

OPEN london

OCTOBER 2016

DESIGN AND ACCESS STATEMENT

29 CHIRSTCHURCH HILL

London NW3 1LA

OPEN london

Mermaid House, 2 Puddle Dock, Blackfriars, London, EC4V 3DB

T: +44 (0)20 7332 2888

[www.openlondon.uk.com](http://www.openlondon.uk.com)

- 1 EXECUTIVE SUMMARY
- 2 SITE ANALYSIS
  - 2.1 HAMPSTEAD CONSERVATION AREA
  - 2.2 SITE PHOTOGRAPHS
- 3 THE PROPOSAL
- 4 ACCESS
  - 4.1 PARKING ARRANGEMENTS
- 5 MATERIALS
- 6 SUMMARY
- 7 COPY OF PLANS (NTS)

## 1 EXECUTIVE SUMMARY

This document forms part of the planning application for alterations to the rear basement doors at 29 Christchurch Hill.

A previous planning application already granted the replacement and enlargement of existing front and rear dormers.

## 2 SITE ANALYSIS

The site is located on Christchurch Hill within the Hampstead Conservation Area on the southern slopes of Hampstead.

It has excellent public transport links being close to both Hampstead on the Northern Line and Hampstead Heath on the Overground - providing direct services to Central London. Naturally the area benefits from an extensive bus network also.

### 2.1 HAMPSTEAD CONSERVATION AREA

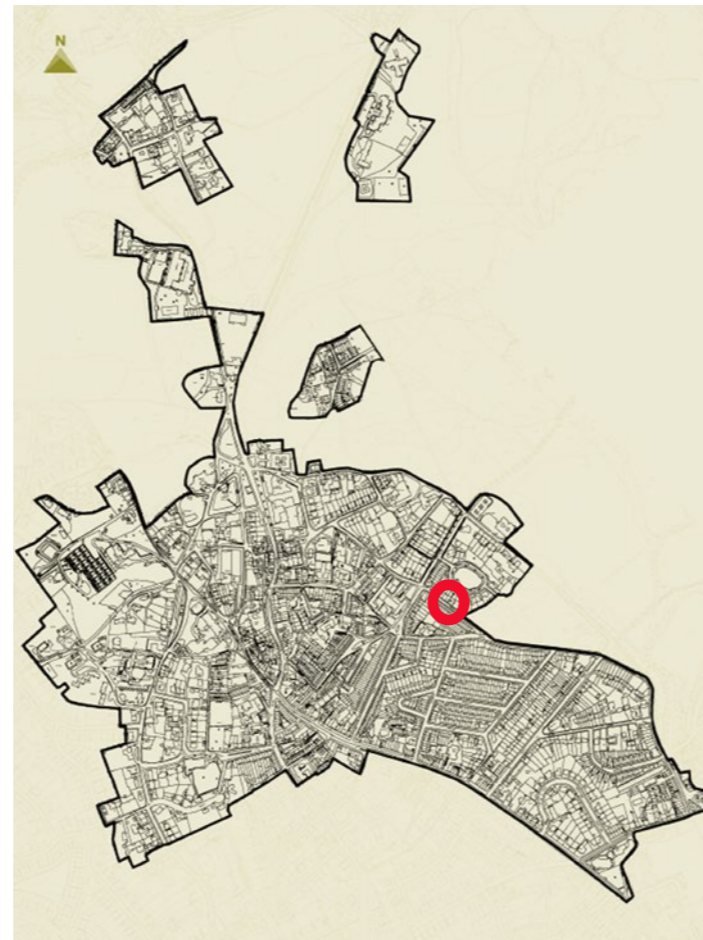
'Hampstead sits on the sand and pebble-capped hills that extend across this part of North London from Finchley Road to Highgate and are visible from parts of central London. The Conservation Area spans the heights of the hill and rises to Whitestone Pond at 135m above sea level. It also falls to 60m at South End Green. The topography is at the heart of the townscape.

