

BLDA ARCHITECTS

Design, Access & Heritage Statement

4 Oak Hill Park

London, NW3 7LG

February 2023

Revision A

Application 2022-4791-P

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1.0 Introduction

1.1 Background

Our client purchased No.4 Oak Hill Park with the initial view to carry out extensive upgrading works to the property (these works have been presented to the council in March 2022 with a Pre-Application – ref. 2021/6160/PRE) but decided at a later stage that a new build would be the best way to make a positive contribution to the appearance of the building, achieve better standard of modern living and, in general, make better use of the existing site by removing non-functional spaces and rationalising the layout of the property.

This application relates to the proposed removal of the existing semi-detached 1970 residential property to accommodate the construction of a new residential dwelling.

The proposed footprint of the new house would remain fundamentally the same, as would be the height, with minor infilling at the back (north) and east side.

Two of the existing garage walls would need to be retained at ground floor level due to the presence of a garden shed built against the north wall (99A Froggnal). It is proposed to re-build the new garage in the same position of the existing but lowered in height.

1.2 Aim of this Report

This report is to support a Planning Application at No.4 Oak Hill Park, London NW3 7LG

In line with Camden Local Plans policies, this report sets out the relevant historic background to the area to demonstrate that the new proposal would be respectful of *‘the character, heritage and distinctiveness of Camden’s valued and special places’*.

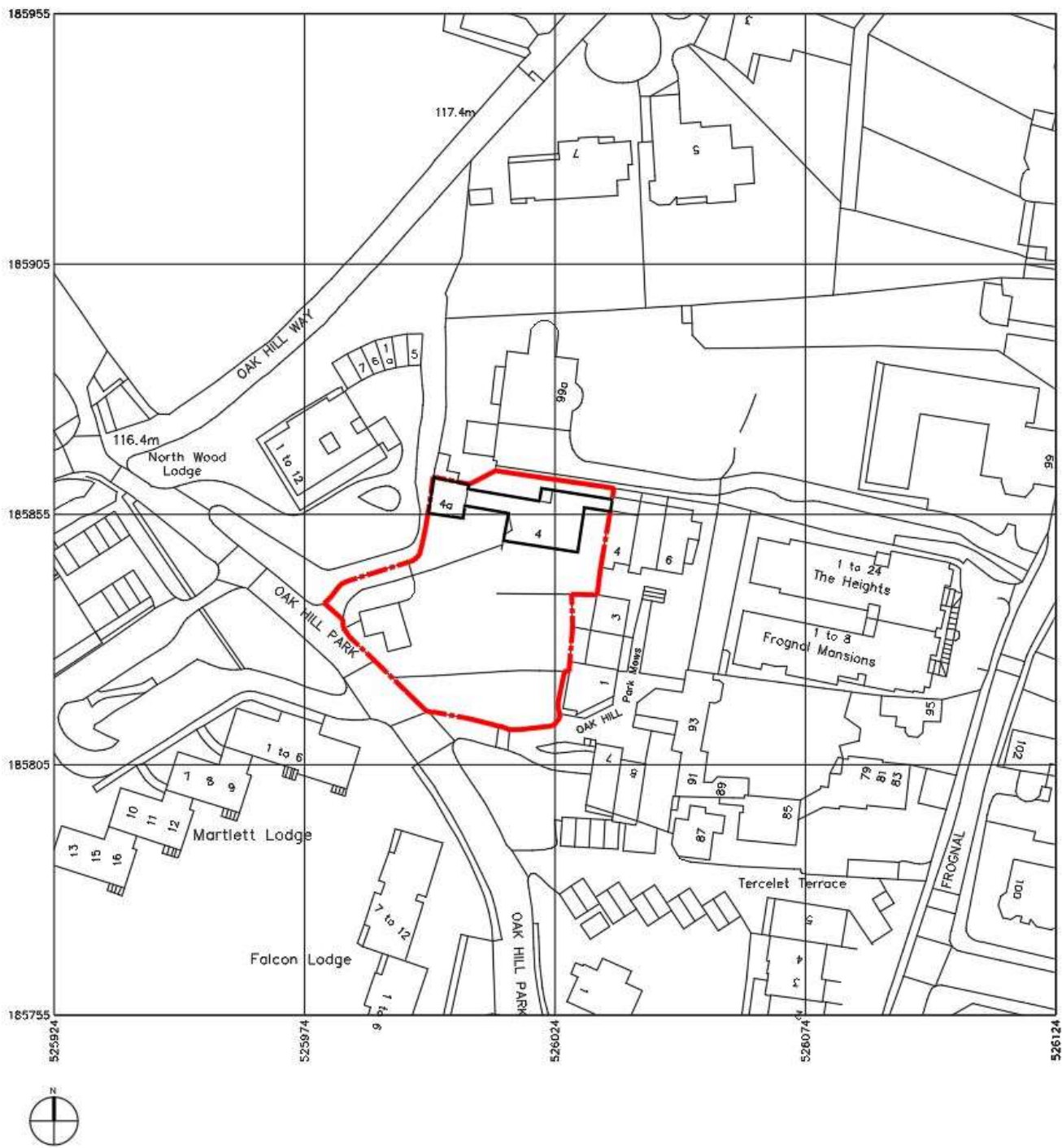
This report should be read in conjunction with the attached Drawing Issue Sheet, in support of a planning application

1.3 Authorship

BLDA Architects are a London based RIBA Chartered Practice of some 50 Architects, technicians, interior designers and heritage specialists. We have deep experience in high specification residential design for private clients.

2.0 The Site

2.1 Location Plan – No. 4 Oak Hill Park



2.2 Site Planning History

The council's planning portal shows that the property has been altered on a number of occasions:

- **E6/2/D/4532:** permission granted on 13 November 1967 for the construction of an external staircase to give access to the flat over the garage at No.4 Oak Hill park
- **31503:** permission was granted on 21 November 1980 for the erection of a first floor side extension to 4 Oak Hill Park estate and the erection of an additional storey to the flat at 4A Oak Hill Park estate
- **8804549:** permission was granted on 26 October 1988 for the erection of a single storey conservatory and store on drawing A1 0158 SD2 01
- **2005/1458/P:** permission was granted on 25 April 2005 for the election of a single storey building at the south-west corner of the suite to provide a self-contained studio annexe
- **2006/0882/P:** permission was granted on 22 February 2006 for the removal of condition 05 of planning permission above to change the use of the studio annexe from ancillary accommodation to an independent single dwelling house, plus relocation of boundary fence and installation of the new pedestrian access form Oak Hill Park
- **2012/1208/P:** permission was granted on 8 March 2021 for the demolition of the existing shed and erection of a ground floor rear extension to existing residential dwelling (Class C3)

Planning History of adjoining properties

1 Oak Hill Park Mews (application ref 2021/13860P) planning permission was granted on 2 November 2021 for the erection of a mansard roof extension, single storey rear garden floor extension, excavation of the rear garden and installation of retaining wall/fence and alterations to fenestration and replacement cladding

4 Oak Hill park Mews (application ref 2020/4359/P) planning was granted on 22 November 202 for a first floor rear extension with new roof light. The proposals also incorporated a new roof light side and a new air source heat pump at roof level, plus front entrance paved patio.

