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Revision 00



PLANNING, DESIGN AND ACCESS STATEMENT
for

5 OAKHILL PARK MEWS
LONDON, NW3 7LH

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1 INTRODUCTION

This Design and Access statement has been prepared to accompany an application for a roof terrace on the existing flat roof with access via a 90 degree openable glass roof light.

2 PLANNING HISTORY

2018/1498/P

Dated: 03.07.2018

Replacement of single glazed doors and windows on front/side/rear elevations to No.5 and 6 with aluminium double glazed.

Permission: Refused

3 SITE AND SURROUNDINGS

No 5 Oakhill Mews is one a short terrace of three, three storey dwellings constructed in 1962, designed by Michael Lyell Associates. The mews comprises an arrangement of similar such three storey terrace dwellings on a sloping site. Terraced units 4-6 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.

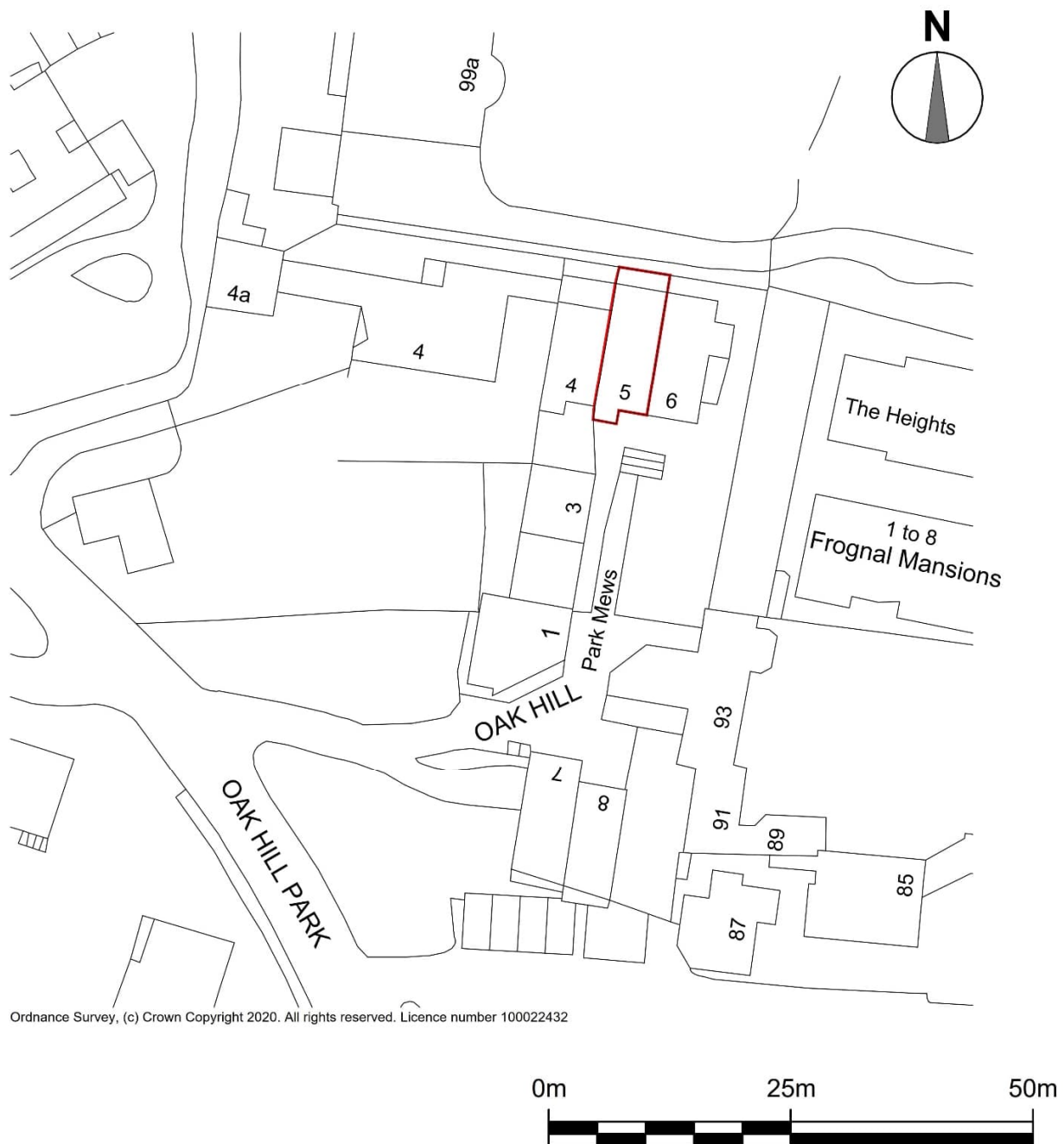


Figure 1- Site Location

The short terrace comprising dwellings 4, 5 and 6 is built in 60's modernist style with flat roof and raised parapet to conceal water tanks and other mechanical plant. The front south façade is clad in silver-grey slate, a unique feature to the buildings on the mews and Oak Hill Park Estate in general. Fenestration is typical of the period style with large areas of glass almost square in aspect with long narrow top-light ventilation. The second-floor windows at the front have a stepped cill arrangement. Each flat in the terrace has a first-floor cantilever concrete balcony with glazed balustrade and mosaic cladding.

