March 2024 I 23052A 3D

Revision 01

PLANNING, DESIGN AND ACCESS STATEMENT

for

5 & 6 OAKHILL PARK MEWS

LONDON, NW3 7LH

INDEX

1 INTRODUCTION

- This Design and Access statement has been prepared to accompany a joint application for replacement of external windows and doors to both No5 & No6 Oakhill Park Mews.

2 PLANNING HISTORY

2021/0989/P - 4 Oak Hill Park Mews - Formation of roof =terrace with middle of roof with associated insertion of accessible skylight, glass balustrade, roof mounted air source heat pump and solar PV panels.
Permission: Granted

2020/4359/P - 4 Oak Hill Park Mews - Erection of first floor rear extension, installation of rooflight main roof level.
Permission: Granted

218/1971/P - 6 Oak Hill Park Mews –Installation of flue to side elevation.
Permission: Refused

2018/1498/P - 6 Oak Hill Park Mews - Replacement of single glazed doors and windows on front/side/rear elevations to No.5 and 6 with aluminium double glazed.
Permission: Refused

2017/4687/P - 6 Oak Hill Park Mews - Replacement of doors and windows with double glazed powder coated doors and windows and installation of flue to side elevation of dwellinghouse
Permission: Refused

2017/3832/P - 6 Oak Hill Park Mews - Replacement of existing doors and windows to front, side and rear elevations of dwelling (Class C3) with double glazed, powder coated metal doors and windows.
Permission: Refused

2011/3453/P - 6 Oak Hill Park Mews - Installation of two glazed doors with timber sliding shutters to ground floor side elevation of existing dwelling house (Class C3).
Permission: Granted

2009/1734/P - 4 Oak Hill Park Mews - Erection of two-storey extension at rear ground and first floor level, installation of sliding rooflight at roof level and alterations to front first floor level balcony all in connection with existing single-family dwellinghouse (Class C3).
Permission: Granted

2007/1885/P - 4-6 Oak Hill Park Mews - Erection of a single storey roof extension across all three dwellings to provide additional living accommodation and roof terraces.
Permission: Refused

3 SITE AND SURROUNDINGS

No 5 & 6 Oakhill Mews are two dwellings forming part of a short terrace of three dwellings constructed in 1962, designed by Michael Lyell Associates. The terrace is brick built with stone slate cladding to the front façade.

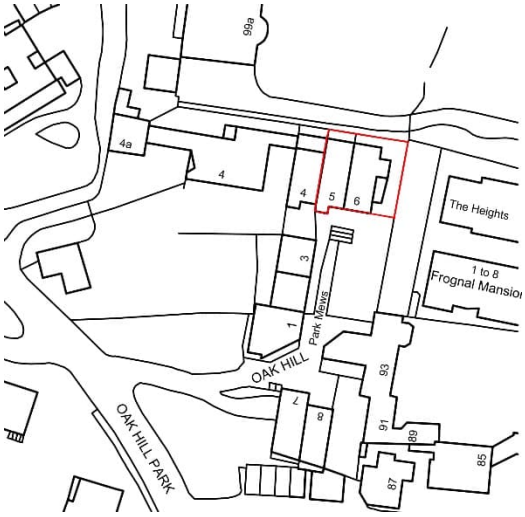

Figure 1- Site Location

The mews comprises an arrangement of similar such three storey terrace dwellings on a sloping site, but of varying design. Terraced units 4-5-6 are located at the northern upper end of the mews with an 8m high boundary wall to the rear extending level with the 2nd floor of the dwellings.

The short terrace comprising dwellings 4, 5 and 6 is built in a 60's modernist style with flat roof and low raised parapet to conceal water tanks and mechanical plant. The front south façade is clad in silver-grey slate, a unique feature to the mews terrace. Fenestration is typical of the period style with large areas of glass almost square in aspect with long narrow fanlight ventilation. The second-floor windows at the front have a stepped cill arrangement. The windows on the front façade all have dark-stained timber sub-frames and a deep mid-rail and fanlight transom in the ground floor fenestration. The ground floor front full-height glazing to No6 no longer has the original heavy midrail transom. This was at some time replaced by three full height glazed unit of equal width. However the upper fanlight transom has been retained. It is unknown whether the rear windows also had timber sub-frames since the majority of the rear windows have been replaced piecemeal over time with modern profile powder-coated aluminium windows.

Figure 2- Front Elevation Terrace 4,5,6 – (1,2,3 to the left in picture)

The terrace 1,2,3 Oak Hill Park Mews is located transversely in front of No. 4 lower on the site slope.

