



ARCHITECTURE
INTERIOR ARCHITECTURE
INTERIOR DESIGN

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NOTES:

Please read this statement in conjunction with the attached drawings, photographs and other documents.

PLANNING

May 2023
DESIGN AND ACCESS STATEMENT

Flat 3, 27 Oakhill Avenue,
London NW3 7RD

Proposal for minor internal strip out and repairing and refurbishment of existing windows to flat 3, 27 Oakhill Avenue, London NW3.

May 2023

Design and Access Statement for

Full planning & listed building consent

Site Context and Existing Building

The property is arranged over the last two levels of 27 Oakhill Avenue. It consists of 3 bedrooms and 3 bathrooms and it is situated within a semi-detached house very close to Hampstead Village.

The site is located on the south side of Oakhill Avenue within the Redington and Frognal Conservation Area, within the ward of Frognal and FitzJohns in the London Borough of Camden. Oakhill Avenue is an attractive part of a well defined enclave of houses, predominantly in a restrained arts and craft style and set in leafy surroundings. Most of the buildings are fine examples of early twentieth century domestic architecture and there is a pleasing mix of consistency and variety. The houses mainly comprise red brick elevations, steep clay tile pitched roofs, large gables, front bay windows and porches.

Number 27 sits in a group of three pairs of semi-detached houses: 17 & 19, 21 & 23 and 25 & 27. These six houses are largely all the same design, but with some variations in porches, brickwork details and upper storey materials. They were designed by architect Charles Quennell, who designed many houses in the area, and built around 1909. As with most houses in the area, the houses in this group have been extended at the rear. This has been done over time and in most cases across the whole width of the building, with a mixture of styles, and with both one and two storey extensions.

Number 27 forms a semi-detached pair with number 25 and both of these properties have been converted into flats. In 1999 this pair of houses was listed, Grade II, along with the pair at No.21 & No. 23. There are no other listed buildings in the immediate vicinity.

The original house from 1909 was converted into three self contained flats in the late 1980's.

The building is typical of Quennell's work. The front facade is characterised by its large asymmetric brick gable, paired with number 25, the bowed bay window at ground and first floor and the deep arched hood to the front door. The brick detailing is particularly fine with string courses, arches, modillions and distinctive rusticated quoins.

The side elevation, facing number 30 Bracknell Garden, includes a truncated gable and swept eaves towards the front, and an original large window to the stair. The rest of the side elevation is plain in nature, with smaller, modern windows in altered openings and surface mounted services pipework. A side passage provides access to the rear.

The composition at the rear includes a gabled projecting wing to the left hand side. Windows in the main rear elevation have a mix of arched and flat heads. The rear elevation is ordered but very plain, with none of the detailing found at the front.

The interior has been altered in many areas, largely from the subdivision into three flats in the late 1980's and through subsequent updating.

These alterations within flat 3 (object of this application) include inserting new partition dividing the kitchen from the main living space with the partition terminating into one of the back windows.

Within flat 3 all of the original interior features have been lost, including doors, fireplaces, cornices, skirting and architraves.

The building was listed without any internal inspections, after conversion to flats and after adding extensions at the rear. While the whole building falls under the listing it seems reasonable to say the reason for the listing is the quality and character of the front elevation and main roof form.

Existing use and accommodation

The existing use is a three bedroom flat arranged over the last two levels of the listed building located at 27 Oakhill Avenue.

Proposed works

The intention of the proposed works is to increase the amenity of the property and in doing so to increase the thermal efficiency of the existing windows. The proposed works can be summarised as follows:

- Removal of the internal partition between kitchen and main living space. The partition has been built after the conversion of the building into flats and it is not part of the original design. The partition terminates into one of the two rear existing windows and its removal would bring the window/interior layout to its original configuration.
- Maintenance of all the existing windows at second floor. It is proposed to retain the existing windows. Due to the poor current conditions the windows are to be repaired and refurbished with draft seals added where viable.

Design

The existing listed design of the building will be enhanced by the proposed maintenance works to the windows. The removal of the internal partition will bring the internal layout to its original configuration.

The proposed changes improve the amenity of the property and the balance and arrangement of the internal space. This furthers the continued residential use of the property.

Access

There is no alteration to the existing arrangements from the public highway.

Refuse

No changes are proposed

Parking

No changes are proposed

Sustainability

The proposed maintenance to the windows will improve the thermal performance of the property.