The Urban Grain map highlights the diversity of the urban form of Hampstead, from the dense cluster of streets and alleys around the High Street to the grid of the Willoughby Road area to the expansive open spaces of Oakhill. All of these are set against the backdrop of Hampstead Heath and the outlying areas of the Conservation Area.' \*

29 Christchurch Hill lies in sub area 3 of the Conservation Area and is in a predominantly residential area within the conservation area. The building is not listed and is not specifically identified as making a positive contribution in the Council's Conservation Area statement.

'Christchurch Hill: This section of Christchurch Hill, Nos.1-41, forms a continuous terrace on the hill, with the southern part facing the East Heath. It is a flat fronted terrace, three floors and basement, with arched front door and stucco dressings, with sash windows, tripartite at ground floor level. The lintels and doorway have a decorative keystone.'

\*As described in Camden Council's Conservation Area SPD.



HAMPSTEAD CONSERVATION AREA



SITE LOCATION PLAN



SITE AERIAL PHOTOGRAPH

2.2 SITE PHOTOGRAPHS



- 1 Aerial view: Christchurch Hill
- 2 Street View: Christchurch Hill
- 3 Aerial view: Christchurch Hill
- 4 Exterior: Rear elevation
- 5 Exterior: Rear Elevation

### 3 THE PROPOSAL

It is proposed to increase the opening on the lower ground floor to the rear garden to fit double glazed powder aluminium coated bi-folding doors. It will enable more light in the play room and create a better connection and access to the rear garden.

Many of the properties on the street have already had approval for enlarged openings and new doors so there is an established form of alteration and numerous precedents for enlargement to rear openings at lower ground floor.

The existing balcony at ground floor level is kept as existing to the exception that the spiral stairs is removed. This allows the proposal to keep architecturally sympathetic to the character of the building and allow to clear the view from the lower ground floor play room onto the garden with the removal of the stairs.

### 4 ACCESS

The principle access to the property is to remain unaltered.

It is proposed that the access stairs to the garden via the balcony is to be removed. It is proposed that the new access to garden level will be improved by enlarging the opening at lower ground floor into a 3-panel aluminium powder coated bi-folding doors.

#### 4.1 PARKING ARRANGEMENTS

Parking arrangements are unaffected and are to remain as existing.

### 5 MATERIALS

The materiality of the proposal has been carefully considered to compliment and enhance the existing property, and the area it sits within.

The existing balcony and external stairs have wrought-iron style railings and it is proposed that these are kept as is. The design of the railing is retained where the railing is extended to infill the gap where the stairs are to be removed. This respects the traditional style of the house.

