



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

October 2023  
**DESIGN AND ACCESS STATEMENT**

Flat 3, 27 Oakhill Avenue,  
London NW3 7RD

**Proposal for new lead dormer to rear elevation roof slope with small balcony to flat 3, 27 Oakhill Avenue, London NW3.**

October 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. 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.

### **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 be respectful of the host listed building. The proposed works can be summarised as follows:

- Removal of the existing Velux roof window to the top floor and of a small portion of the roof slope. The roof window has been introduced after the conversion of the building into flats and it is not part of the original design.
- Introduction of a new lead dormer to rear elevation roof slope replacing the Velux roof window.
- Introduction of a small balcony within the roof slope in front of the proposed roof dormer. The balcony features a metal railing matching the lead colour of the proposed roof dormer.

### **Design**

The proposed lead new dormer to rear elevation matches the proportion and position of the window below in order to be a positive addition to the character and appearance of the listed building and the conservation area in general.

The existing rear elevation can be described as ordered but very plain with none of the detailing found at the front to the windows and walls. Being respectful of the host building and in proportion with the existing fenestration we feel that the proposed design can sit nicely within the existing composition.

The proposed dormer is not visible from the front elevation and it is slightly visible from the side elevation. The building is listed for the quality and character of the front elevation which will be completely preserved.

The proposal has been carefully designed with particular attention to the architectural character of the building and to the immediate neighbours. Great consideration has been given to address the impact of the development with regards to protecting privacy, maintaining sunlight and daylight.

Roof, cheeks, aprons, jambs, flashings and all the key parts are formed by lead sheet to achieve an extremely attractive covering to the proposed dormer. The lead will be installed with rolls, welts and clips to last for many decades and minimize the maintenance.

The proposed changes will not generate any increase of internal floorspace but will improve the amenity of the property and the balance and arrangement of the internal space. This furthers the continued residential use of the property, making it appropriate to the needs of families today.

#### **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 dormer will meet the current standards required under part L of the Building Regs. The new window will improve the thermal performance of the property.

#### **Summary**

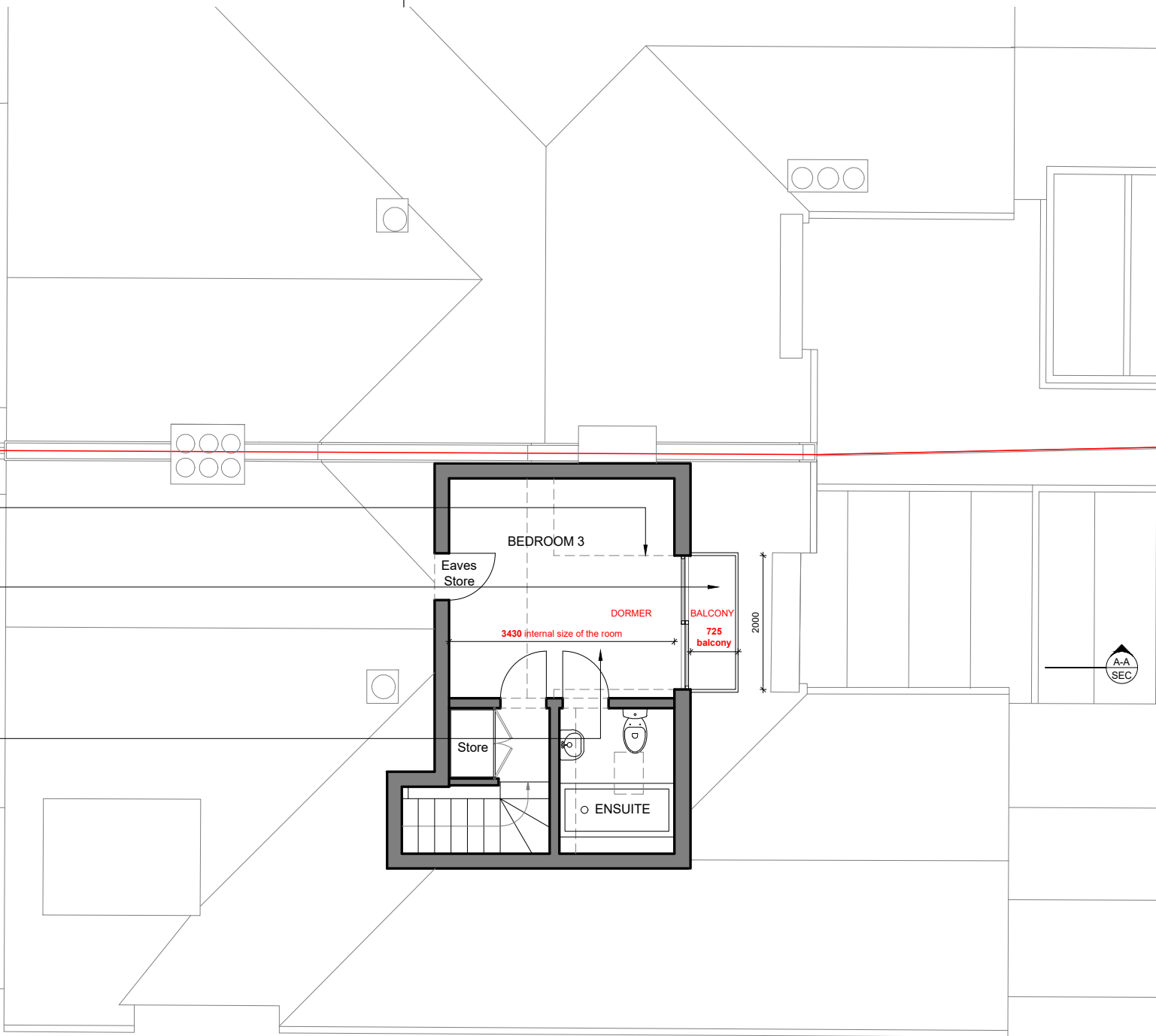
- The proposal is for a high-quality scheme using durable materials;
- The proposed alterations will improve the amenity, ventilation, thermal performance and natural light of the property while not materially affecting neighbouring properties;
- The proposed design approach has taken full account of the form and character of the existing building and its neighbours and is not out of keeping with the Listed Building and the Conservation Area;



27 Oakhill Avenue.  
(view from Oakhill Avenue).



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



PROPOSED LEAD NEW DORMER TO REAR  
ELEVATION ROOF SLOPE.