4 Oak Hill park Mews (application ref 2021/0989/P) planning was granted on 7 July 2021 for the formation of a roof terrace within the middle of the roof with associate insertion of accessible skylight, glass balustrade, roof mounted air source heat pump and solar PV panels

99a Frogna (application ref 2010/3202/P) planning was granted on 14 October 2010 for the erection of a three storey house with basement accommodation following demolition of the existing dwelling

99a Frogna (application ref 2013/7195/P) planning was granted on a S106 Agreement on 23 October 2014 for the erection of a three-storey house with basement accommodation following demolition of the existing dwelling. A number of conditions were discharged in 2017.

2.3 Oak Hill Park Conservation Area

Oak Hill Park is part of the Sub Conservation Area Six: (called 'Branch Hill / Pak Hill') within the borough of Camden (Fig.1). The area is principally woodland on the western slopes of Hampstead in which building play a subordinate role. It is designated a borough Site of Nature Conservation Importance by London Ecology Unit.

Oak Hill Park was developed around 1850 with informal layout of plain but substantial Italianate villas. Only No.1 and Oak Hill House (figure 2) remains, the rest were replaced in 1960 by grouping of flats, of no great quality in themselves but pleasantly arranged among the grassy slopes and mature trees of older gardens (Won Civic Trust Award in 1961). Two blocks are seven storey (North Wood Lodge) with strong horizontal brick banding and balconies at the corners (figure 3)

Another group of four connected blocks are three storey with a greater use of brick and concrete string course between floors.

According to the Hampstead Conservation Area Statement there are a few buildings & features which detract from the character of the area and would benefit from enhancement:

- Oak Hill Park garage court beside No.1
- Oak Hill Way: 1,3,4 & 7
- Spedan Close: additions to Branch Hill House

According to the Hampstead Conservation Area Statement the building considered 'neutral' are:

- Frogna 115

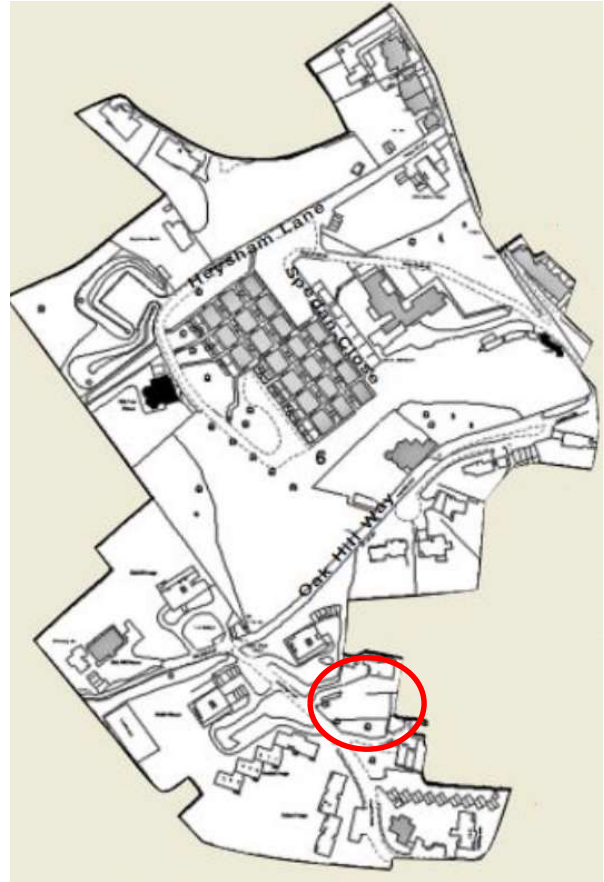


Fig. 1 Branch Hill / Park Hill Conservation Area and location of No.4 Oak Hill Park



Fig. 2 Oak Hill House



Fig. 3 North Wood Lodge

2.4 No.4 Oak Hill Park

The site is located in the Borough of Camden, approximately centred on National Grid reference TQ 26015 85833 and covers an area of less than 0.25 hectares and is comprised of 2 semi-detached residential property of the 1970s build, surrounded by accompanying garden, hardstanding and mature trees and shrubs. The site lies 300m south west of Hampstead Heath and is not within or adjacent to any statutory designated Nature Conservation Areas.

This application refers to the Main House (1) and not to the Garden Studio (2)

The Main House is a 2/3 storey building, it features a flat roof that is comprised of lead flashing and felt lining. The lower floor consists of white bricks (of size similar to London stock bricks), in some areas extending to the second floor. The second floor features mainly wood panelling (figure 5). The building is in overall good conditions.

The front elevation of the building is not visible from the streetscene or from neighbouring properties due to its location and the presence of mature trees.

External condensers are currently located on the side wall of the garage side, at roof level (figure 6)

The existing garden has different levels and a number of boundary features (combination of wooden fencing and brick walls). The Main House and the Garden Studio are interconnected by hard standing that leads from the driveway off Oak Hill Park, to the Main House, a garden path leads to the Garden Studio.