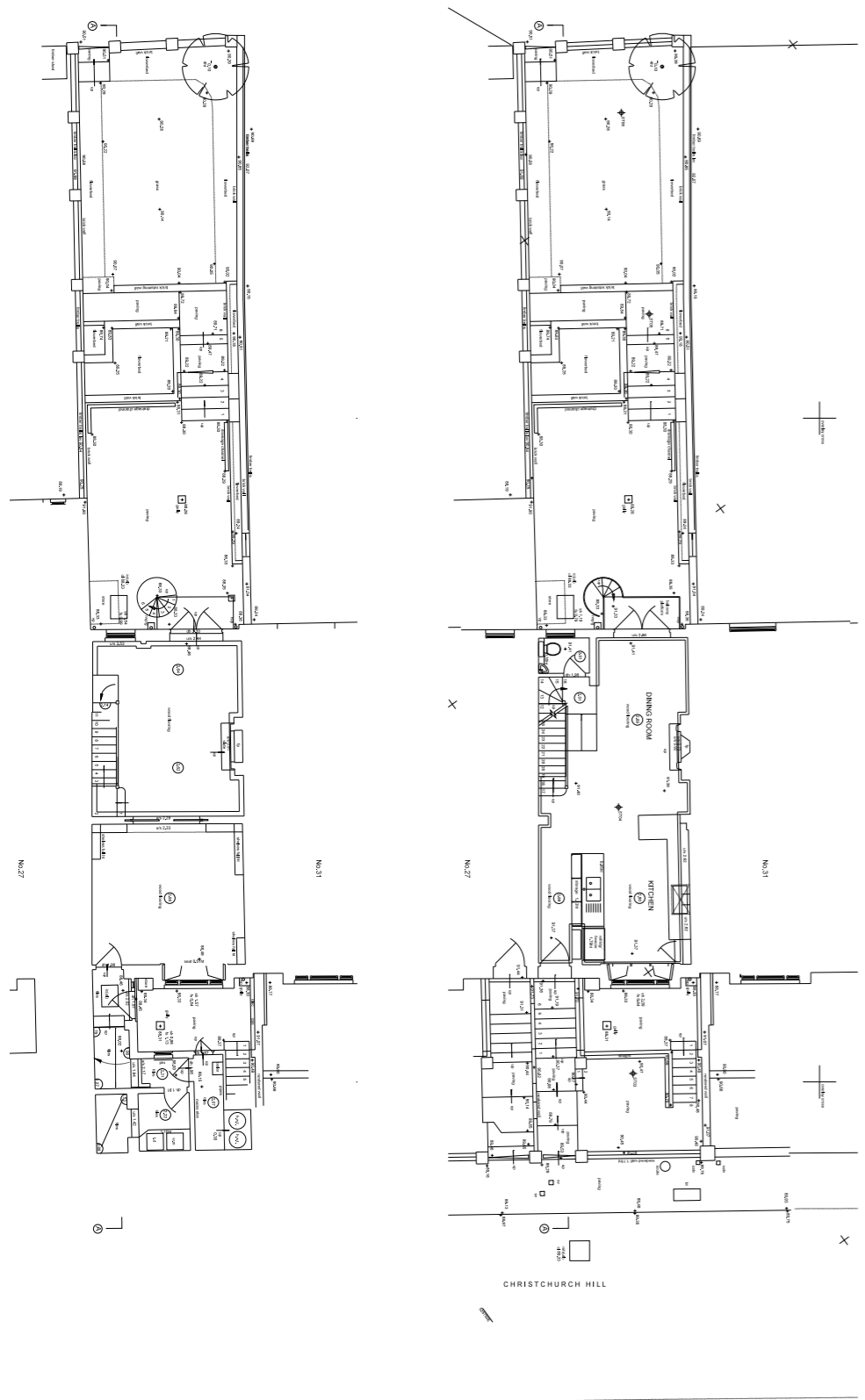
To improve access and natural light levels internally it is proposed that the newly proposed doors to the rear elevation are to be double glazed aluminium powder coated bi-folding doors.

We feel this more visually sympathetic to the elevation than proposing a timber framed system, for which each door leaf would require a much thicker frame and so end up looking very heavy on the elevation and also reduce the internal light levels quite significantly.

### 6 SUMMARY

We feel that the proposed alterations are of modest scale and have been designed to compliment the existing property and surrounding area.

We trust that the submitted will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant planning consent under its delegated powers.