PROPOSED LEAD NEW DORMER TO  
INCORPORATE WHITE PAINTED  
TIMBER WINDOW TO MATCH EXISTING

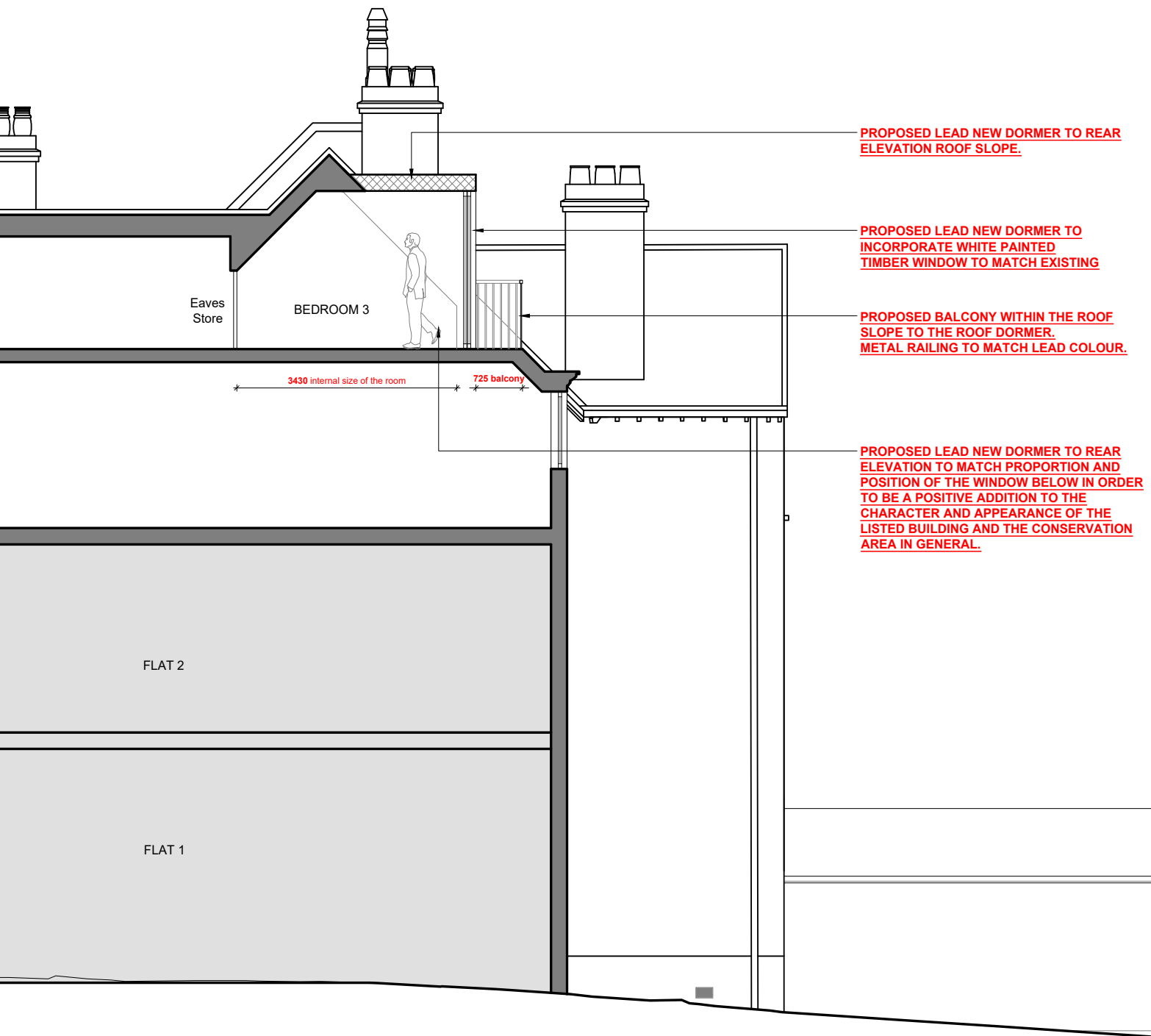
PROPOSED BALCONY WITHIN THE ROOF  
SLOPE TO THE ROOF DORMER.  
METAL RAILING TO MATCH LEAD COLOUR.

PROPOSED LEAD NEW DORMER TO REAR  
ELEVATION TO MATCH PROPORTION AND  
POSITION OF THE WINDOW BELOW IN ORDER  
TO BE A POSITIVE ADDITION TO THE  
CHARACTER AND APPEARANCE OF THE  
LISTED BUILDING AND THE CONSERVATION  
AREA IN GENERAL.



Flat 3, proposed back elevation.

The proposed new dormer to rear elevation matches the proportion and position of the window below.



Flat 3, proposed section AA.  
The proposed alterations will improve the amenity, ventilation and natural light of the property while not materially affecting neighbouring properties.









Flat 3, existing Velux roof window to be removed.