LISTED BUILDING APPLICATION

DESIGN & ACCESS STATEMENT

REVISION P2

25 OAKHILL AVENUE, HAMPSTEAD, NW3 7RD

15th NOVEMBER 2023

CONTENTS

0.0 SUMMARY OF FEEDBACK ON P1 APPLICATION FROM CAMDEN

A listed building application was submitted by TFF Architects on the 27th July 2023 for proposed slimline double glazing to the rear and side elevation windows of 25 Oakhill Avenue, Hampstead, NW3 7RD. Comments were provided on the initial P1 application from Camden in mid September 2023 opposing the windows on the rear and side elevation being changed to slimline double glazing. Further correspondence in October between TFF Architects and Camden saw Camden acknowledge that some of the existing windows are clearly later additions which must post-date the 1950's. Camden also advised that all the existing windows could be replaced with thermally insulated single glazing such as Histoglass Mono Laminate. Camden further advised that secondary glazing would be acceptable and would not require listed building consent.

This Design and Access Statement and the enclosed drawing package is a revised set of proposals based on the comments provided by Camden.

1.0 INTRODUCTION

This Design & Access Statement has been prepared by TFF Architects to support a listed building submission for alterations to existing windows on the side and rear elevations with a combination of proposed thermally insulated single glazing and proposed slimline double glazing to 25 Oakhill Avenue, Hampstead, NW3 7RD.

Consent was recently granted (on 12th July 2023) for the "amalgamation of two self-contained flats into a single dwelling, basement excavation and demolition of existing rear extension to provide a new two-storey extension over lower ground and ground floor levels, and associated internal alterations" ref no.s 2022/4672/P & 2022/5556/L. This consent has not been implemented. The proposals in this application to the rear and side elevations are an important part of creating a long term family home.

An earlier consent was also granted (ref 2021/3579/P & 2021/4092/L) to solely change the house from two flats to a single dwelling. This consent has also not been implemented yet.

This Design and Access Statement describes the existing site and proposed alterations, outlines the rationale behind the design decisions and demonstrates how the proposals are sensitive to the listed building, and complement the site and the surroundings of the Redington and Frognal Conservation Area. This statement is to be read in conjunction with the submitted existing and proposed drawings.