EXISTING LG FLOOR  
1:100 @ A1

EXISTING GROUND FLOOR  
1:100 @ A1

EXISTING FIRST FLOOR  
1:100 @ A1

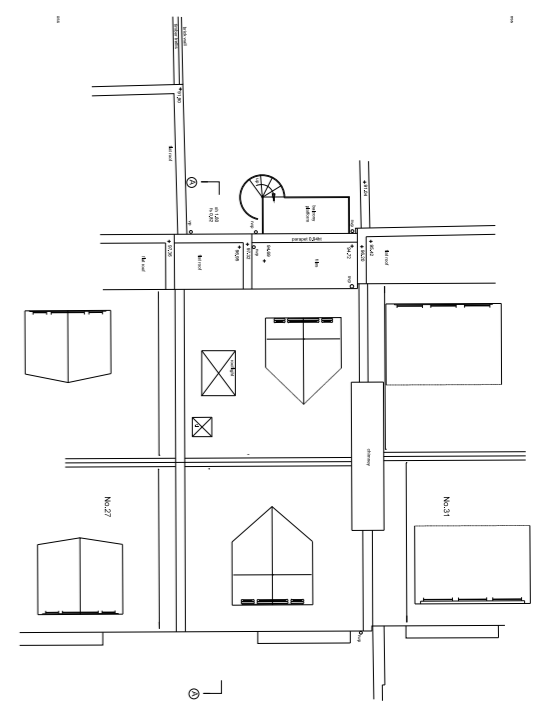
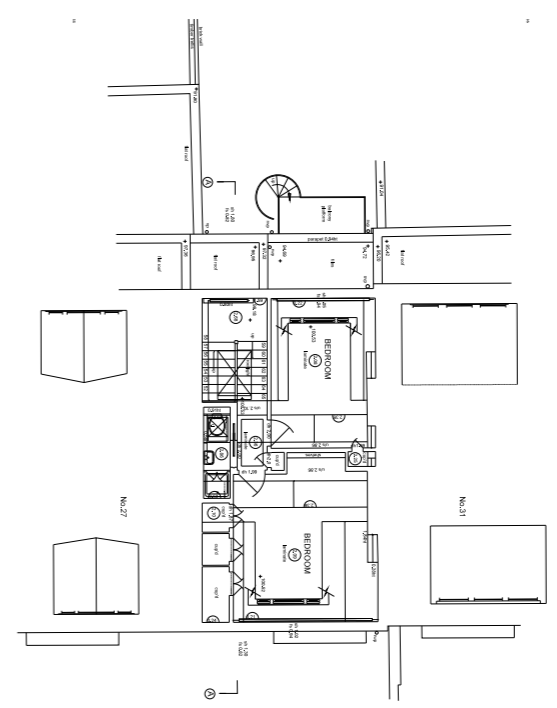
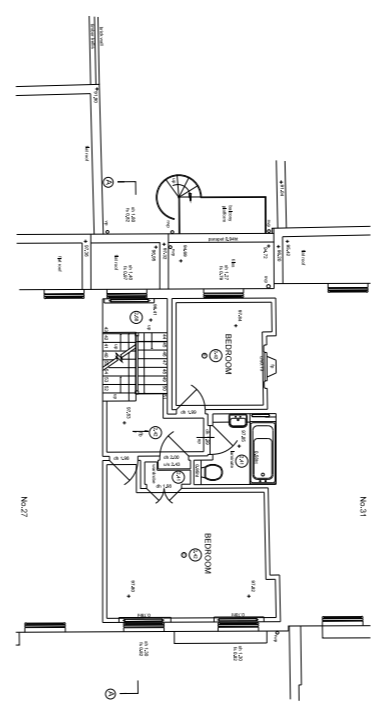
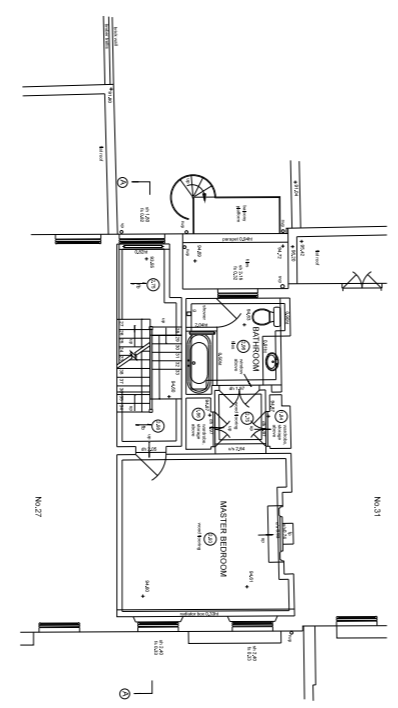
EXISTING SECOND FLOOR  
1:100 @ A1

EXISTING LOFT  
1:100 @ A1

EXISTING ROOF  
1:100 @ A1



SITE LOCATION PLAN  
1:1250 @ A1



Rev	Description	Date	Notes

DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
BEFORE ANY WORK COMMENCES

<p>29 Christchurch Hill Mansard House, 2 Palace Street, Blackfriars, London, EC4V 3DF</p> <p>T: +44 (0)20 7332 2669 E: mail@openlondon.co.uk W: www.openlondon.co.uk</p>	Job Title: <b>29 Christchurch Hill</b>	Purpose of Issue: <b>Purpose of Issue</b>
	Drawing Title: <b>Existing Plans</b>	Job Number: <b>07201</b>
	Project Address: <b>29 Christchurch Hill NW3 1LA</b>	Date: <b>06.01.14</b>
		Drawing Number: <b>001</b>