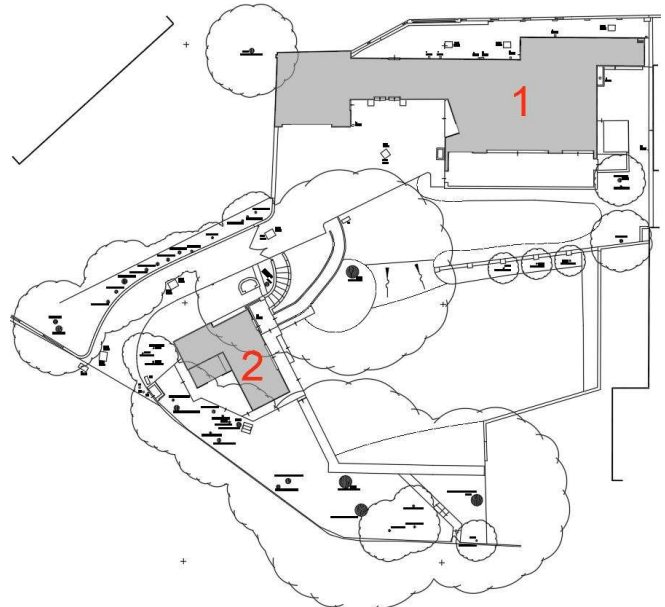


Fig. 4 No.4 Oak Hill Park site plan



Fig. 5 Front Elevation of Main House (1)



Fig. 6 Condensers fixed to Garage wall at high level

3. Design – Description, Significance and Heritage Impact Assessment

3.1 Description of Proposal

GROUND FLOOR

The proposed ground floor plan retains the existing footprint with additional areas to infill the space at the back of the house (A) and to the east side (B) as well as at the front with a projecting bay that articulates the long line of the front elevation at ground floor level, creating a balcony at first floor level (C – figure 7)

The existing front patio area (D) is slightly increased to extend further into the garden mostly remaining within the existing house footprint. A small courtyard € gives light to the area infilled at the back of the house (north side).

A new parapet at roof level would conceal new PV cell panels as well as allowing for the existing AC external condensers to be replaced and become less visible from the garden and from the neighbouring properties. It is proposed to retain the ground floor level of the north and west walls of the existing garage (F) due to the presence of a garden shed built against the boundary wall to 99A Frognal (G – figure 16 further below). It is proposed for the new garage to have the same footprint of the existing, but to be reduced in height. A new parapet at roof level would conceal new PV cell panels as well as allowing for the existing AC external condensers to be replaced and become less visible from the garden and from the neighbouring properties.

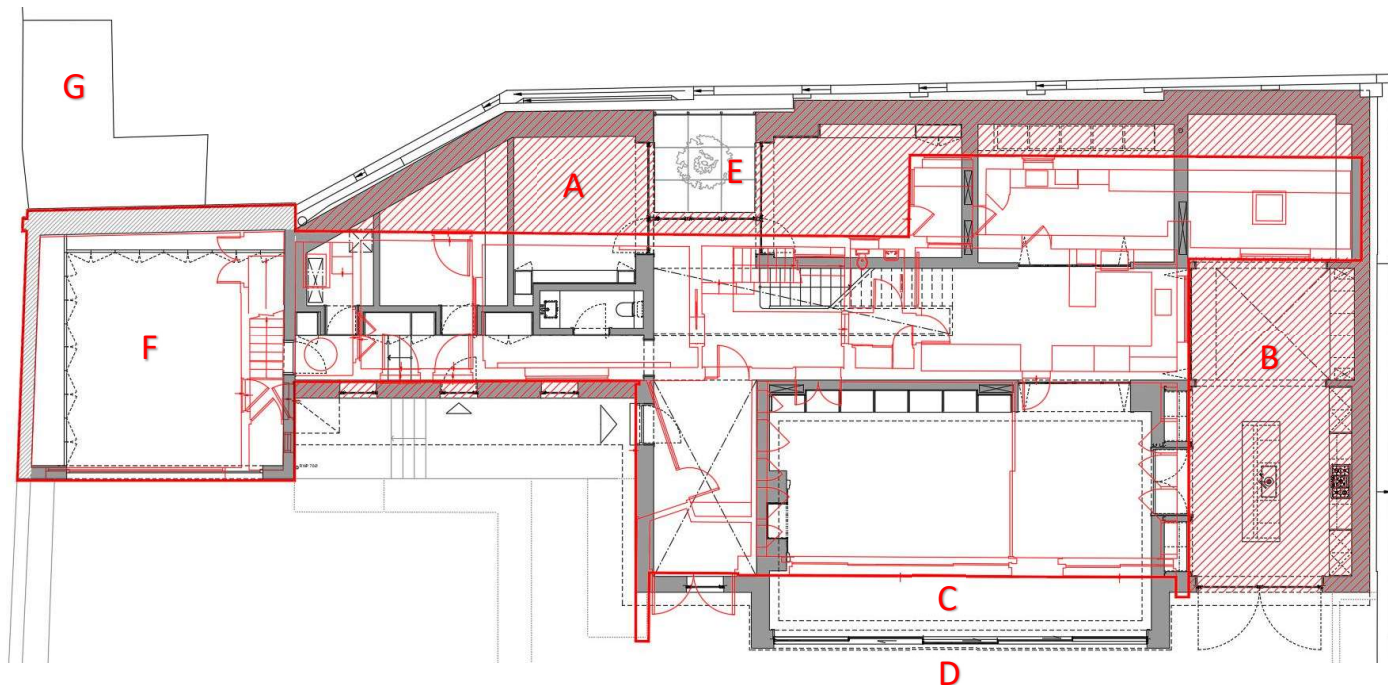


Fig. 7 Ground Floor plan: existing plan in red, proposed new areas in red hatch

FIRST FLOOR

The proposed First Floor plan (figure 8) is slightly smaller than the Ground Floor, as the space at the back of the house steps back, away from the existing North boundary wall – approximately 3.3 metres tall - and creates space to accommodate a rooflight to the rooms below as well as more green roof space (A).

The small courtyard at the back of the house (B), remains visible also at First Floor level through a glass wall. This will give light to the staircase and separate the east side of the house, (dedicated to the family with three bedrooms + ensuite bathrooms & dressing rooms) and the west side, dedicated to guests and staff, including the access to the Garage upper level (which will be separated from the Ground Floor car park level, omitting the existing internal staircase)

The house is extended to the east, the same as at Ground Floor level (C). At the front of the house the main façade returns to a similar arrangement to the existing design, projecting slightly past the line of the ground floor perimeter walls. The front balcony (D), above the ground floor middle projecting bay, is designed to have a continuous glass balustrade which will keep the whole length of the façade visible.

