

DESIGN AND ACCESS STATEMENT

SITE: 2 OAKHILL AVENUE, LONDON NW3 7RE

CLIENT: MR. A. RUPARELL

DATE: 26TH SEPTEMBER 2013



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STUDIO B ARCHITECTS
3/53 PRIORY ROAD
LONDON NW6 3NE

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1. INTRODUCTION

This Design & Access Statement forms part of the planning application package for number 2 Oakhill Avenue. It is to be read in conjunction with the architectural drawings showing existing site plan and existing and proposed floor plans, section and elevations and a Basement Impact Assessment by Price & Myers Consulting Engineers.

The building is located in the Redington and Frognal Conservation Area and is the last building of a group of three terraced houses built in the 1970's. It would generally be considered that the buildings are of no architectural merit.

The existing building forms a single dwelling of ground, first and second floor. There is also a side garage and front concreted garden and an extensive rear garden.

The proposal is to convert the single dwelling into two separate maisonettes. The current owner, who has been a resident of Hampstead for over 20 years will occupy the garden maisonette and his extended family is to occupy the upper maisonette.

2. SITE APPRAISAL

Urban Context

Historical

The site is in the Redington and Frogna Conservation Area which is an area situated on the slopes to the west of Hampstead as they fall towards Finchley Road. The conservation area is defined by the relationship of the streets and houses to the contours of the hills. Oakhill Avenue was originally set out in the early 1900's for detached villas on large plots. There are a number of listed Victorian and Edwardian buildings in this area. Although private and speculative development has taken place since then, plot sizes are still large and there are large gaps between buildings. This is a characteristic for much of the Redington and Frogna Conservation Area. The houses built along Oakhill Avenue were part of development schemes in the early Twentieth Century under the architect Quennel and developer George Washington Hart. As a result, materials used are generally of a uniform nature along the street.

Within this historical context, numbers 2, 2B, 2C and numbers 10 and 10 A Oakhill Avenue are of no architectural merit. Number 2 Oakhill Avenue together with its terraced neighbours, number 2B & 2C were constructed in the early 1970's as speculative development in replacement of a detached house.

The street is a wide tree lined road. Mature oak trees are on either side of the street. The pavement is a combination of stone slabs with a red brick border running along the kerb stone. Buildings are set back forming front gardens and low brick or stone walls and hedges form borders between properties and the pavement.



Map showing site and Redington and Frogna Conservation Area

Location

The site is favourably located in terms of local amenities, public and private facilities and public transport.

Below: Google Maps showing Oakhill Avenue. Finchley road can be seen at the bottom left and Heath street to the top right.



Public Transport

Oakhill Avenue is well located for public transport in that there are a number of options, listed below along with the time taken to walk there from number 2:

- | | |
|--|------------|
| Finchley & Frognaal Overground Station, | 10-12 mins |
| Finchley Road tube station, Jubilee and Metropolitan line, | 15 minutes |
| Hampstead tube station, Northern Line, | 10 minutes |
| West Hampstead tube station, Jubilee Line, | 14 minutes |

West Hampstead overground station,	13 minutes
West Hampstead Thames Link,	12 minutes
Bus stop on Finchley Road, buses 13, 113 and 82 West End Finchley, Golders Green	5 minutes
Bus stop on Fitzjohns Avenue, bus 46,(city and Lancaster Gate),	8 minutes
Bus stop at West End Green: 139 to Waterloo, 328 to Chelsea and C11 Archway to Brent Cross,	6 minutes

Amenities

The shops and restaurants of West End Lane are a 6 minute walk away from Oakhill Avenue.

Leisure Facilities, Entertainment and Culture:

The O2 Centre with sports and leisure facilities, shops and restaurants is 13 minutes walk.

Camden Arts Centre 8 minutes walk

Tricycle Theatre 20 minutes walk

Freud Museum 13 minutes walk

Jewish Community Centre, 9 minutes walk

Burgh House, Bridge Club, 11 minutes walk

Hampstead Everyman cinema and Hampstead theatres, 10 minutes

Hampstead Heath, West Heath open grounds, 7 minutes walk

Nearby Schools & Educational Institutions:

St Margaret's School, 18 Kidderpore Gardens

University College School (Senior School) Frognal

ESCP Europe Business School, 527 Finchley Rd

Devonshire House Preparatory and Pre Preparatory School

The Hampstead School Of English, 553 Finchley Rd

Academy School, Hampstead 3 Pilgrim's Lane

Hampstead School, Westbere Road

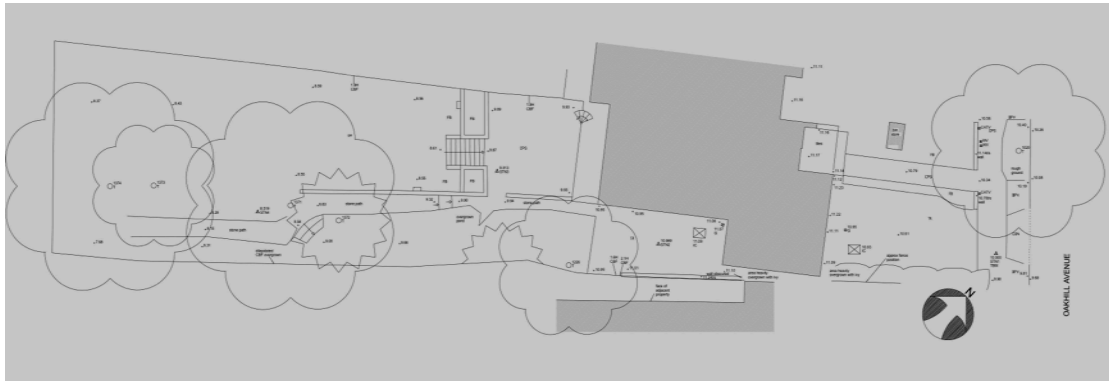
St Anthony's School, 1 Arkwright Rd

McGrath Kip, 459 Finchley Rd

The Emmanuel C Of E Primary School, 101 Mill Lane

The Site

The width of the site is 12 meters at the widest point by 53 meters deep. Oakhill Avenue is on a slope and there is a level difference of 1.24 meters from the right hand side of the front garden to the left hand side of the front garden (facing the property). From the pavement to the entrance door there is a level difference of 0.83 meters. And along the length of the plot there is a level difference of 3.46 meters.



Existing site plan. Refer to drawing no. BP01

Bordering Neighbours

The building is a three storey terraced house in a residential road in a residential area. The housing stock along Oakhill Avenue is mainly of large detached and semi detached single dwelling Edwardian houses, a few large houses that have been converted into flats and a few modern purpose built blocks of flats. Most housing is for private individual owners.

The house is a group of three staggered terraced houses and no. 2 is the end of terrace. The buildings materials are brick, hung clay fish scale tiles with white UPVC window frames. In 1991, no. 2C - the house at the other end of the terrace of three - received planning permission for converting the house into two maisonettes, extending the loft and adding a side staircase to allow for a separate entrance. This is how the terrace stands at present.



No. 2 Oakhill Avenue which forms the end of terrace.

On no. 2's south east side, (on the left facing the front of the house) is no 4, a three storey white rendered detached house with a pitched dark brown clay tiled roof.

Opposite no 2 are 1970's terrace houses in much the same style but with dark bricks and a parking bay for a front garden with high wall in front. Adjacent to that is an Edwardian detached house in red brick and clay roof tiles.



Nos.1A, 1B, 1C & 1D Oakhill Avenue,terrace block opposite no. 2

Orientation

The front of the house has a North Easterly aspect and the back a south westerly aspect. The house receives morning light in the front and the afternoon sun at the back.

Existing building & Gardens

The front garden is 8.5 meters deep and has a few shrubs in planting bed strips between the car parking space and garden path. The back garden is 32 meters deep. There is a raised balcony at the back leading down to a raised patio (1.28m meters high). The rest of the garden is made up of lawn and features a pond and mature trees at the side and bottom end.