Figure 01: Rear elevation of 25 Oakhill Avenue

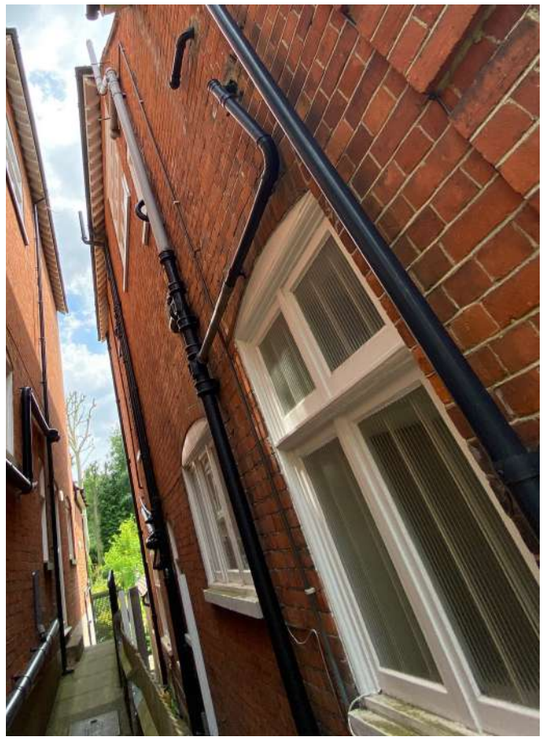


Figure 02: Side elevation of 25 Oakhill Avenue

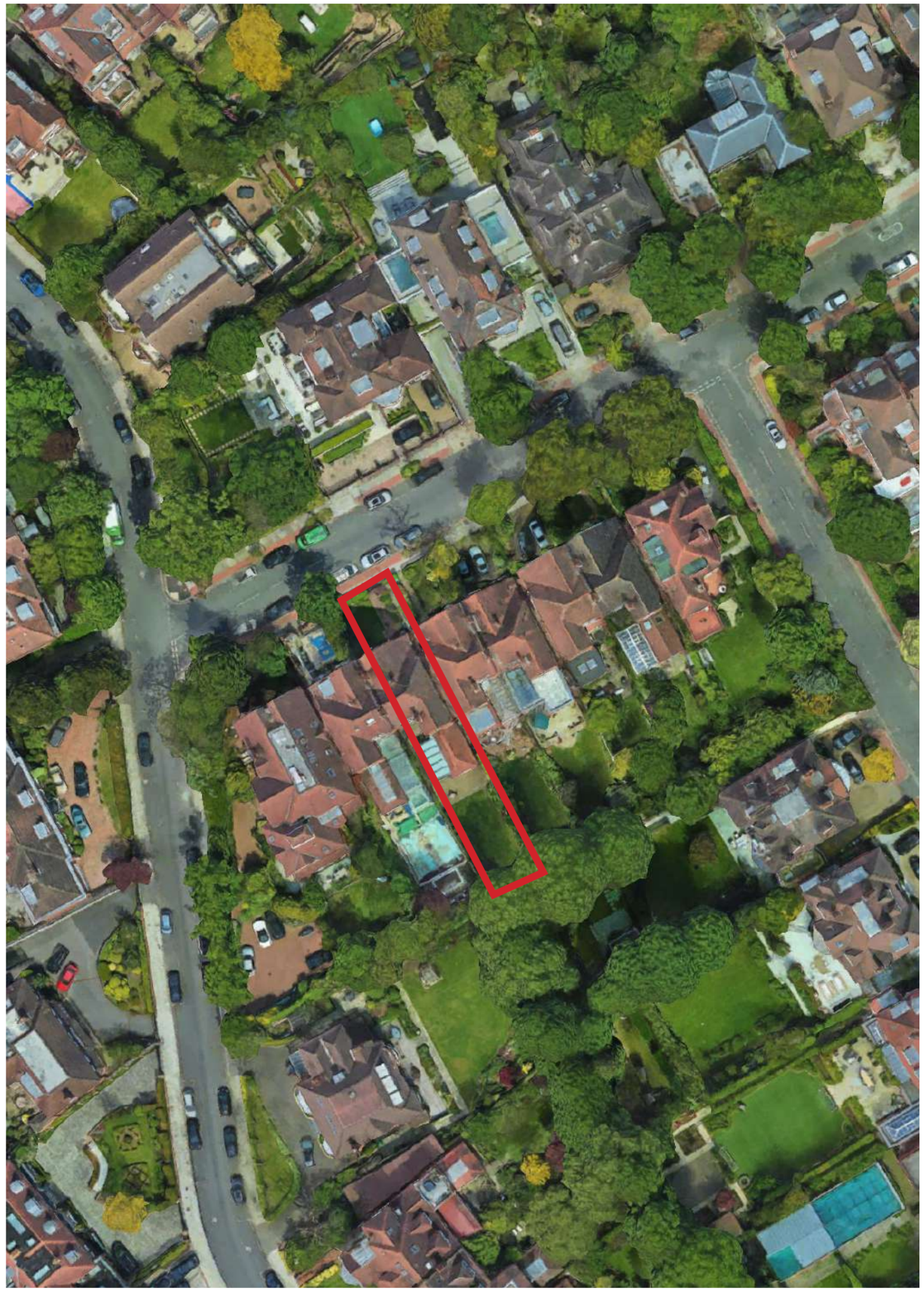


Figure 03: Aerial view

2.0 SITE AND SURROUNDING AREA

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. Variety is provided through a mix of large villas, individual and semi-detached houses, by differences in massing & scale, by a mix of brickwork, render and tile hanging on upper storeys, and by variations in the design of porches, windows and detailing. Further variety and character is provided by the hilly context and different treatment of front gardens and driveways. The road also includes some modern buildings and some of the houses have been converted into flats.

Number 25 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 25 forms a semi-detached pair with number 27 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.

