Hampstead, there is a wide variety of architectural development ranging from different periods. The site is surrounded by Grade II listed buildings and its historic development of the village was established during the 18th century.

The proposed scheme is located west of the Grade II listed Christ Church. The Church is of Early English Gothic style and was constructed between 1850-1852 in Kentish ragstone, Portland stone dressings and slate roofs. The spire of the church can be visible from miles around the adjacent streets are clustered around the church.

The surrounding buildings at Hampstead Square come from different styles and eras from early 18th century, mid-18th century Edwardian and Victorian to 19th century Arts and Crafts buildings. The immediate site context reflects the various qualities of the Hampstead Conservation Area.

2.0 PROPOSED SCHEME



Aerial views of site

1.3 Site Photos



Existing condition of the rear (east) of the property

2.1 Intent

The proposal seeks to reconfigure the 76 square metres of the lower ground floor of the property and create a two-bedroom /3 persons dwelling. The unit fully complies with the Camden Planning Guidance and the Greater London Authority space requirements.

The proposal does not suggest any alterations to the exterior of the property and sets out to:

- Create a lower ground floor unit and retain the rest of the property as a maisonette.
- Replace existing windows (weathered and single glazed) with new timber sash windows (double glazed), similar to existing.
- Refurbish the interior of the property.
- Reconfigure and enhance the interior unit layout.

2.2 General Design

- The scheme sets out to make a positive contribution to the area, by providing an additional high quality unit that does not have any impact on the surrounding context while anticipating the inevitable need to improve upon the existing building stock of the borough.
- Address the acknowledged shortage of high quality accommodation by subdividing the existing house and creating an additional residential unit.
- Aim to provide a sustainable dwelling, with amongst others, ecological improvements such as:
 - Use of high levels of insulation through out.
 - The use of energy-efficient double glazed timber sash windows, visually similar to the existing.

It is considered essential to replace the existing sash window with new, energy efficient windows that match the existing. The proposal does not suggest any further changes or alterations to the external skin of the building.

3.0 PLANNING CONSIDERATIONS

3.1 Refuse

The current refuse arrangement in-place for the house will be maintained. The current refuse removal arrangement allows for the refuse to be placed externally by the occupant, on a regular predetermined basis, for collection by the LA.

3.2 Living conditions and daylight

The proposal includes carefully placed windows to optimise the amount of daylight to the unit without compromising its privacy.

3.3 Amenity space

The property has a 78 square metre garden and patio surrounding the property that is split between the lower ground floor unit and the maisonette above. The unit has access to a 44 square metre outdoor amenity space.

3.4 Overlooking and privacy

The proposed refurbishment suggests that all east facing windows be 3/4 frosted at the bottom and 1/3 clear at the top to avoid overlooking or privacy issues with the divided garden. There are no other issues concerning the neighbouring properties.

3.5 Policy

Due to an acknowledged shortage of high quality family accommodation, the local authority has an active interest in encouraging the delivery of family orientated housing wherever possible.

The proposed scheme seeks to make effective use of the existing property, with minimal intervention, to provide a new, high quality unit that complies with the Camden Planning Guidance and the GLA space requirements.

4.0 ACCESS

4.1 Parking:

It is a car-free scheme that will be subject to a Section 106 legal agreement.

4.2 Cycle Storage:

The scheme has an internal dedicated space for bicycle storage.

4.3 Local public transport:

The site is very well located to benefit from public transport links, connecting to the city, via the following:

- Hampstead Station – is located 0.2 miles to the south.
- Hampstead Heath Station - is located 0.9 mile to the southeast.

The site is easily reached by a network of bus routes.

5.0 SUSTAINABILITY STATEMENT

5.1 Environmental strategy

The environmental strategy encourages the delivery of a naturally ventilated building with low energy and maintenance costs. The major factors affecting the energy consumption of the building are the lighting and heating loads.

The proposed dwelling creates an opportunity to have good natural lighting levels and natural ventilation to all the principal rooms. To reduce heat loss of the building, all single glazing windows will be replaced with double glazing windows of similar appearance. Additionally, it shall be well insulated and air tight.

5.2 Energy:

- Reduced CO2 emissions
- Improved thermal performance
- Target U-values to exceed building regulations standards where possible

5.2.1 Internal finishes:

- 'A' rating for internal finishes, with durable materials selected

5.2.2 Water:

- Low water use fittings

5.2.3 Health and well being:

- Good day lighting
- Sound proofing improvement to building regulations standards
- Provision for private outdoor space
- Individual easy to operate, manual heating controls
- Zero ozone depleting materials specified

6.0 CONCLUSION

The proposed scheme at 11 Hampstead Square provides a significant opportunity to improve and the existing lower ground floor into a separate high quality two-bedroom/ three persons dwelling, contributing towards the council's stated aim of providing new high quality dwellings to the borough.

This design statement provides an overview of the design issues associated with the proposal and demonstrates that the scheme has been designed responsively to the site's location and setting, while creating a functional contemporary unit.