

Heritage Statement

Accompanying a planning application on:

15 OAKHILL AVENUE
LONDON
NW3 7RD

Prepared by:

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INTRODUCTION

The Design and Access Statement is produced to support a planning application by setting out the design ethos and showing how the nature of the site and local area has led to the design of the scheme.

The application is for alterations to the boundary treatment of the property.

LOCATION

The property is situated in an area developed with properties of a similar age and type. These have been developed over many years and include extensions to the houses themselves as well as a number of changes to boundary treatments.

HISTORY OF THE CONSERVATION AREA

The property is situated in the Redington/Frogna Conservation Area. It encloses an area of Hampstead to the north-west of Camden, east of Finchley Road. The area is mainly suburban in character. It was designated in 1985 and extended in 1988 and 1992. The boundary modified in 1991, with part being transferred to the Fitzjohn's and Netherhall Conservation Area.

Policy D2 states that any proposals should:

preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Character and Appearance of the Area

Throughout the Conservation Area the contribution of the streetscape is significant; the trees (public and private), the vegetation, the boundaries between private gardens and the street, the rear gardens. The general layout and landscape character creates a green and leafy character. This is based on layout with front and rear gardens. The glimpses into rear garden spaces between properties are a characteristic of the area. An important characteristic is the range of mature trees, including formal avenues of street trees and also more informal garden trees, including rows of trees to rear garden boundaries. Hedges as boundary treatments are another landscape characteristic. In

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many roads, this results in a very green and leafy character, with properties sometimes partly screened from view.

Boundaries and paths: Traditional boundary treatments include low brick walls, metal railings and hedges (front and side boundaries). Some boundary walls incorporate lava bricks and flint. Some properties have tiled front paths.

CONSULTATION

The owner has consulted with the Conservation Officer of the local authority. As a result and on the advice of the Conservation Officer, for the rear of the garden, the hedge will sit on the pavement side of the new boundary wall thus providing a green appearance to the street scene.

THE SCHEME

The scheme is to replace the existing boundary treatments to reflect finishes more in keeping with those originally provided on the estate.

DESIGN AND AIMS

The design of the scheme has been chosen to achieve the following aims:

1. To provide boundary treatments that are in keeping with the property and surrounding area.
2. To maintain and enhance the Conservation Area.
3. To ensure there is no detrimental effect upon the neighbouring properties.

SITE APPRAISAL AND CHARACTER

The property is currently bounded by a mixture of low brick walls and hedging. The proposal is to replace finishes with a low brick wall and intermediate railings which will be backed by hedging to maintain a 'green' appearance to the boundary features. For the rear part of the garden the hedge will sit in front of the brick wall thus maintaining the 'green' appearance but preserving privacy for the garden.

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LANDSCAPE

The changes to the boundary treatments are designed to enhance the appearance of the property from the street thus enhancing the Conservation Area.

ACCESS

The existing vehicular access will be maintained on Oakhill Avenue whilst a new pedestrian entrance will be provided on Greenway Crescent opposite the front entrance door to the property. This will ensure that there is no change in the existing front garden thus preserving the existing vehicular surface and not encroaching upon any of the green space that the front garden currently enjoys.

The pedestrian access will allow direct entrance into the front door thus providing a more cohesive development for the house.