The terrace 1,2,3 is in a different style with smooth rendered finish exterior to ground and first floor and lead-clad dormer and crown roof arrangement set back from the 1st floor parapet. The front façade ground and first floor windows are of similar configuration to No's 4,5,6 in that they are in silver anodised finish with narrow fanlights and dark-coloured transoms. These windows have all recently been replaced with new as part of a complete renovation of No 1,2,3.

Figure 3 - Front Elevation Terrace 1,2,3 – (All windows are a recent replacement)

Figure 5 - Elevation 7,8

Figure 4 - 7,8 West elevation

No's 7 and 8 Oakhill Park Mews are different in appearance to the other two terraces in the mews. Newer in construction, No's 7 and 8 consist of flat roof structures with horizontal timber cladding. No8 has been stained with a dark chestnut colour. A tenuous design reference has been made to the older terrace 4,5,6 by way of the selective inclusion of slate cladding to the east elevation of the terrace. A number of windows also have a narrow horizontal aspect of similar to the fanlights at 4,5,6 and 1,2,3. However the window frames are incongruous to the general mews theme in that they are standard dark grey/black anodised aluminium.

The existing windows at 5 and 6 are not double-glazed. At the rear facade there still remain a number of single glazed windows. Some of the frames leak rainwater and allow through-draughts in winter. The thermal performance of the windows needs to be upgraded at a matter of urgency.

4 PROPOSALS

In preparing these proposals we have considered the officers comments regarding previous applications to replace the windows in the terrace.
We have also reviewed and considered the requirements as set out in Camden Local plan regarding Development Impact, Design and Heritage and in particular the Hampstead Conservation Area Design Guide.

Please refer to the full Heritage Impact Assessment submitted with this application.

For the sake of uniformity of design, the proposal is for replacement of all windows and external doors. The new windows will be double-glazed with thermally bridged aluminium frames.

A number of applications to replace the existing windows have in the past been submitted and subsequently refused by Camden Planning.

The challenge replacing 1960's period aluminium and steel windows is that there are no matching profiles currently in production that will satisfy modern thermal performance requirements.

In preparing these design proposals we have consulted with seven specialist window manufacturers. Matching the requirement for a very long shallow fanlight and a very slim frame section is a universal challenge.

The extremely shallow aspect fanlights approximately 350-400mm in height, although technically possible to construct, are not guaranteed by any window manufacturer. The applicant however is willing to waiver the manufacturer's guarantee to retain in principal the character of the heritage asset.

In some instances, door widths will be altered. Modern frame and hinge design allows for a wider door opening. Refer 1.D1 and 1.D2. where the new opening will be wider than the existing. The frames will however still mimic the existing in appearance.

The proposed new windows will closely match the existing window configurations. The main body of the window will be finished in sliver anodised aluminium to match existing. The existing deep transoms on the front elevation will be replicated in dark-brown bronze powder-coated aluminium to mimic the appearance of the existing windows. The windows will also be framed with a dark-brown aluminium trim to mimic the existing timber sub-frames. The additional contrasting trim will also cover the outer edge of the main body silver anodised frame thereby visually reducing the depth of the deeper profile new thermally bridged frames. Refer to Appendix A – Image of typical window makeup

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Windows and external doors will be with a dark-brown aluminium trim to mimic the existing timber sub-frames. In some instances, door widths will be altered. Modern frame and hinge design allows for a wider door opening. Refer 1.D1 and 1.D2. where the new opening will be wider than the existing. G.D2 will be altered to open outward. The frame of G.D2 is positioned toward the external edge of the reveals. The existing inward opening door restricts the swing to less than 90 degrees. Opening inward allows for a wider access without compromising the appearance of the door.

6 SUSTAINABILITY

The proposed new windows will be double glazed with thermally bridged frames.
Min performance will be 1.4W/m²K U-value or better.

7 CONCLUSIONS

By forgoing the manufacturer's guarantee on the windows, the application provides a window solution that preserves in principle the identified features of the heritage asset. The applicant is the owner of both terrace properties No. 5 and No. 6 and therefore provides a unique opportunity at this juncture in time to reinstate uniformity in the terrace. This proposal both enhances the thermal performance of the terrace dwellings and also retains the unique features of the heritage asset.

Should this application be successful, the owner of No4 has also expressed a willingness to follow suit and submit a separate application for a similar upgrade of windows. A successful outcome to this application presents a unique opportunity to uniformly upgrade and restore the unity of all three dwelling in the terrace.