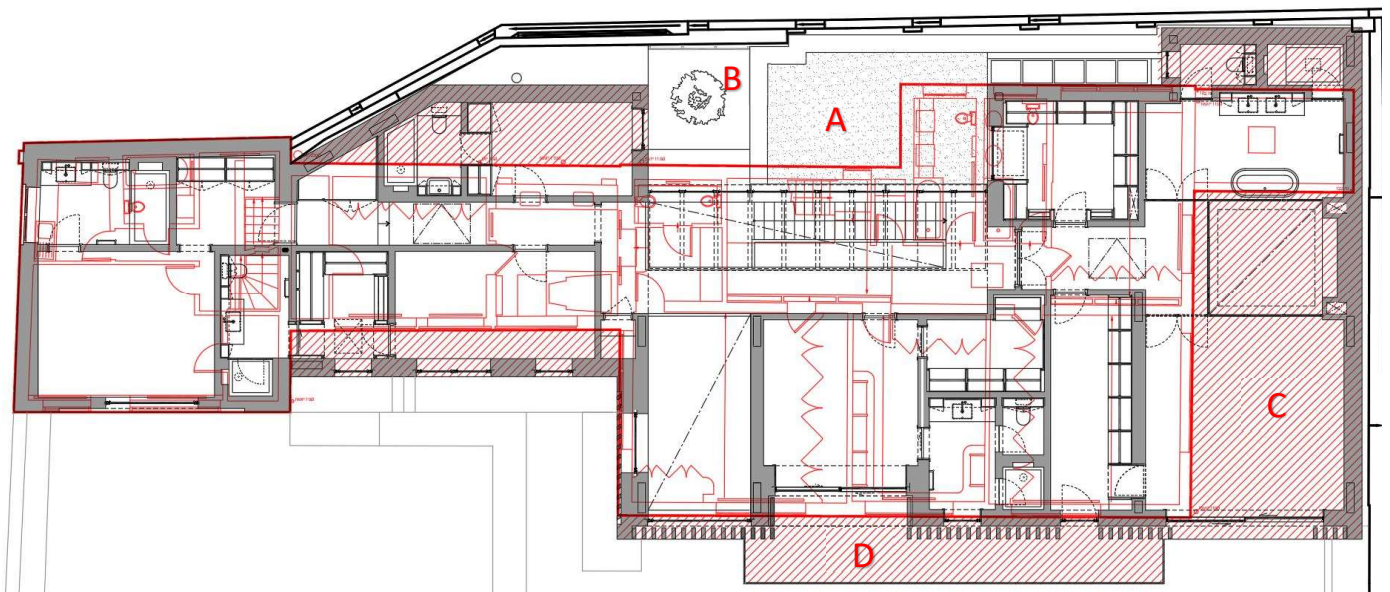


Fig. 8 First Floor plan: existing plan in red, proposed new areas in red hatch

ROOF PLAN

The proposed Roof plan (figure 9), similarly to the existing, remains divided in three sections: the garage roof (A) the middle section of the main house (B) and the main house East section (C). The middle section will be lower than the other two. It is not proposed to change the height of the house while the height of the re-built Garage will be slightly reduced. It is proposed to lower the level of the Ground Floor by approximately 530mm, this is to allow for services voids to the internal ceilings and achieve higher finished ceiling levels on the Ground & First Floors.

It is proposed to install PV cell panels on the main house and the garage roof and to replace the existing comfort cooling external condensers, currently fixed to the garage wall above roof level. It is proposed to use the Bauder BioSolar system which integrates the green roof planting with the PV cell panels (refer to drawing P (4) 50 'Proposed Green Roof Details')

A rooflight is proposed above the main house staircase with Brise Soleils to protect the glazed enclosure and avoid overheating and heat loss in winter, as recommended in the pre-application.

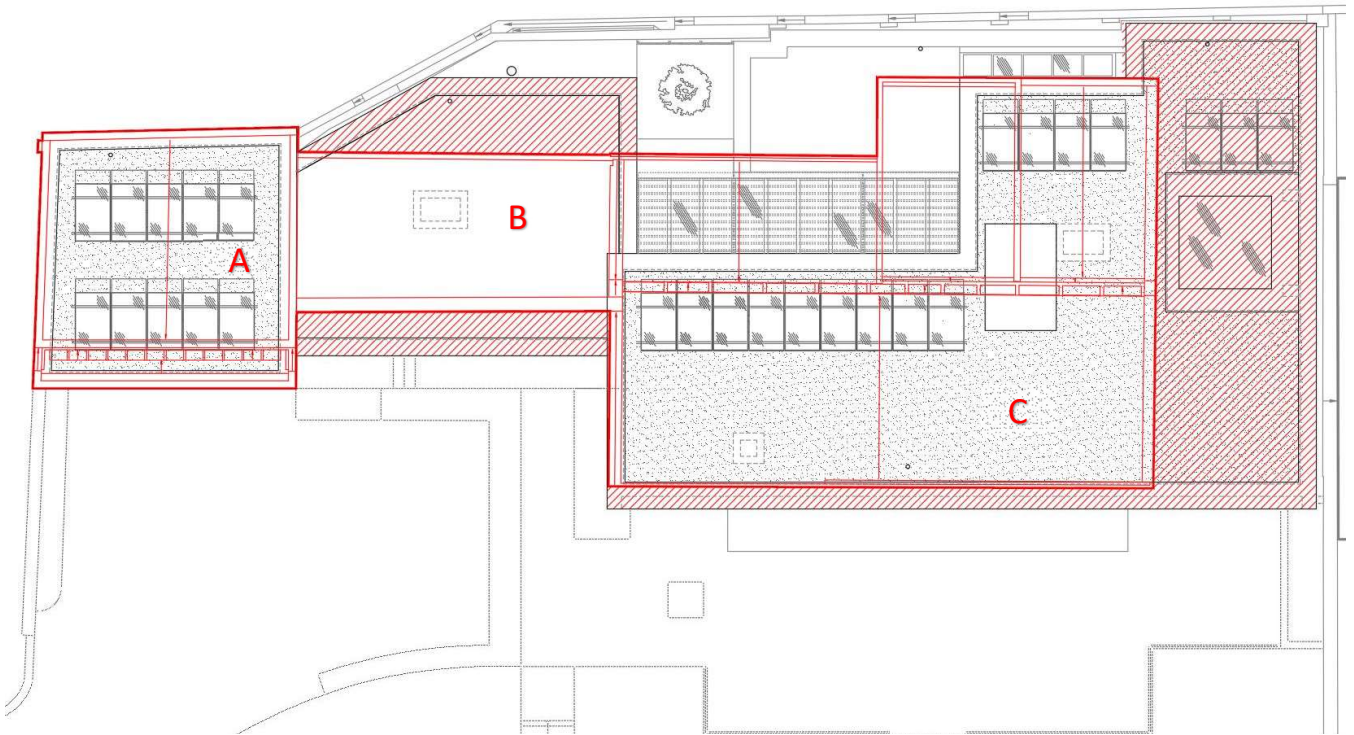


Fig. 9 Roof plan: existing plan in red, proposed new areas in red hatch

FRONT ELEVATION

The proposed new front elevation is designed to a modern standard and makes use of materials similar to the existing (bricks, timber, glazing) which remain sympathetic to the area and have been considered to *'enhance the character and appearance of the property and the conservation area and thus considered acceptable'* in the Pre-Application. The central first floor balcony with glass balustrade, which would be appropriate with the modern design and has also been considered acceptable.