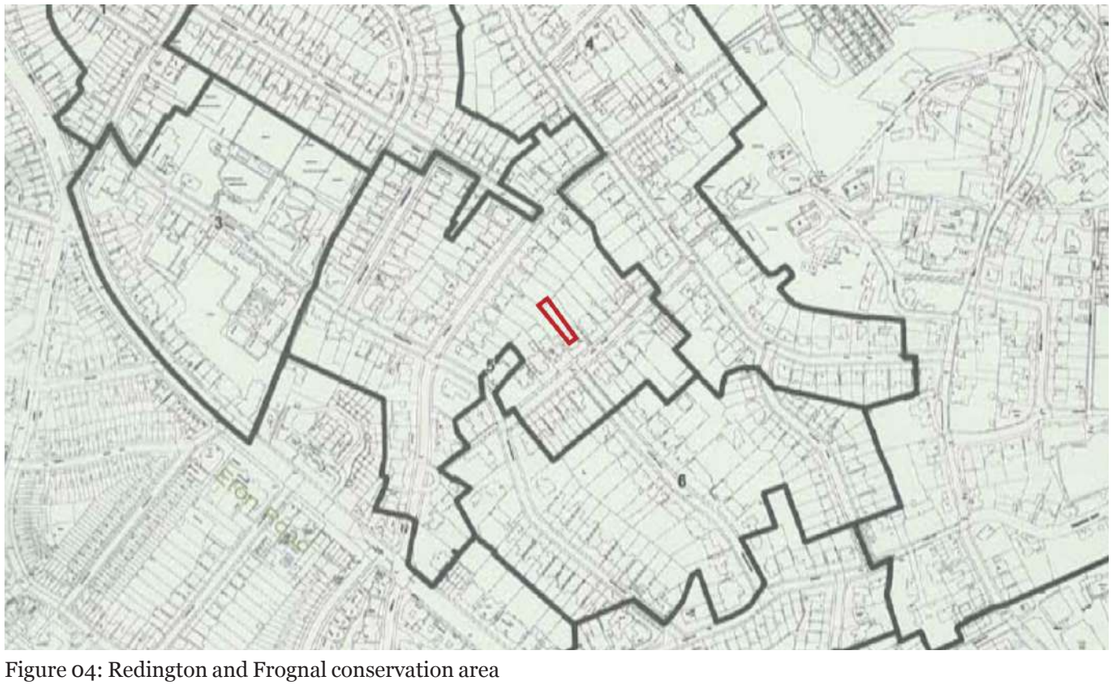


Figure 04: Redington and Frognal conservation area

Figure 5: Aerial view looking North

Figure 6: Aerial view looking South

Figure 7: Aerial view looking East

2.1 THE EXISTING BUILDING

The building is typical of Quennell's work. The front facade is characterised by its large asymmetric brick gable, paired with number 27, 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 23, includes a truncated gable and swept eaves towards the front. 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 or "outrigger" to the right 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 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 over-riding reason for the listing is the quality and character of the front elevation and main roof form.

3.0 EXISTING WINDOWS

On the rear elevation at first and second floor the property has four timber casement windows, three of these windows are single glazed with one more modern window having thick double glazing as annotated on the photo below.

Figure 08: Existing rear elevation.

On the side elevation there is a mixture of side hung casement windows and top hung casement windows. All are single glazed and all but one of the windows have obscured privacy glazing and in some instances internal security bars. Two small windows on the side elevation (at first and second floor level) are modern, unsightly replacement windows in altered or new openings, with less attractive profiles and proportions but still single glazed. Further photos of each specific window are found further on in this document.

Figure 09: Existing side elevation.

Figure 10: Existing side elevation.

On the front elevation there are two existing double glazed window units at first and second floor levels as annotated on the photo below. When viewed from the street the side elevation windows are not visible.

Figure 11: Existing front elevation.

3.1 SUMMARY OF PROPOSALS

The proposal is to replace the existing modern windows (shown oultined in red below) with new slimline double glazing units in traditional joinery to match the other retained windows and to replace the glazing to the other more original windows (shown outlined in green below) with thermally insulated single glazing (Histoglass Mono Laminate).

Note that Window's Type A, B and C are the same joinery design but have been given different types as their glazing layouts differ.

