



Design and Access and Heritage Statement

**57-59 Christchurch Hill
Hampstead
London
NW3 1JJ**

Prepared on behalf of
**London Borough of Camden
33-35 Jamestown Road
London
NW1 7DB**

**Job No: 30919
Date: 30th August 2019**

Baily Garner LLP
146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk

www.bailygarner.co.uk

Design and Access and Heritage Statement

**57-59 Christchurch Hill
Hampstead
London
NW3 1JJ**

Prepared on behalf of
**London Borough of Camden
33-35 Jamestown Road
London
NW1 7DB**

Prepared By: Adam El-Zein, BSc (Hons)

Authorised for Issue: Digitally signed by Marie Carpenter

For and on behalf of Baily Garner LLP

For more info on digital signatures see <http://www.bailygarner.co.uk/digitalsignatures/>

04 September 2019 16:35:56

Secured by
GlobalSign



Version	Issue Date	Reason for Issue
-	30/08/19	Full Planning Application

Design and Access and Heritage Statement

57-59 Christchurch Hill, Hampstead, London, NW3 1JJ

CONTENTS

1.0	Introduction	3
1.1	General	3
1.2	Structure of the Statement	3
2.0	Understanding the Context	3
2.1	Site Description	3
3.0	Design	4
3.1	Description of the Proposal	4
3.2	Use	4
3.3	Layout	4
3.4	Scale	4
3.5	Appearance	5
4.0	Heritage Statement.....	5
5.0	Precedent Decision	5
6.0	Access.....	6
7.0	Summary	6

Design and Access and Heritage Statement

57-59 Christchurch Hill, Hampstead, London, NW3 1JJ

1.0 Introduction

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of London Borough of Camden. It accompanies the full planning application for the removal of existing single glazed timber double-hung sash windows and doors to be replaced with new Slimlite double glazed timber double-hung sash windows and doors, to match the appearance of the existing.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
 - Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
 - Section 4.0 – Heritage Statement
 - Section 5.0 – Precedent Decision
 - Section 6.0 - Access
 - Section 7.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 57-59 Christchurch Hill is a detached Edwardian property, built in 1903, block 57 has four storeys and serves 8no. self-contained flats and block 59 serves 3 self-contained flats. Block 57 and 59 has separate main entrance doors with access to the flats gained via the internal common parts.
- 2.1.2 The property is of traditional solid yellow-stock and red stock brick wall construction with headers and stretches. Both the front and rear façades are barefaced yellow-stock brickwork with red stock detail. The right flank elevation is white painted brick.
- 2.1.3 No access has been gained to the roof; however upshot survey photographs shows hipped roofs of assumed timber construction, with artificial slate coverings.
- 2.1.4 The property has nine chimney stacks; all are of bare faced brickwork finish. The left hand flank has two chimneys with 4no. clay pots, the front elevation of 57 has 2 chimney stacks with 4no clay pots, the right side of 57 has 2no stacks 1no with 4no clay pots and 1no with 5no clay pots and 59 has 3no stacks with 2no having 3no clay pots and 1no has 2no clay pots.

Design and Access and Heritage Statement

57-59 Christchurch Hill, Hampstead, London, NW3 1JJ

- 2.1.5 There are no fascias or soffits, however; there is a red brick 'brick on edge' detail. Existing rainwater goods consist of cast iron guttering and downpipes. There are five external cast iron soil vent pipes on the front, left flank and rear elevations serving the various bathrooms and kitchens for the individual properties at different floor levels.
- 2.1.6 On the right hand side elevation, there is a single storey bay on the ground floor. There are no windows and the flat roof to the bay has a lead covering.
- 2.1.7 On all elevations, the existing windows are single glazed timber double-hung sash windows. The window openings appear to be supported by flat lintels assumed to be concrete.
- 2.1.8 Access to the flats is secured on the front elevations via two part-glazed two panelled timber front entrance double door, decorated with a black paint. The top panel is divided into four single glazed units with glazing bars and the bottom panel is solid timber with a stainless steel kick plate. The front entrance doors are partially covered by a solid stone/concrete canopy with a lead covering, and accessed via the public footpath and an external in-situ concrete staircase.
- 2.1.9 The property is set back from the public footpath by a front garden/stepped access.
- 2.1.10 The front boundary is a solid brickwork wall with a partial render finish and cast iron railings painted black. The RHS and rear elevations see a solid wall rendered with stone copings and a metal railing fixed into the copings. The rear railings appear to be a newer construction than the front.
- 2.1.11 The rear courtyard area is at first floor level accessible by a staircase at ground level made of concrete steps, solid rendered wall with stone copings and metal railings