Louvers will provide privacy as well as solar control and security. It is proposed to use a slip brick system at the lower floor level and Portland stone or reconstituted stone for the upper floors.

The proportions of the building are not altered significantly. Lowering the garage front elevation will make it less prominent and the new glazing and garage door will unify the overall design of the front façade.

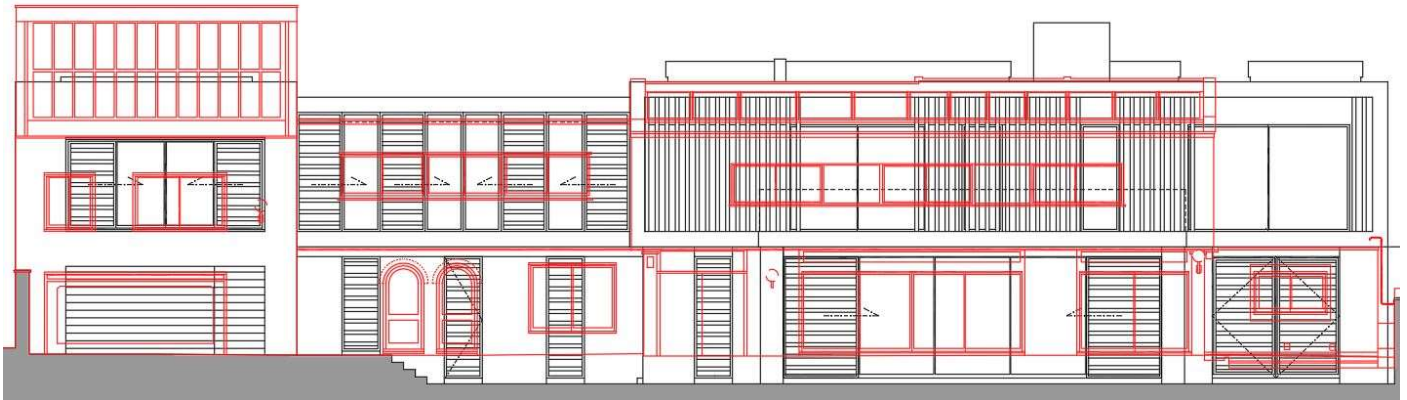


Fig.11 Existing Front Elevation in red, proposed new areas in black



Fig.12 Existing Front Elevation collage



Fig. 13 Proposed Front Elevation

REAR ELEVATION

The proposed new rear elevation is designed to allow plenty of light into the rooms at first floor level without overlooking No. 99A Froggnal. It is proposed to omit the existing windows on the North Elevation and to replace them with windows facing East & West, with view of the new tree courtyard. The proposed glazed stair enclosure is also designed to limit the view strictly to the tree courtyard, blocking the view of the neighbour's property from high level.

Brise Soleils are proposed to protect the glazed staircase enclosure to avoid overheating and heat loss in winter as recommended in the pre-application. The number of rooflight on the North Elevation has been limited to just one, giving light to the only room at Ground Floor not opening onto the tree courtyard. (figure 14)

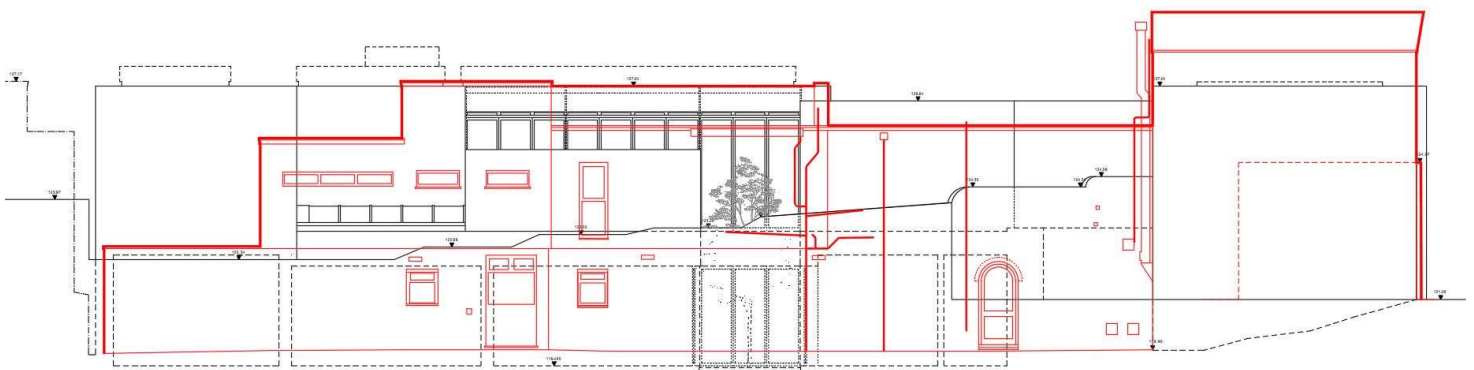


Fig.14 Existing Rear Elevation in red, proposed new elevation in black



Fig.15 Existing Rear Elevation

3.2 Area Schedule (GIAs)

Area	Existing GIA m ²	Existing GIA ft ²	Proposed GIA m ²	Proposed GIA ft ²
Lower Ground Floor				
Ground Floor	211	2271	327	3520
First Floor	220	2368	244	2626
Second Floor	40	431	0	0
Total Area	471	5070	571	6146
Increased GIA Area			100	1076

3.2 Schedule of accommodations

Room type	Number of rooms	Location	Area m ²	Area ft ²	Notes
Entrance Hall	1	Ground Floor	14.5	156	Double height space
Drawing Room	1	Ground Floor	65	700	
Hallway	1	Ground Floor	46.5	501	
Snug & Kitchen	1	Ground Floor	58	624	Includes double height space
Playroom	1	Ground Floor	19	205	
Office 1	1	Ground Floor	17.5	188	
Office 2	1	Ground Floor	13.5	145	
Cloakroom	1	Ground Floor	3	32	
Utility	1	Ground Floor	12.5	135	
Plant room	1	Ground Floor	4	43	
Garage	1	Ground Floor	41	441	Double height space