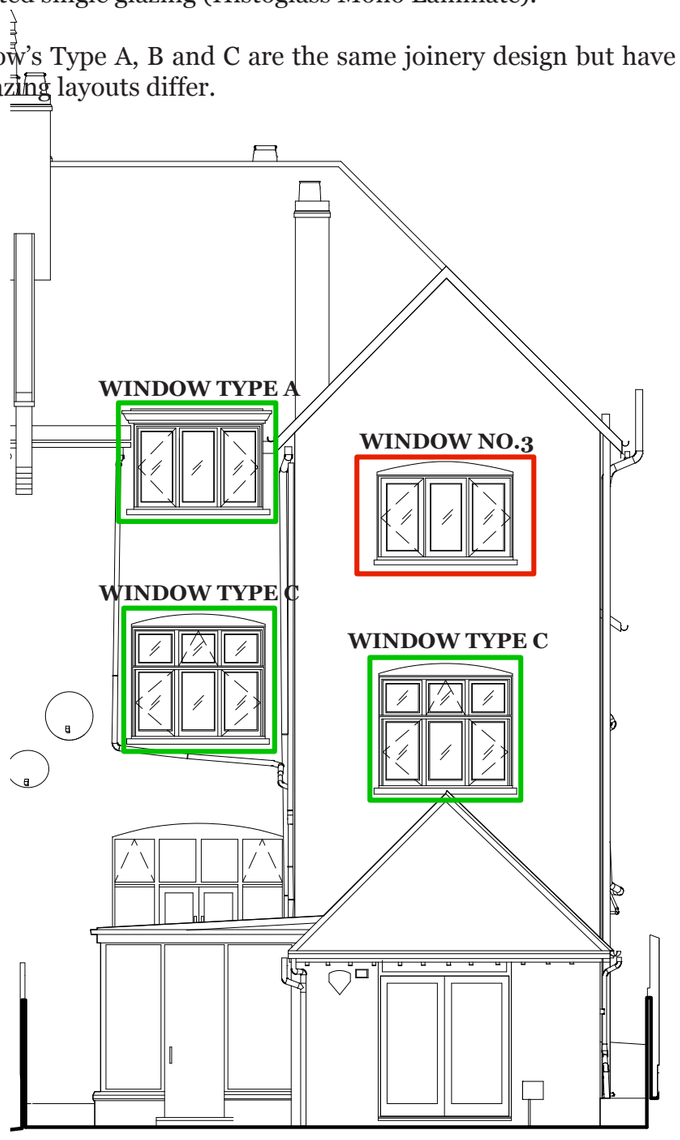


Figure 12: Existing rear elevation.

