

DESIGN AND ACCESS STATEMENT

Development at:

28 Christchurch Hill, London, NW3 1JL

DESIGN STATEMENT _ 26 AUGUST 2016

THE PROPERTY

The property is a two storey semi-detached dwelling with additional loft accommodation and a steep hipped roof. The property has no private rear garden but benefits of a small outdoor space at the front and has terraces at first and second floor levels.

The site falls within the Hampstead Conservation Area. It is not defined as making a positive contribution to the conservation area. The dwelling abuts Providence Corner, a Grade II listed building.

SUMMARY OF THE PROPOSAL

The proposal is for the replacement of timber windows and doors with steel windows and doors to improve the thermal efficiency of the property and improve its character and appearance.

In addition, we propose to heighten the roof by approximately 100mm to allow for thermal insulation to be put in.

The exterior boundaries are altered with the insertion of timber fence and gates to increase privacy whilst in keeping with the conservation area and the adjacent buildings.

The proposals aim to achieve a property more suitable for modern family living.

PRE-APPLICATION ADVICE

We have received pre-application advice in connection with this application and have obtained a positive feedback.

The advice given in relation to the dormer windows - *"A single, or more coherent, style should be used in the dormer to maintain some rhythm across the irregular fenestration"* – has been taken into account.

The conclusion made by the officer Emily Whittredge, ref. 2016/2869/PRE, is the following:

"The proposed creation of a roof terrace with balustrade and glazed stairwell on the top of the existing mansard is unacceptable in principle by virtue of its height, character, materials, and impact on amenity (which has been removed from the design). The replacement of timber windows with metal units and the alterations to the front boundary are largely acceptable subject

to minor changes to the window style and would improve the character and appearance of the conservation area.”

DETAIL DESCRIPTION OF THE PROPOSAL

The key features of the proposal are:

- Christchurch Hill is characterized by a variation in the height of the boundary treatments, due to the gradient of the land. Boundary treatments in the neighbourhood vary in style, material and design.
Our proposal is for the reconstruction of a section of the front brick boundary wall, with matching material, and for the introduction of timber fencing with gates, including a 1 meter high fence over the existing boundary wall.
- The property is modern in style and has asymmetrical fenestration with a steep dormered roof. Our proposal is to replace the timber sash windows with steel windows with slim profiles, similar in style to the windows of the adjoining property.
The replacement of the existing windows with metal units is in keeping with the age of the property and will create visual consistency with the adjoining building, which has also metal windows.
- Our proposal is aimed at improving the thermal performance of the property by introducing additional thermal roof insulation. This will produce a variation in the line of the roof, increased in height by approx. 100mm. We propose that the same materials and finishes are reused.

ACCESS STATEMENT _ 26 AUGUST 2016

Due to the nature of the existing building, it is not practicable to provide a permanent disabled access to the upper floors of the house. This can be achieved, in the future, by means of installing a chair lifts or demountable mobility equipment. Such equipments are not required by the present owners.

The property lies on the raised ground floor and access to the property from the street will not be affected by the proposed development and it is via the front door, seven steps up from ground level.

The side of the property can be accessed via a ramped access through the neighboring property, thus eliminating the need to negotiate the front steps.

Access to the property remains from within the existing house and the proposal will not have a negative effect on the enjoyment of the existing amenity space.

26 June 2016
Compiled by Francesco Pierazzi