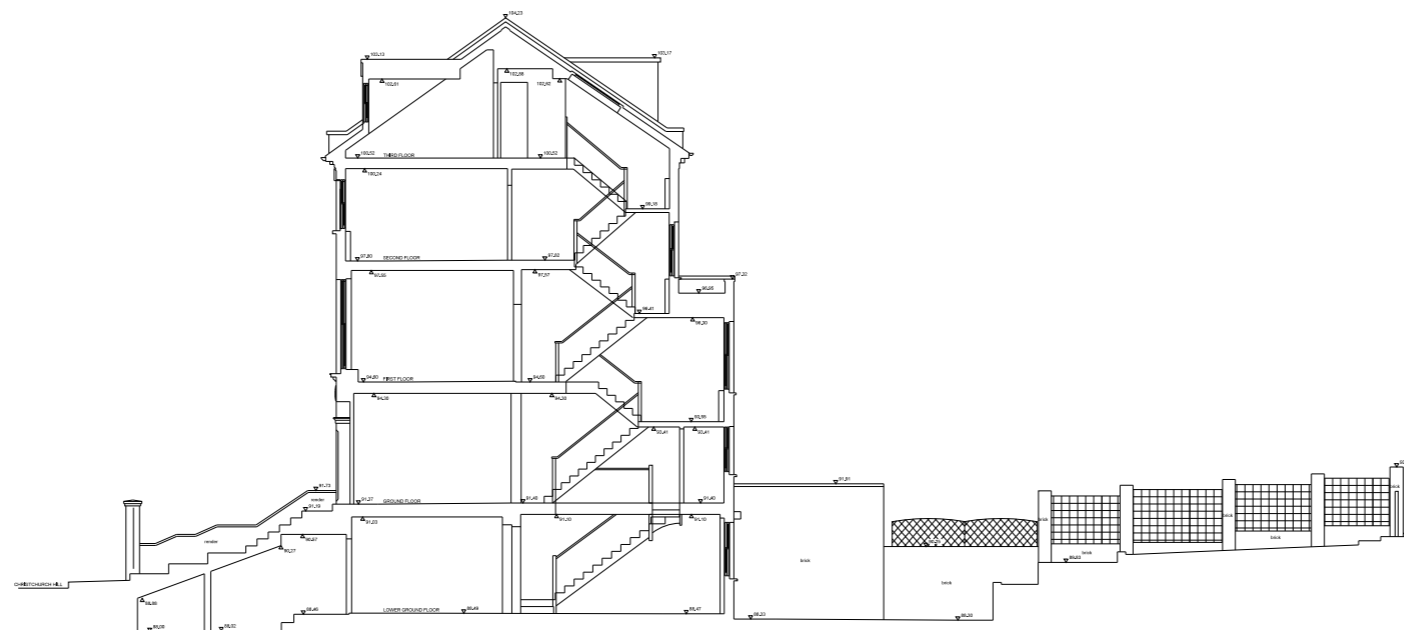
EXISTING FRONT ELEVATION  
(FROM STREET)



EXISTING FRONT ELEVATION  
(FROM WITHIN SITE)