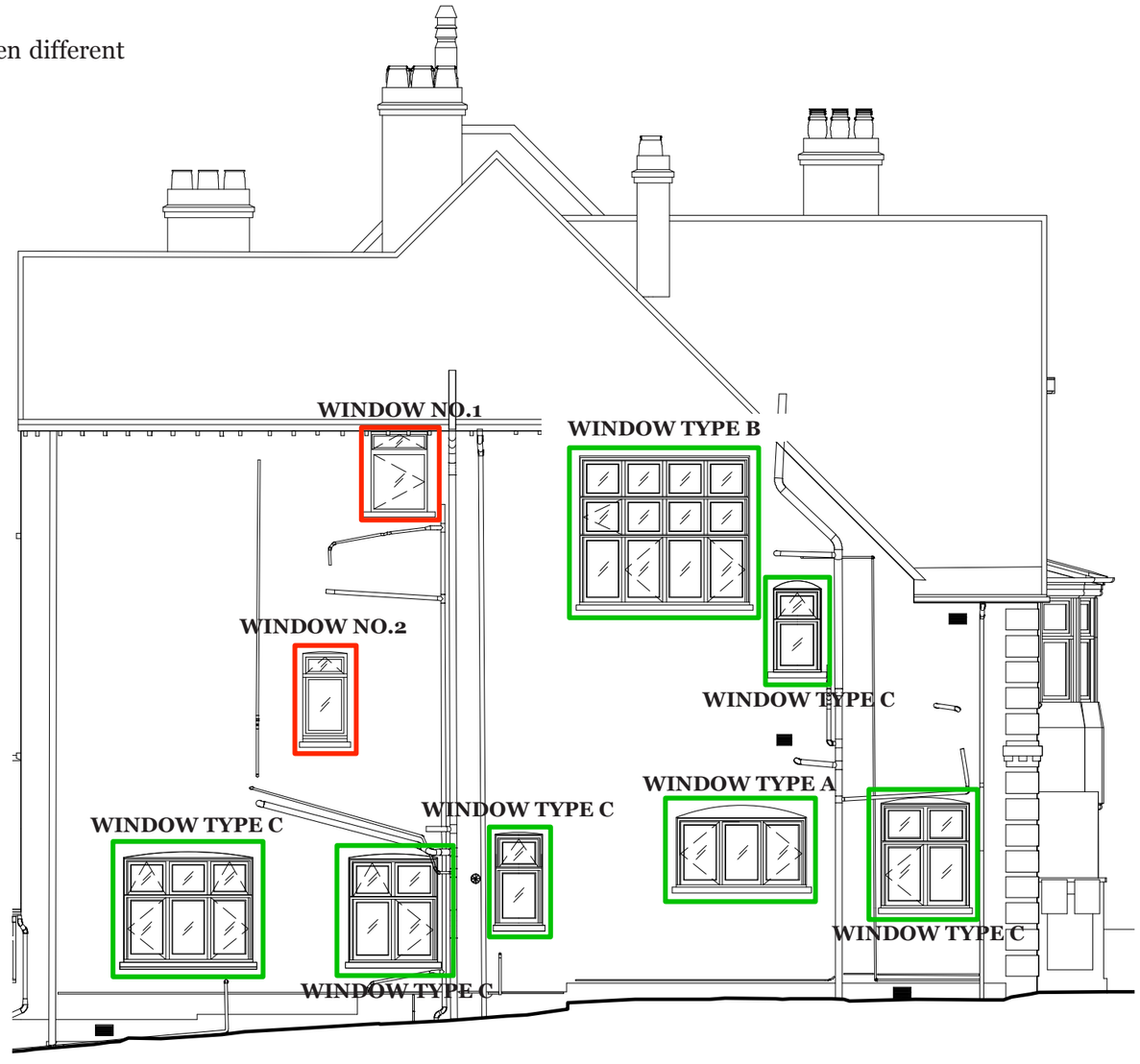


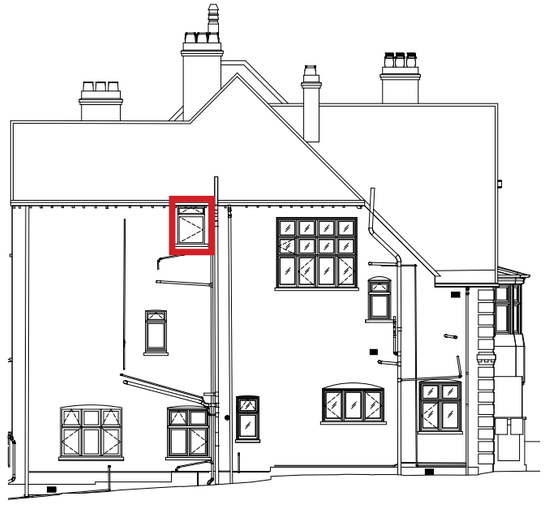
Figure 13: Existing side elevation.

Existing non-original windows to be replaced with slimline double glazing units in traditional joinery.

Existing window glazing to be replaced with thermally insulated single glazing (Histoglass Mono Laminate).

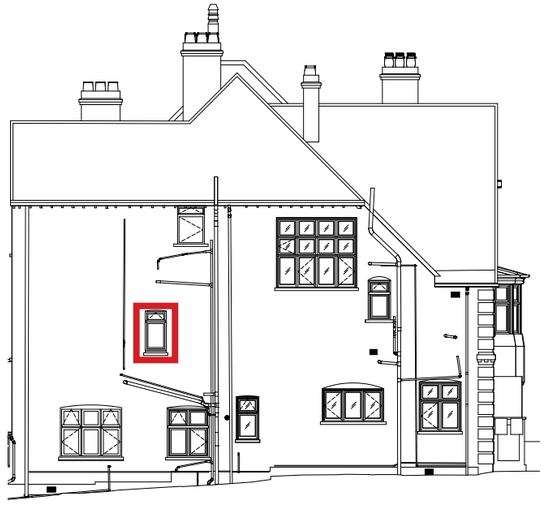
3.2 EXISTING WINDOWS PHOTO SURVEY

WINDOW no. 1 - SECOND FLOOR SIDE ELEVATION
NON-ORIGINAL WINDOW



Existing side elevation.

WINDOW no. 2 - FIRST FLOOR SIDE ELEVATION
NON-ORIGINAL WINDOW



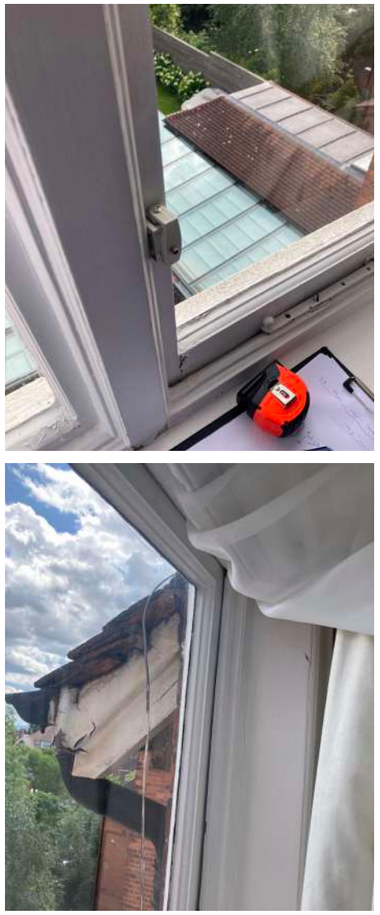
Existing side elevation.

WINDOW no. 3 - SECOND FLOOR REAR ELEVATION

NON-ORIGINAL WINDOW

Existing rear elevation.