(schedule of accommodations continues)

Room type	Number of rooms	Location	Area m ²	Area ft ²	Notes
First Floor Landing	1	First Floor	26.5	285	
Master Lobby	1	First Floor	10.5	113	
Master Bedroom	1	First Floor	28	301	
Master Bathroom	1	First Floor	19.5	210	
Her Dressing	1	First Floor	11.5	124	
His Dressing	1	First Floor	12.5	135	
Bedroom 2	1	First Floor	18	194	
Dressing 2	1	First Floor	7	75	
Bathroom 2	1	First Floor	9	97	
Bedroom 3	1	First Floor	15.5	167	
Dressing 3	1	First Floor	7	75	
Bathroom 3	1	First Floor	6	65	
Bedroom 4	1	First Floor	18.5	199	
Dressing 4	1	First Floor	6.5	70	
Bathroom 4	1	First Floor	7.5	81	
Bedroom 5	1	First Floor	9	97	
Bathroom 5	1	First Floor	5	54	
Store	1	First Floor	2.5	27	

3.2 Heritage Impact Assessment

Policy D2 - Heritage

Policy D2 of the Camden Local Plan states that the Council wants to *'preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed building, archaeological remains, schedule ancient monuments and historic parks and gardens and locally listed heritage assets'*.

Within Conservation areas the council will:

- e. Require that development within the conservation area preserves or, where possible, enhances the character or appearance of the area*
- f. Resists the total or substantial demolition of an unlisted building that makes a positive contribution of the character or appearance of a conservation area*
- g. Resist development outside of a conservation area that causes harm to the character or appearance of the conservation area*
- h. Preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage*

The Council has the general presumption in favour of retaining buildings that make a *'positive contribution'* to the character or appearance of the conservation area and resist the total or substantial demolition of buildings which make a positive contribution to the conservation area.

No. 4 Oak Hill Road contribution to the character of the Conservation Area appears to be considered *'neutral'*, not only because the property is not visible from the streetscene, but also for its negligible architectural value as an individual structure and in relation to the settings of other listed buildings.

The advantage of a new building to replace the existing one is not only to create a high-quality family house, using high quality materials but also to create a building that is sustainable in design and construction.

The proposed scheme will be designed to improve heat and sound insulation, thereby contributing to the reduction of CO2 emissions. It is not proposed to remove any of the existing trees and the existing mature screening around the site will be retained.

The proposed scheme will also allow to reduce the visibility of services (AC units condensers on the Garage roof) and will allow the integration of energy efficient PV solar panels and the introduction of green roofs.

The introduction of the rear courtyard, double height spaces and rooflights will also increase the amount of lighting to reach the darker areas of the house, reducing the use of electricity.

4. Policies and Consideration

Pre application 2021/6160/PRE

4.1 Generally

Policies highlighted in the Pre-Application 2021/6160/PRE:

ACCESS

Both pedestrian and vehicular access points into the site will remain as existing, with all access being retained from Oak Hill Park. The existing parking will be retained.

LANDSCAPING

Policy A3 of the Camden Local Plan protects and promotes the enhancement of sites of nature conservation and biodiversity. As such the council would not grant permission for the developments which result in loss or harm to all features with nature conservation value (including gardens).

As part of this application and Ecology and Biodiversity Assessment (including Bat Survey and Biodiversity net gain Report) is included.

Policy NE2 of the Neighbourhood Plan (2018-2033), adopted 2018. Designates Oak Hill Park as a local green space, policy NE4 supports biodiversity and encourages restraining if exterior lighting, increased canopy cover and the use of permeable surfaces.

The pre-planning advice received welcomed the introduction of soft landscaping, a full 'Landscaping Strategy' report has been prepared by Stephen Woodhams Design to accompany this application to illustrate the proposed works.

SUSTAINABILITY

Policy CC1 (part e) of the Local Plan: requires for all proposals involving substantial / total demolition to demonstrate that the new construction is justified in terms of the optimisation of resources and energy use, in comparison to the existing, demolished building. To illustrate how the new building would respond to this policy an 'Energy and Sustainability Statement' has been prepared by JAW Sustainability (refer to point 7 of the Supporting

Documents) which includes the Pre-Demolition Audit and the Whole Life Carbon Assessment.

Key improvements are:

- Installation of green roof and PV solar panels
- Replacement of existing AC units with new / concealed / more efficient units
- Increased ventilation and heat insulation with new glazing units
- Louver shading systems to the Front (South) Façade and Brise Soleil to the staircase glazed enclosure and double height space windows to the tree courtyard (North Elevation)

5. Amenity

Local Plan Policy A1 and CPG Amenity seek to ensure that *‘the amenity of neighbours is protected including visual privacy, outlook, sunlight, daylight and overshadowing’*

A full daylight/sunlight report is included with this application to illustrate how the proposed infill to the back and east side would result in a loss of daylight/sunlight and overshadowing to these areas.

The proposed extended ground floor patio doesn't worsen the overlooking onto No.3 Oak Hill Park Mews, the landscape will be used to create more screening.

(figure 11)