EXISTING REAR ELEVATION

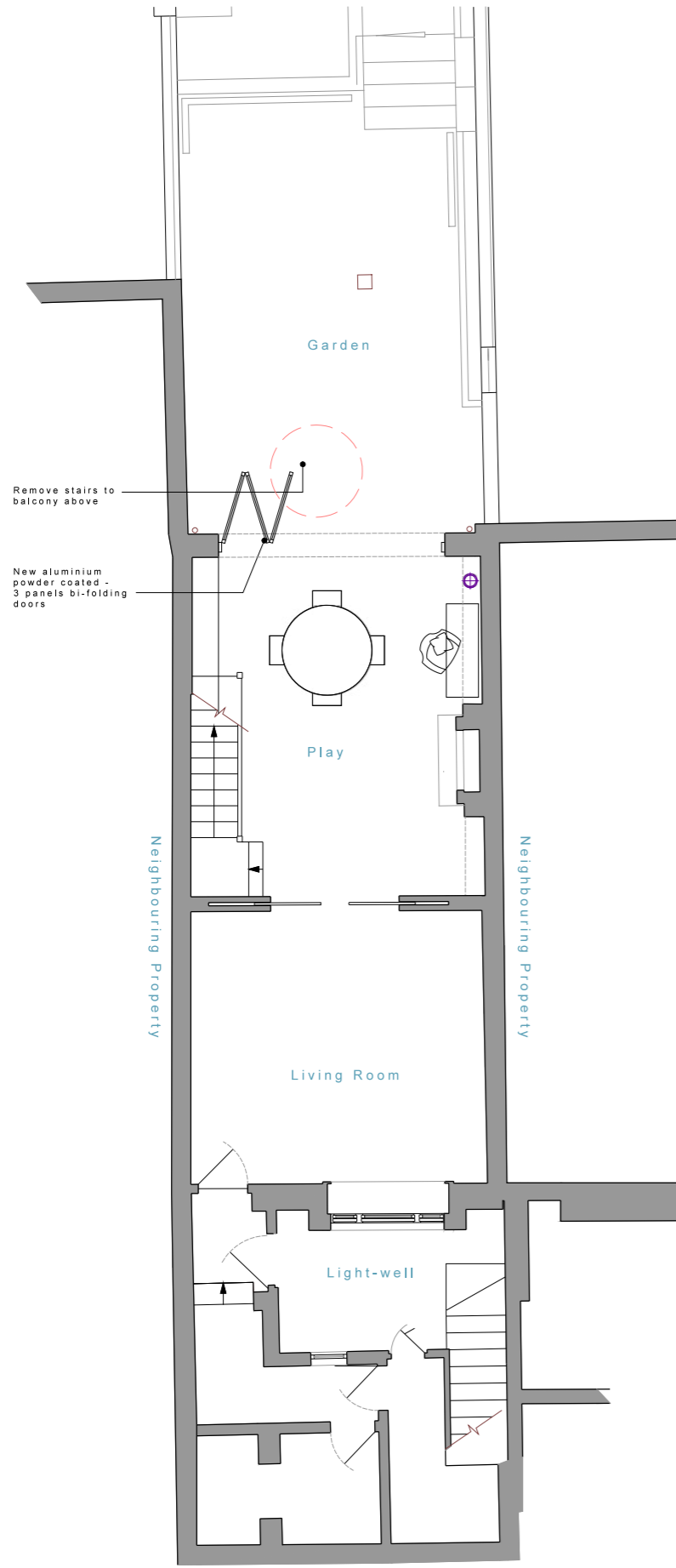


EXISTING SECTION AA

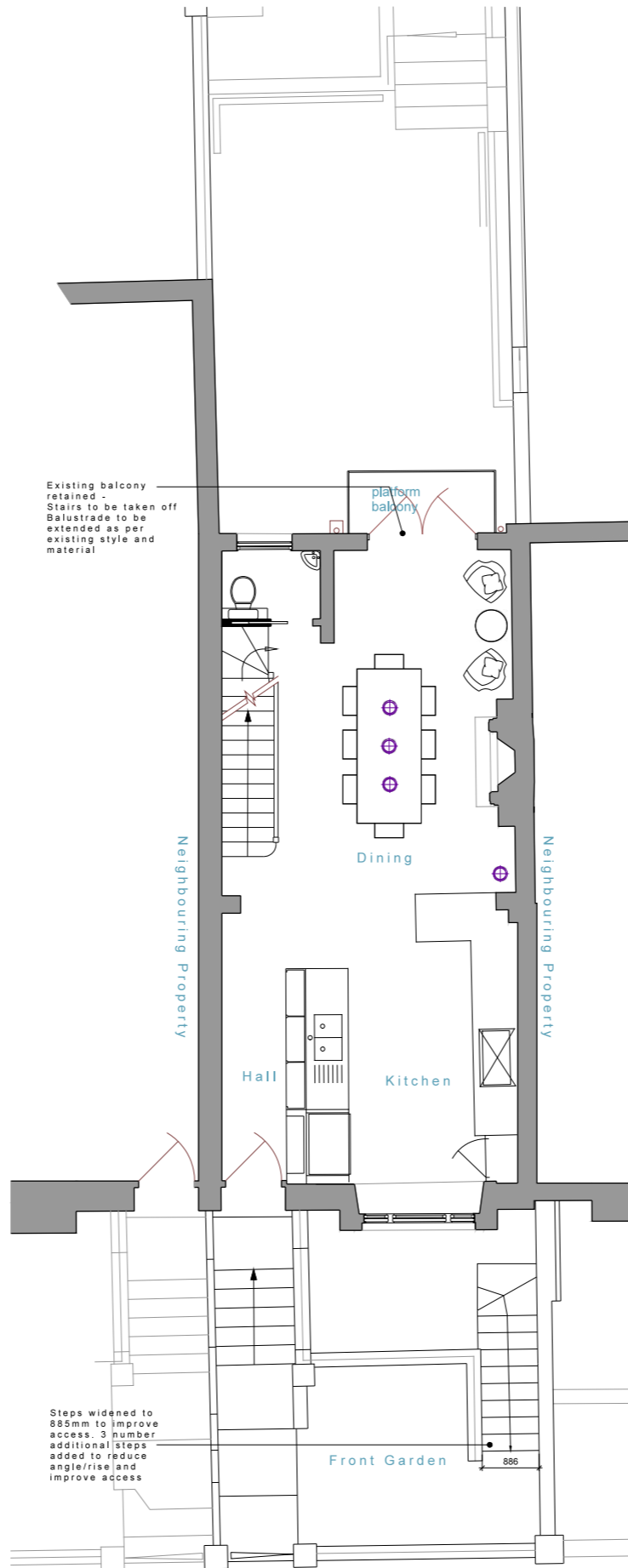
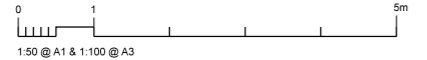
Rev	Description	Date	Notes

DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
BEFORE ANY WORK COMMENCES

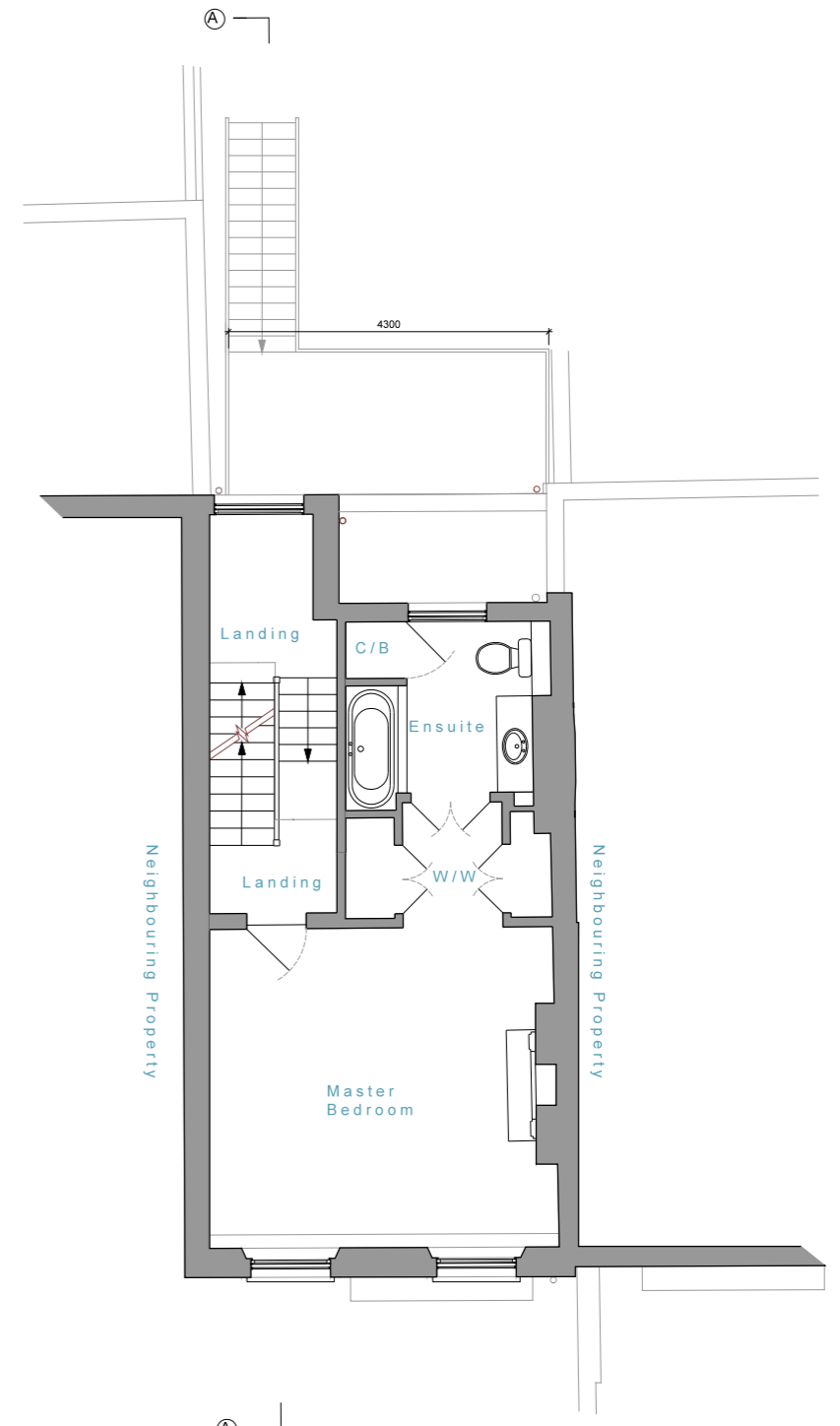
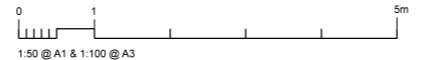
<p>Manual House, 2 Puddle Dock, Backham, London, EC4V 3JH</p> <p>T: +44 (0)20 7332 2888 E: mail@openlondon.uk.com W: www.openlondon.uk.com</p>	<p>Job Title: <b>29 Christchurch Hill</b></p>	<p>Purpose of Issue:</p>	
	<p>Drawing Title: <b>Existing Elevations, Section</b></p>	<p>Scale: <b>1:50@A1</b></p>	<p>Job Number: <b>07201</b></p>
	<p>Project Address: <b>29 Christchurch Hill NW3 1LA</b></p>	<p>Date: <b>06.01.14</b></p>	<p>Drawing Number: <b>002</b></p>
		<p>Revision: <b>P1</b></p>	



