

Design and access Statement

Address: Flat 2- 9 Oakhill Avenue London NW3 7RD

Works: **Erection of single storey rear extension to ground floor flat.**

1.1 Location

The property is located on the Southeastern side of Oakhill Avenue. It comprises of 4 self-contained flats and the proposal relates to Flat 2 on the ground floor.

The Property is in the Redington and Frognal Conservation Area.

**2.1 Proposal**

The extension is to the rear of the property on an existing terrace looking out to mature landscaped rear gardens. To the northeast the side boundary is well landscaped and screened to the neighbouring property (no.7) to the south west due to the ground topography there is no screening and there are views across to no. 11 Oakhill avenue. (see photos at end of document)

The extension will be constructed on the existing rear terrace area and will effectively enclose the space with a roof and perimeter windows.

The proposal reflects a similar design consented and built at no. 11 Oakhill avenue (2005/1982/P) which can be observed from the property and photos above and at the end of this document.

3.1 Design and amount

The extension is 4.3m x 4.8m and 3m max high the perimeter walls will sit upon the existing parapet walls to the terrace the eaves will be at 2.1m or 1.75m above the existing parapet walls.

The extension is designed in an orangery style, hardwood in white finish with Corner post pilaster detailing, dentil moulding at eaves, and cresting and finials to the roof ridge.

The roof will be pitched Sarnafil with Alpha profile seams in grey and there will be a small flat roof crown with a flat lantern roof light.

The proposal is designed to be subordinate in its context and is respectful in size and massing to the host property and the neighbouring properties.

The extension encloses an existing terrace privacy and overlooking of neighbouring properties is unaffected by the proposals.

The proposed extension will have no loss of light or shading impacts to the neighbouring properties. No.7 has an existing tree screen along that boundary and there will be no impact to the property at no. 11 due to the sun path and that property being due south west.

The proposal presents no highway impacts.

4.1 Planning Policy

The proposal is in accordance with the conservation area principles, Policies A1(managing the impact of development) and D1 (design) of the current adopted Camden Local plan 2017 and policies SD5, SD6 and Annex 6.3 (Design guidance) of the Hampstead neighbourhood plan.

Site Photographs