Image below; OS map

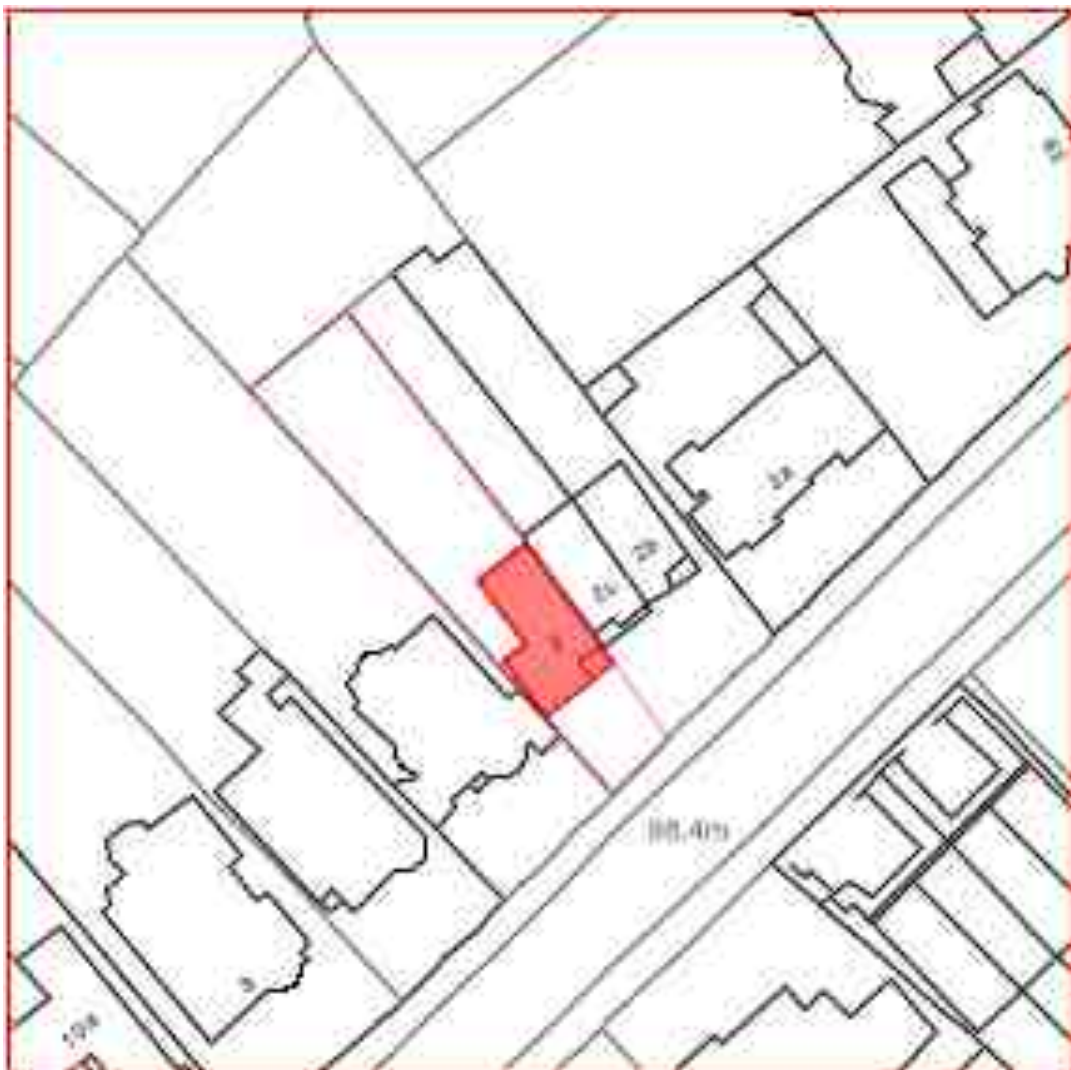


Image below of front garden



3. DESIGN CONCEPTS

- **To use the natural asset of the site - the slope.**
- **Intensify greenery, (natural asset) creating inside outside spaces.**
- **Upgrade front façade**
- **Upgrade environmental performance**

The aim of the proposal involves:

1. Creating two maisonettes,
2. Enhancing the existing building's facade
3. Improving the quality of living spaces.

The above is proposed for a private need by the current owner and the design is to be of high quality to suit his requirements and to reflect the location and to suit the area. Along with the clients brief, the design has been arrived at by recognising the following areas of consideration:

1. The Environment
2. Quality of life
3. Sustainability
4. Climate change
5. Transport
6. Amenity (in relation to neighbouring properties and it's internal space standards).

4. USE

Existing Use

The existing house is a Class C3a, single dwelling on three floors. It comprises, starting top to bottom, two bedrooms and two bathrooms on the top floor, kitchen, dining and living room on the first floor and study, utility room and TV room with guest bathroom and entrance lobby on the ground floor.

Proposed Use

The existing user requires a re-organisation of the space to accommodate his extended family who will be staying over long periods of time with him. The new proposal enables him to be close to his family members but also allows his own independence and privacy. As a means of future proofing the house, should the house be required to be converted back into a single dwelling it would be achievable as this option has been designed in with regards to the layout and the practicalities of construction. It has also been designed as a Lifetime home so enabling the client to remain in his current property comfortably as the years pass by.

Land use policies

- *DP2 best use of sites for additional homes*
- *National Housing Policy*
- *PPG5 Dwelling sizes*

The site is on a residential road in a residential area. The development for No. 2 proposes the insertion of a lower ground floor and a loft extension with rear dormer to create additional space to enable the conversion of the property into two dwellings. Sections of this document set out to explain how this will be implemented by retaining the existing urban fabric and grain and without detriment to the existing historic context or appearance.

National and Local planning policy has stipulated a need for further housing. In 2007 the Government set a target of increasing the supply of housing to 240,000 additional homes per year by 2016.