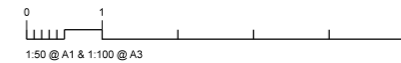
PROPOSED LOWER GROUND



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



Rev	Description	Date	Notes

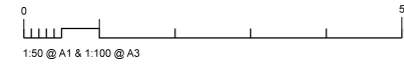
DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
BEFORE ANY WORK COMMENCES



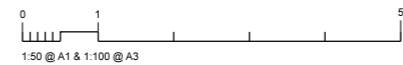




PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



Existing balcony retained -  
Stairs to be taken off  
Balustrade to be extended as per  
existing style and material

render

New aluminium powder coated -  
3 panels bi-folding doors

Rev	Description	Date	Notes

DO NOT SCALE OFF THIS DRAWING  
ALL DIMENSIONS TO BE CHECKED ON SITE  
BEFORE ANY WORK COMMENCES

**OPEN** london  
Floor Plans,  
8-12 New Bridge Street,  
London  
EC4V 6AL  
T: +44 (0)20 7622 8523  
E: mail@openlondon.co.uk  
W: www.openlondon.co.uk

Job Title:  
**29 Christchurch Hill**  
Drawing Title:  
**Proposed Elevations**  
Project Address:  
**29 Christchurch Hill  
NW3 1LA**

Purpose of Issue:  
**Planning**  
Scale:  
**1:50@A1**  
Job Number:  
**16027**  
Date:  
**20.10.16**  
Revision:  
**P1**  
Drawing Number:  
**102**



# OPEN london

---

Mermaid House  
2 Puddle Dock, Blackfriars  
London EC4V 3DB

W: [www.openlondon.uk.com](http://www.openlondon.uk.com)  
T: +44 (0)20 7332 2888  
E: [mail@openlondon.uk.com](mailto:mail@openlondon.uk.com)