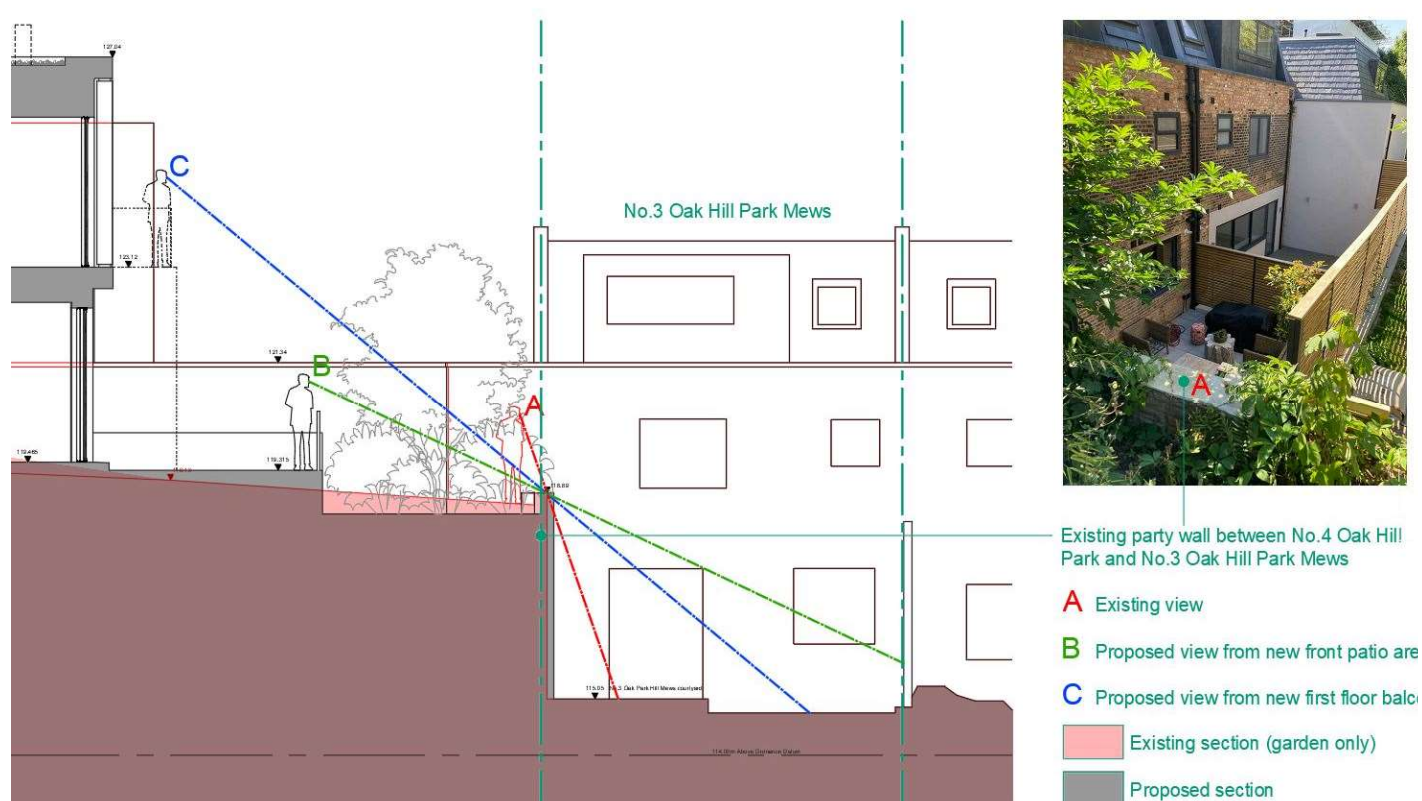


Fig. 11 View towards No.3 Oak Hill Park Mews

The proposed new terrace and first floor balcony have minimal impact on the privacy to No.4 Oak Hill Park, garden (figure 12)

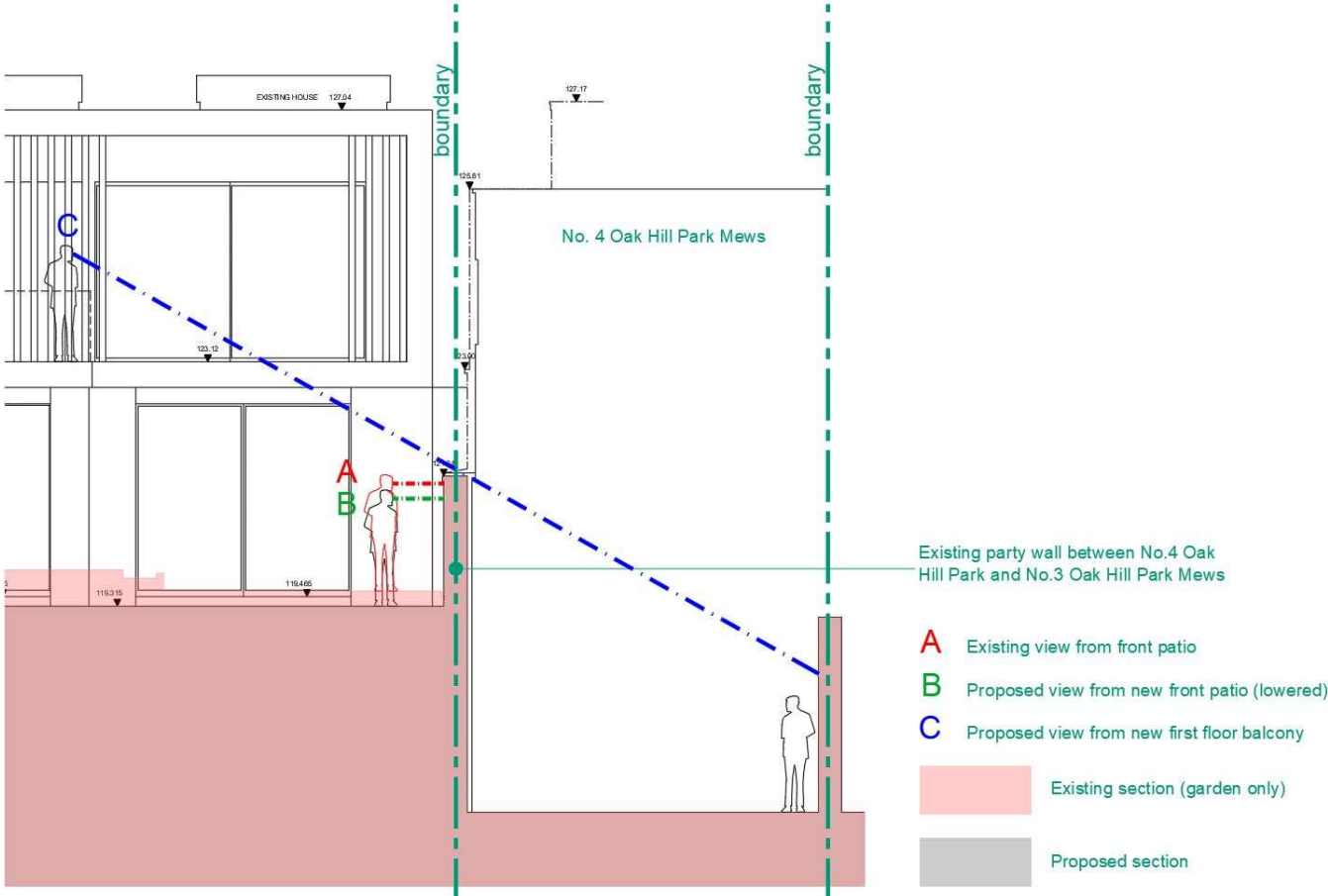


Fig. 12 View towards No.4 Oak Hill Park Mews

While the Existing (North) Rear Elevation (figure 15) has currently a few windows at first floor level overlooking No.99A Frognal (figure 14 – view from existing bedroom), the design of the new elevation proposes to reduce the visibility of the neighbouring property by positioning all the windows to face towards the tree courtyard. The only proposed window facing 99A Frognal is the window of the double height space, above the Main Entrance Hall, the view from this window will be mainly obstructed by the proposed tree.

