

Jan 2015

Design and Access Statement

1C and 1D Oakhill Avenue, London NW3 7RD

Site Description

1C and 1D Oakhill Avenue are the pair of these four terrace houses of 1A to 1D which built in 1970s. Due to the geographical setting, the first pair of buildings - 1A and 1B is located on the higher side of the site; and the second pair buildings of 1C and 1D is located on the lower side.

The site of both 1C & 1D has an area of approximately 534 square metres and is located on the southeast side of Oakhill Avenue. The properties are four-storey terrace houses; including lower ground floor and second floor which is within the pitch roof area; the two single family dwellings set within a rectangle shaped site boundary.

The properties within Oakhill Avenue are a mix of two to four-storey terraced, semi-detached and detached properties. The application site lies within Redington Froggnal conservation area, which does not hold any statutory listings.

The building is close to the local community, within 10-minutes walk to local facilities and 10-minutes public transport nodes – Hampstead Underground station.



View to 1A to 1D of Oakhill Avenue

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View to the rear of 1C



View to the rear of 1D



View to the rear elevation of 1C at roof terrace level



View to the conservatory of 1D at roof terrace level

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Proposal

- Replacement of existing aluminum windows with new aluminum / timber composite windows; to both front elevation of 1C & 1D
- Replacement of existing painted timber front doors with new iroko stained walnut timber front doors; to both 1C & 1D
- Replacement of existing painted metal garage doors with new painted metal garage doors; to both 1C & 1D
- Removal of existing 1D conservatory at the rear roof terrace level; and extend with new rear roof extension to both 1C & 1D
- Enlargement of the rear first floor door with new sliding doors; to both 1C & 1D
- Enlargement of rear ground floor glass wall with new sliding doors to no. 1D only.

Summary

There is no major change to the front of the properties, except replacement of windows and doors.

The proposed roof extensions will follow existing roof geometry and stay below the existing gable walls.

The changes of the rear elevations will not be seen from the public road; and there is no change of the characteristic of the original architectural aspect of the building.

There is no change to the existing access of the properties.

The proposed scheme demonstrates highly considerations for retaining and enhances of the original architectural design. Therefore the application would be supported.