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The works include for the removal of existing singled glazed timber double-hung sash windows and doors to be replaced with Slimlite double glazed timber double-hung sash windows and doors to match the fenestration of the existing windows.

3.2 Use

- 3.2.1 The property is currently of residential use, with 57 containing 8no. self-contained flats over 4 storeys and 59 serving 3 no self-contained flats over 3 storeys. There is no change of use proposed.
- 3.2.2 The property is not listed; however it is located in the Hampstead Conservation Area.

3.3 Layout

- 3.3.1 The proposed development does not make any alterations to the existing layout of the property.

3.4 Scale

- 3.4.1 The proposed development consists of the removal of existing single glazing to be replaced with Slimlite double glazing. This will have a cavity of 6mm with 3mm glazing creating a U value of 1.4. This complies with Approved Document Part L.
- 3.4.2 There will be no change to the footprint or height of the existing property and no obstruction of existing views.

Design and Access and Heritage Statement

57-59 Christchurch Hill, Hampstead, London, NW3 1JJ

3.5 Appearance

- 3.5.1 In view of the property's location within the Hampstead conservation area, the proposed development is deliberately sympathetic to the existing appearance of the property and historical context of the surrounding area.
- 3.5.2 Existing single glazed timber double-hung sash windows and doors will be replaced with Slimlite double glazed timber double-hung sash windows and doors to match the fenestration of the existing windows and doors. Slimlite double glazed units have purposefully been specified as they are constructed to maintain the appearance of single glazed units, whilst providing the thermal and acoustic benefits of double glazed units.
- 3.5.3 All replacement window frames will be as close to like-for-like as possible and painted white to match the style of the existing. The proposed development does not alter the existing window and door fenestration. There will therefore be no change in the appearance of the building following the proposed development.

4.0 Heritage Statement

- 4.1.1 The property is not listed; however it is located in the Hampstead conservation area designated on 29 January 1968. The property forms part of the formerly known Hampstead Village Conservation area which sought to protect the village of Hampstead and its architectural prowess. However, extensions to the borders have seen the area renamed as Hampstead Conservation Area to cover a wider range of properties.
- 4.1.2 Hampstead Conservation area comprises of the original village with narrow streets, fragmented blocks and irregular grouping of buildings. Christchurch Hill was one of the later additions in the 20th Century with majority of properties spanning from the 18th and 19th century periods.
- 4.1.3 It is believed that the proposed development would not have a detrimental impact to the building or surrounding conservation area as the adjacent Grade II listed building received full approval, for which the reference is included below, for the same style Slimlite glazing window replacement. Therefore meaning the proposed development would remain in keeping with the Hampstead Conservation Area.

5.0 Precedent Decision

Address	Planning Reference / ID	Proposed Development
Christ Church Primary School Christchurch Hill London NW3 1JH	2015/1599/P	Replacement of all windows with Slimlite double glazing; alterations to the entrance gates at Christchurch Hill and public passage to the west; re-surfacing of playgrounds and external lighting to the access points; new air conditioning units; internal alterations to include erection of mezzanine floor, staircase in the south wing and reorganisation of partitions/walls at school.

Design and Access and Heritage Statement

57-59 Christchurch Hill, Hampstead, London, NW3 1JJ

6.0 Access

6.1.1 The proposed development does not make any alterations to the existing access to the property.

7.0 Summary

7.1.1 The proposed works include the removal of single glazed timber double-hung sash windows and doors and replacement with Slimlite double glazed timber double-hung sash windows and doors. Consideration has been given to the property's location within the Hampstead conservation area; the proposed development has been designed to maintain the appearance of the existing building and in turn its contribution to the character of the surrounding area.