WINDOW TYPE A - SECOND FLOOR REAR ELEVATION

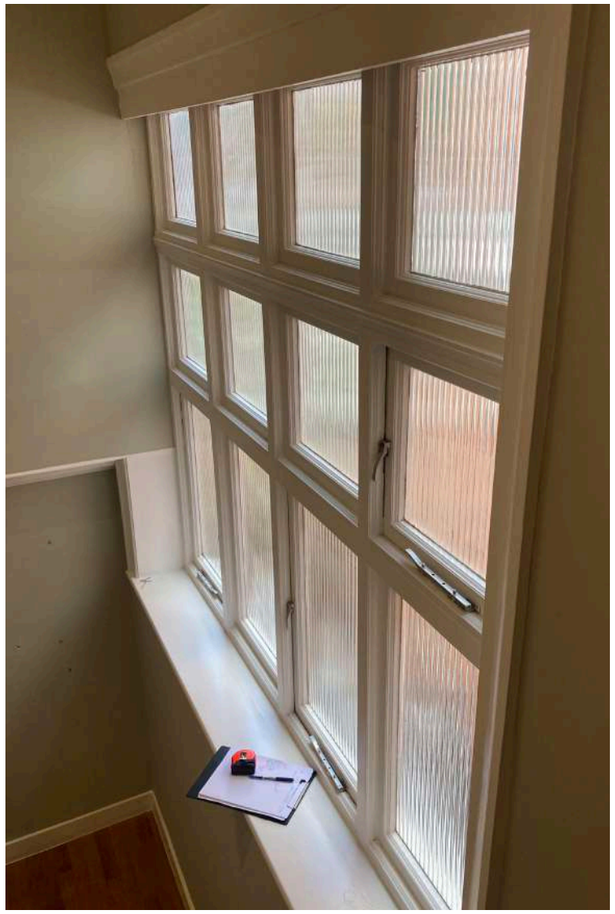


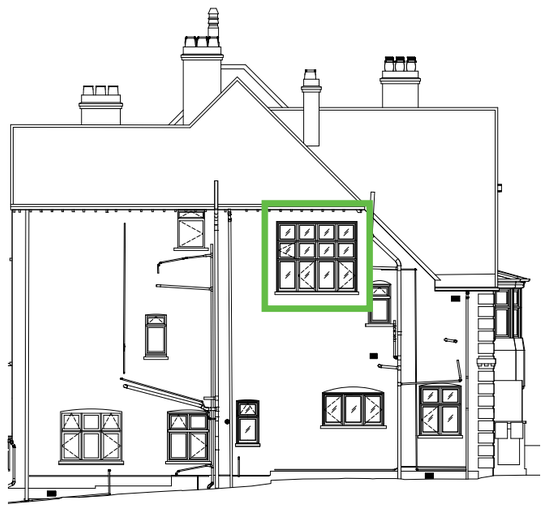
Existing rear elevation.

WINDOW TYPE A - GROUND FLOOR SIDE ELEVATION

Existing side elevation.

WINDOW TYPE B - SECOND FLOOR SIDE ELEVATION





Existing side elevation.

WINDOW TYPE C - FIRST FLOOR REAR ELEVATION

Existing rear elevation.

WINDOW TYPE C - FIRST FLOOR REAR ELEVATION

Existing rear elevation.

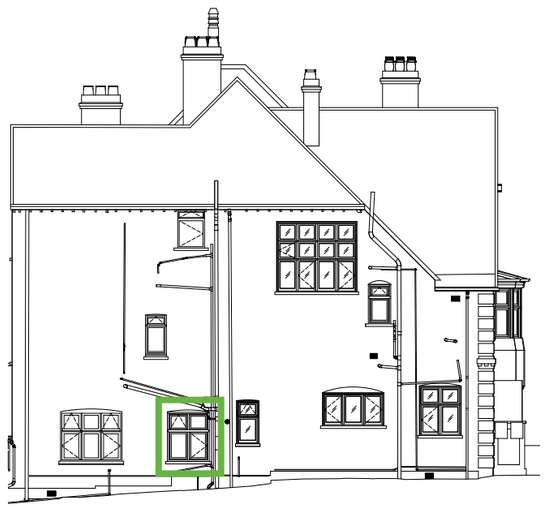
WINDOW TYPE C - GROUND FLOOR SIDE ELEVATION

Existing side elevation.

WINDOW TYPE C - GROUND FLOOR SIDE ELEVATION

Existing side elevation.

WINDOW TYPE C - GROUND FLOOR SIDE ELEVATION



Existing side elevation.

WINDOW TYPE C - GROUND FLOOR SIDE ELEVATION

Existing side elevation.

4.0 NEIGHBOURING PROPERTY

Number 23 Oakhill Avenue is a very similar property to number 25 and is also grade II listed. The side elevations of these two houses face each other

The windows at the side and rear of number 23 have been altered in the past. The replacement windows are largely formed in UPVC with double glazing.

The approach for number 25 is very different.