It is estimated that Camden's population will increase by around 36,000 people (about 18%) between 2006 and 2026. There is a need for development which is managed with consideration to environment, quality of life, sustainability, climate change and transport. The site is within a residential area and the development would provide one additional 3 bedroom maisonette within a brownfield site as per land use policy

Dwelling Sizes and Use

With regards to market housing, there is demand for 3 -4 bedroom dwellings (along with single room dwellings it is required to make up 60% of new housing market stock) and is the next priority up from 2 bed. The nature of the building, site, topography and the location lends itself for larger dwellings. At some times, and in some parts of the borough, as is this, the demand for large market homes may be higher than the demand for small ones, and vice versa. Bedroom sizes and common areas are generous as compared to Camden's DP5 guidelines.

The development is particularly suitable for families with children as it provides private open space on site where children can play and has direct access to a residential street.

The creation of one new dwelling would stand to benefit the local community and is well served and will make good use of the nearby local amenity facilities. There is a good choice of close transport links, shops, restaurants, entertainment, public parks and sport centers. The catchment area also offers local employment.



Image of Hampstead High Street and shops, few minutes walk away



Image of O2 Centre, Finchley Road, shops & sports centre, few minutes walk away

Density

- *London Plan Density Matrix*
- *CS1 - Distribution of growth*

The site, has a PTAL (Public Transport Accessibility Level) of 2 (Transport for London's Planning Information Data Base).

The existing site is 0.06 hectares. At the moment, there is a single dwelling of 5 habitable rooms which falls short of the 200 – 450 habitable rooms per hectare in the London Plan Density Matrix as it would be 83 hr/ha.

The proposal would bring this figure to 149.4 hr/ha which would still fall short of the London Plan Density Matrix. See table below.

The proposal has an average of 4.5 hr/unit. The density achieved with 2 units on the site is 33.2 units per hectare, which again, is slightly below the London Plan Density Matrix Plan.

table 3A.2 Density matrix (habitable rooms and dwellings per hectare)

	Setting	Public Transport Accessibility Level (PTAL)		
		0 to 1	2 to 3	4 to 6
Indicative Average Dwellings Size	Suburban	150-200 hr/ha	150-250 hr/ha	200-350 hr/ha
	3.8-4.6 hr/unit	35-55 u/ha	35-65 u/ha	45-90 u/ha
	3.1-3.7 hr/unit	40-65 u/ha	40-80 u/ha	55-115 u/ha
	2.7-3.0 hr/unit	50-75 u/ha	50-95 u/ha	70-130 u/ha
	Urban	150-250 hr/ha	200-450 hr/ha	200-700 hr/ha
	3.8-4.6 hr/unit	35-65 u/ha	45-120 u/ha	45-185 u/ha
	3.1-3.7 hr/unit	40-80 u/ha	55-145 u/ha	55-225 u/ha
	2.7-3.0 hr/unit	50-95 u/ha	70-170 u/ha	70-260 u/ha
	Central	150-300 hr/ha	300-650 hr/ha	650-1100 hr/ha
	3.8-4.6 hr/unit	35-80 u/ha	65-170 u/ha	140-290 u/ha
	3.1-3.7 hr/unit	40-100 u/ha	80-210 u/ha	175-355 u/ha
	2.7-3.0 hr/unit	50-110 u/ha	100-240 u/ha	215-405 u/ha

source GLA

Amount

Existing:

The existing property totals 182 square meters comprising:

- 2 bedrooms, 18 square meters, 16 square meters
- 1 enuities
- 1 jacuzzi room
- 1 living / dining room, 40.5 square meters
- 1 kitchen, 11.5 square meters
- 1 study, 14 square meters
- 1 TV room, 22.5 square meters
- 1 guest cloakroom
- 1 utility room

Proposed:

Garden maisonette, total 198.7 square meters comprising:

3 bedrooms, 13 square meters, 35 square meters, 14.5 square meters.
3 en suites
1 guest wc
1 utility room
1 store room
1 kitchen / dining 40.5 square meters
1 living room, 35.5 square meters
Shared front garden
Private rear garden

Upper maisonette, total 147 square meters

4 bedrooms, 25 square meters, 18 square meters, 10.6 square meters, 10.4 square meters
2 en suites
1 guest/family bathroom
1 kitchen, 11.5 square meters
1 living / dining, 40.5 square meters
front terrace, 10 square meters
rear terrace, 5.6 square meters
shared front garden

As can be seen from the above, the site can accommodate the proposed development in terms of unit density and room density according to the London Plan Density Matrix.

It is also within Camden's Development Policy (DP5) with regards to Dwelling Size Priority, where 3-4 plus bedroomed dwellings are of the next priority down from two bedroomed dwellings.

Furthermore, room sizes are in excess of what is spatially required as per Camden's guidelines for room sizes as is befitting for market housing considering the character of the development, the site and the location.

With Oakhill Avenue and its surroundings being very much a family orientated area, it is envisaged that the dwellings other than being in accordance to the clients brief could potentially serve either young growing families and or established families with older children.