Summary

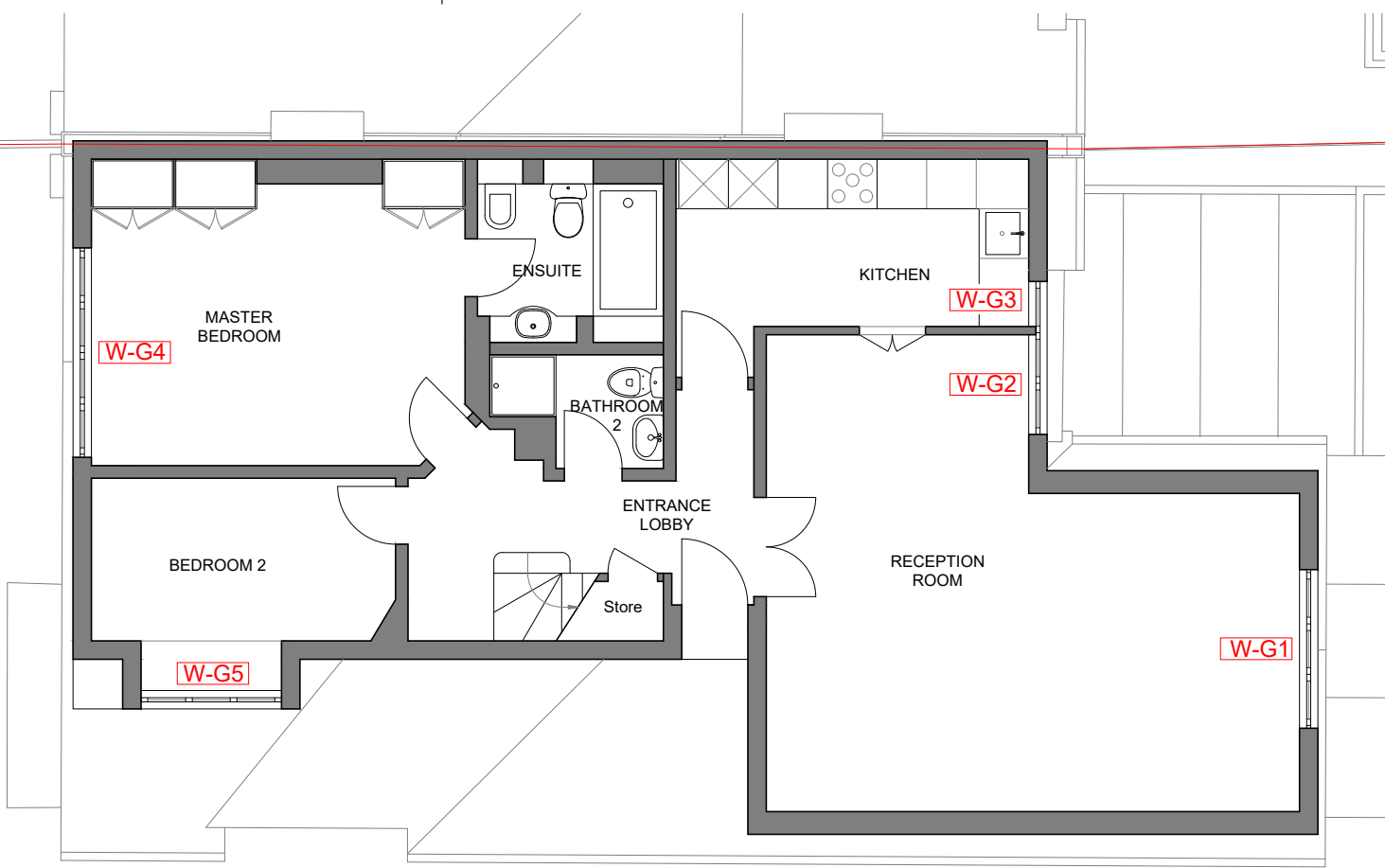
- The proposed design approach has taken full account of the form and character of the existing building and its neighbours and is not out of keeping with the area;



27 Oakhill Avenue.
(view from Oakhill Avenue).



27 Oakhill Avenue.
(view from front garden of the building).





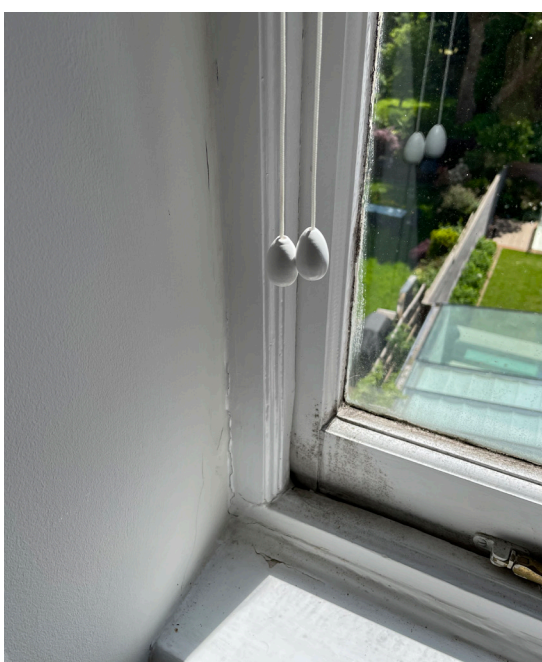
Flat 3, window W-G1.



Flat 3, window W-G1.
The current poor conditions are clearly visible.



Flat 3, window W-G2.
The partition dividing kitchen and main living space terminates within the window.



Flat 3, window W-G2.
The current poor conditions are clearly visible.



Flat 3, window W-G3.
The partition dividing kitchen and main living space terminates within the window.



Flat 3, window W-G3.
The current poor conditions are clearly visible.



Flat 3, window W-G4.



Flat 3, window W-G4.
The current poor conditions are clearly visible.



Flat 3, window W-G5.



Flat 3, window W-G5.
The current poor conditions are clearly visible.



Flat 3.
The partition dividing kitchen and main living space terminates within the window. The removal of the partition would bring the window/interior layout to its original configuration.