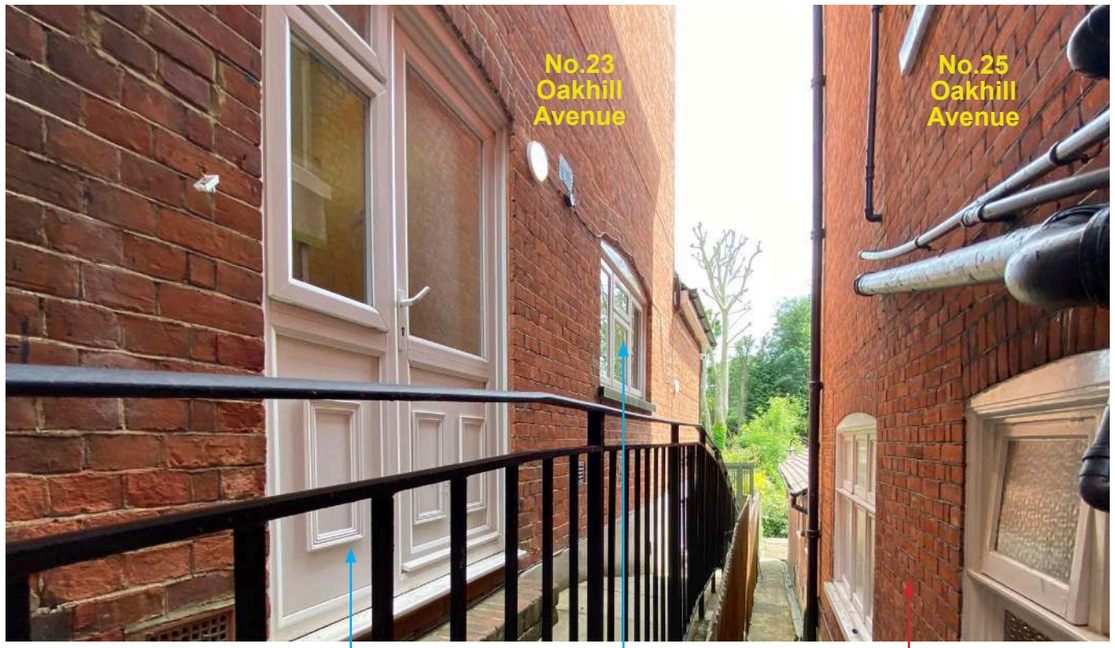


Figure 14: Side elevations of no.23 and no.25 Oakhill Avenue.

Modern UPVC double glazed entrance door to side of no.23 Oakhill Avenue.

Modern UPVC double glazed window to side of no.23 Oakhill Avenue.

Side of no.25 Oakhill Avenue.

5.0 PROPOSED SLIMLINE DOUBLE GLAZING

The extensive areas of single glazing mean the house has extremely poor thermal properties. Heat loss in the house is excessive and this can not be addressed without significantly improving the thermal performance of the windows. The proposals in this application seek to:

- Avoid any harm to the character of the listed building.
- Improve the thermal performance and air tightness of the windows and the thermal performance and air tightness of the building.
- Reduce the energy usage needed to heat the building.

There are three windows (labelled window no.1, no.2 and no.3 in this application) which are modern and unsightly. It is proposed to replace these with new slimline double glazing units in traditional joinery to match the other retained windows.

The joinery profiles of each of the existing window types have been carefully surveyed. Detailed large scale drawings of the existing windows and their joinery profiles are included in this application.

The depth between the face of the outer frame and the casement frame will be unchanged.

The existing windows on the side elevation have obscured glass for privacy. The replacement slimline double glazing will include privacy glass in the same locations.

The slimline double glazing units will comprise 4mm inner pane with Softcoat 1.1 coating, 6mm krypton filled cavity and 4mm outer pane, with a U value of 1.4 W/m2K. The Softcoat 1.1 low emissivity coating and the krypton gas maximise the thermal performance of the slimline double glazing but have no impact on the appearance of the glazing. Opening casements will include discrete draft seals to further improve thermal performance and improve air tightness.

For these 3 windows in question the existing window is already a replacement and formed with modern profiles. The proposed replacement joinery will all be formed in more traditional profiles and proportions and hence improve the appearance of these particular windows.

The replacement slimline double glazing and draft seals will also improve the acoustic performance of the windows.

5.1 PROPOSED THERMALLY INSULATED SINGLE GLAZING

The windows labled Type A, B and C in this application are to be retained but it is proposed to replace the glazing to with thermally insulated single glazing (Histoglass Mono Laminate). This therefore retains the existing window fabric.

Refer to TFF drawings included in this application for existing and proposed details.

6.0 ACCESS

The proposals do not change the existing access arrangements in and out of the flat.