The risk of overlooking between the two properties will be further reduced taking into consideration that the new design of No.99A is proposing a South-facing elevation with no openings (figure 13) and the removal of the existing balconies.

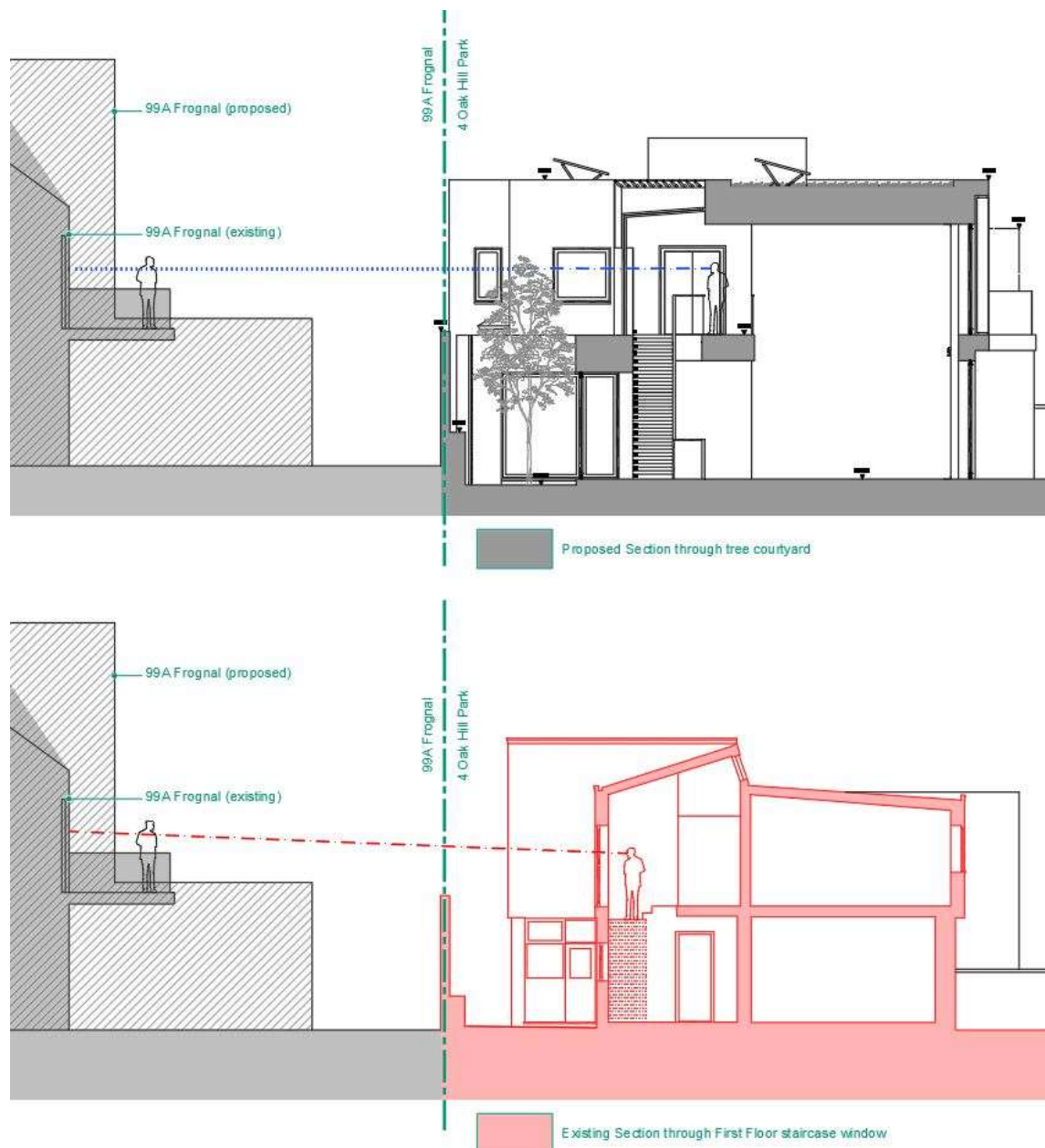


Fig. 13 Views towards 99A Frognal



Fig. 14 View towards 99A Frognal from existing first floor level window



Fig. 15 Existing North (Rear) Elevation – windows Facing 99A Frognal



Fig. 16 Garden shed in No. 99A Frognal against the existing north wall of the garage



Fig. 17 Ther existing garage as seen from the driveway of North Wood Lodge

6. Supporting Documents

Application for Planning Permissions includes:

1 - DRAWINGS: Location Plan, Existing & Proposed floor plans, elevations and sections (refer to BLDA Drawing Issue Sheet)
2 - Completed application forms and CIL information form
3 - Demolition Plans and Demolition Method Statement
4 - Structural Report
5 - Samples of materials (Ref Drawings P(4)60, P(4)70 & P(4) 80 Proposed Materials Elevations)
6 - Full Daylight/Sunlight Assessment
7 - Energy Statement with a Whole Life Carbon Assessment & Pre-Demolition Audit
8 – Energy & Sustainability Statement
9 - Ecology and Biodiversity Assessment including Bat Survey. Biodiversity net gain report.
10 - Noise Assessment
11 - Green Roof Details (Ref Drawing P (4) 50 Proposed Green Roof Details)
12 - Tree Survey and Arboricultural Assessment with method statement
13 - Landscaping Strategy
14 - Construction Management Plan

7. Conclusion

The alterations proposed to No.4 Oak Hill Park are in line with the National & local planning policies, proposing to create better internal layout and provide additional living space, make better use of the existing site conditions and its different levels as well as preserving and enhancing the character of the conservation area. The scheme will be designed to improve heat & sound insulation and as such contributing significantly to the reduction of CO2 emissions.