No1 - 3 Oak Hill Park Mews are located transversely in front of No. 4 set slightly lower down the slope so that No's 4-6 overlooks their roofscape.



Figure 2 - Front Elevation South - 4,5,6 Oakhill Mews

To the east of the terrace 4,5,6, is a Victorian block of flats, The Heights. Due to its elevated position on the hill this three-storey traditional hipped roof building partly overlooks the flat roofs of the terrace comprising No's 4, 5 & 6.

To the north (rear), the three-storey terrace faces an 8m high buttressed retaining wall of Fletton brick construction. The 8m high wall is part retaining and borders the garden to 99a Frognal, a large, detached house to the north. There is a 4.4m distance separation between the boundary wall and the back of the terrace at 1st and 2nd floor level and 1.8m alley separation at ground floor. The rear façade of the terrace, 1st and 2nd floor, is fair-face brickwork and the ground floor painted fair-face brickwork. The rear windows to No. 4,5,6 are double glazed aluminium.

To the west is a 5.5m high boundary wall, part retaining, which extends to the level with the first-floor windows of the terrace No4,5,6. This wall and the rear retaining buttress wall is also the source of considerable shading to the rear of the terrace No4,5,6. The neighbour, No4 Oak Hill Park, a large 1970's detached residence, has a two-storey brick side extension topped with a setback third floor with pitched roof and clad in red coloured metal sheet. The facing wall directly opposite the space to the rear is blank. The parapet to the adjacent two storey brick extension is 1m above the 5.5m boundary wall. The metal clad upper section is approximately 3.5m higher than the flat roofs to the terrace, with additional roofs stepping up beyond and a further detached dwelling, and Multi storey 1970's flats to the west.

No4 already has a roof access and terrace with glass balustrade at rear, side and setback at front.



Figure 3 - aerial view – old picture does not show No4 roof terrace

4 PROPOSALS

Insert a glass roof light over the landing of the internal staircase with a 90 degree openable glass roof light to provide access to the roof.

Insert glass balustrades to the rear and a similar glass balustrade at the front setback from the front parapet and in-line with the glass balustrade on the roof on No4.



Figure 4 - CGI aerial view

5 SCALE

The proposals are limited in scale. Because of the sloping site and elevation of the terrace, the openable roof light will not be visible from any point at ground level. The glass balustrade and openable roof light will only be visible from elevated viewpoints in the surrounding buildings albeit only from a reasonable distance.

The front facing glass balustrade will be setback in line with the existing glass balustrade at No4 in the terrace, which would prevent any persons on the proposed terrace being able to overlook properties below.



Figure 5 - CGI - view from front garden of west neighbour - No4 Oakhill Park

6 ACCESS

No. 4,5,6 Oak Hill Park Mews is an existing three storey terrace, which can only be accessed via a flight of steps within the communal gardens. There is also a step up at the front door.

There are currently no requirements on the part of the owners for disabled access to the existing dwelling.

The property has a dedicated private parking garage and there is a communal visitor parking space that is the same size as a disabled parking space.

There are no additional bedrooms proposed therefore no requirement for additional parking.

The openable roof light and the new internal stair from 2nd floor level to the roof will provide easy access to the roof terrace.

7 SUSTAINABILITY

The proposed new roof lights will be double glazed with 1.4W/m²K U-value.

Low-E coated Argon filled units.

The existing roof is already well insulated.

8 LANDSCAPING AND TREES

No communal or neighbouring trees will be affected by the proposals.

9 CONCLUSIONS

The small roof terrace is proposed only for occasional use on summer evenings and provides long views over London in the distance. The neighbouring unit No4 already has a small roof terrace and the owner of No4 has no objection to No5 constructing a similar terrace.

10 AREA SCHEDULE

GIA

Existing:

Ground Floor	- 64m ²
First Floor	- 47m ²
<u>Second Floor</u>	<u>- 47m²</u>
Total existing GIA =	158m ²

Proposed:

Ground Floor	- 64m ²
First Floor	- 47m ²
<u>Second Floor</u>	<u>- 47m²</u>
Total existing GIA =	158m ²

Net GIA increase = 0m²