7.0 CONCLUSION

The existing windows perform very badly in terms of heat loss and air tightness and cause excessive energy usage to heat the house.

Some windows have already been replaced in the past using modern joinery profiles.

The joinery profiles of the older, more original windows will be retained.

The proposed 3 no. replacement windows with slimline double glazing will replicate the materials and profiles of the existing more original windows. The depth from the face of the glass to the outer face of the joinery is the same.

The proposed slimline double glazed windows and thermally insulated single glazing will be very sympathetic to the special architectural interest of the grade II listed building.

These works will improve the thermal performance and air tightness of the windows and conserve energy without any harm to the appearance of the building.

8.0 APPENDIX

A: HERITAGE STATEMENT

Heritage Statement for 25 Oakhill Avenue, Hampstead, NW3 7RD:

Significance of the heritage asset

25 Oakhill Avenue was built in 1909 and is a three-storey semi-detached house designed by Charles Quennell. It was listed in 1999 as a pair with number 27 Oakhill Avenue and given Grade 2 status. The listing statement states:

"Pair of semi-detached houses. 1909. By CHB Quenelle; built by WJ King. Red brick with rusticated brick quoins. Tiled double gabled roofs with upswept outer eaves to main facade; hipped to rear. Symmetrically designed pair. 2 storeys and attics. 2 windows each. Entrances in outer bays with large deep round-arched hoods; No.25 on built up supports; No. 27 on shaped brackets. Both with round-arched doorways and square-headed doors; No. 25 with part-glazed panelled door; No. 27, C20 panelled; both with sidelights and overnights. 3-light flush framed segmental-arched transom and mullion windows above. All windows with small leaded panes. Central bays have 5-light canted bowed bays of transom and mullion windows through the ground and 1st floor; 1st floor with tile-hung aprons. Gables with brick modillion eaves and small shallow round-arch in apexes; each with a 4-light segmental-arched casement window. INTERIORS: not inspected."

First laid out in 1907 as Barby Avenue, Oakhill Avenue was renamed in 1912, meaning that numbers 25-27 are among the oldest houses in the road, as are numbers 17-19 and 21-23, two pairs of similar houses also designed by Quennell and built by King. In fact Charles Quennell designed so many houses in the Redington and Frognal conservation area that Pevsner and others referred to it as 'Quennell-Land'.

The Oakhill Avenue houses typify Quennell's style, with soft red brick, plain clay roof tiles and tile hanging to the elevations embodying a restrained Arts and Crafts style. As noted in the listing statement, number 25 is characterised in particular by the generous asymmetrical front gable paired with number 27, the bowed bay window at ground and first floor, the deep arched hood to the front door and the brick detailing including medallions, arches, courses and a distinctive quoin treatment to the left hand corner front elevation.

The side elevation facing number 23 forms a truncated gable to the main transverse pitched roof, with a characteristic valley and swept eaves detail towards the front of the house. A generous mullion and transom window opens to the main stairwell between the first and second floor. Otherwise the elevation is utilitarian in nature with a number of smaller windows and exposed services pipework.

The rear elevation to the garden consists of a projecting 'outrigger' wing to the right hand side with rooms at landing level, set approximately three metres ahead of the main rear elevation. First and second floor each have two three-light flush framed windows with a mix of arched and flat tops.

The front elevation has medium architectural significance, as a fine example of early 20th century domestic architecture and of Quennell's work, and for its contribution to the group of semi detached houses and streetscape.

Internal plaster, decoration is very substantially or wholly recent and has no intrinsic architectural significance.

The interior of the building has low architectural significance and this has been reduced by inappropriate alterations to the ground floor. Recent alterations to the upper floors have no architectural significance but are not harmful to the building.

The building has no historic significance of association with nationally important people or events.

Impact of the proposed alterations on the heritage asset

Rear Exterior

It is proposed to add one slimline double glazing unit in place of one of the existing modern thickly doubled glazed windows. This proposed replacement window with slimline double glazing will replicate the materials and profiles of the existing more original windows, the proposed window sections will maintain the same relationship with the window frame reveal as existing and the appearance of the windows externally will be improved. It is proposed to replace the existing single glazing to the other windows on this elevation with thermally insulated single glazing.

Side Exterior

It is proposed to add two slimline double glazing units in place of two of the existing modern windows. These proposed replacement windows with slimline double glazing will replicate the materials and profiles of the existing more original windows, the proposed window sections will maintain the same relationship with the window frame reveal as existing and the appearance of the windows externally will be improved. It is proposed to replace the existing single glazing to the other windows on this elevation with thermally insulated single glazing.