



Charlton
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Architects

Design and Access Statement and Heritage Statement

1 Oakhill Way, Hampstead, London, NW3 7LR

December 2014

1.0 Introduction

This Design and Access Statement and Heritage Statement forms part of a householder planning application that seeks to refurbish the single dwelling house, extending the house to the rear.



Aerial photograph showing context, 1 Oakhill Way can be seen amongst the trees in the centre of this image

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1.0 SITE

- 1.1 The application site comprises an existing single family dwellinghouse located on the southern side of Oak Hill Way, close to its junction with Frogna Rise. The site sits on the fringes of Hampstead village and is characterised by its strong woodland character.
- 1.2 The existing property is split level, is accessed directly off Oak Hill Way and incorporates a swimming pool to the rear. The building is not listed but is located within Hampstead Conservation Area (sub area 6: Branch Hill/Oak Hill). The Hampstead Conservation Area Statement has identified the property as detracting from the character of the area, and one that would benefit from enhancement.
- 1.4 To the north of the site is an area of open space, whilst the southern boundary is formed by the expansive gardens of nos. 109, 111 and 113 Frogna Rise. The eastern boundary is formed by the recently renovated dwellinghouse at no. 3 Oak Hill Way and the western boundary is formed by a quite substantial outbuilding, which appears to be used as garage/storage space.
- 1.5 This area is not considered to suffer from parking stress and the Public Transport Accessibility Level (PTAL) for this site is only 2 (poor).

2.0 History

- 2.1 Oakhill Way is situated within the Branch Hill/ Oak Hill area of the Hampstead Conservation Area. The immediate area is typified by the subdivision of substantial Victorian and Edwardian plots in the post war years. Oak Hill Way itself is characterized by modern houses set amongst the trees, 1 Oak Hill Way is one of these modern, 1950s, brick built properties.

3.0 Context

- 3.1 The Townscape Map shows that the only house on Oak Hill Way is a positive contributor except the Victorian house situated almost immediately opposite the application site. It also shows that none of the houses on Oak Hill Way are listed.
- 3.2 The Conservation Area Statement (CAS) describes the group of which the application building is part of several undistinguished modern houses” which “have been built among the trees along Oak Hill Way. The CAS identifies the property as detracting from the character of the area, and one that would benefit from enhancement.

4.0 Planning history

- 4.1 2013/4131/P – Renewal of planning permission dated 17/08/2010 (ref 2010/0149/P), for additions and alterations including excavation at basement level to incorporate an additional floor of accommodation for recreational use, creation of sunken courtyard, installation of louvers to glazed atrium along with repositioning of glazing to atrium, as a revision to planning permission (ref: 2008/3697/P) granted on 04/06/09 for the erection of a part two, part three storey dwellinghouse with basement, roof terrace and integral parking space, following the demolition of the existing dwellinghouse.

2008/3697/P – Planning Permission and Conservation Area consent **granted** in June 2009 for the erection of a part two, part three storey dwellinghouse with basement, roof terrace and integral parking space, following the demolition of the existing dwellinghouse

8804731 – Planning Permission was **granted** in March 1989 for alterations and extensions to a single family dwellinghouse comprising the erection at the rear of two storey extension and a single storey conservatory, the erection of a single storey studio annexe above the existing garage and the erection of a single storey extension with a terrace over on the west side of the house.

9200263 – Planning Permission was **granted** in November 1992 for works of partial demolition and extension at lower and upper floor levels together with the erection of a new pitch roof and alterations to the external elevations.

9260025 – Conservation Area Consent was **granted** in November 1992 for the partial demolition of a part basement, two storey single family detached dwellinghouse.

5.0 Proposal – an overview

5.1 The proposal involves the following:

- a. The replacement of the existing roof to provide a traditionally detailed claytiled pitched roof;
- b. The addition of a two storey rear extension,
- c. Remodelling the garage extension to create a better defined and more attractive garage wing
- d. The remodeling of the main house: front elevation providing a new gable and single storey porch to better define the main entrance to the house, the rendering of the main house

Remodelling of the Front Elevation



SOUTH ELEVATION
Existing Front Elevation



SOUTH ELEVATION

Proposed Front Elevation

- 5.2 The existing dwellinghouse is not a positive contributor in the Hampstead Conservation Area Statement (2002) and is identified as a property which would benefit from enhancement. The existing property is therefore not considered to contribute to the character and appearance of the area; hence, there is no objection to the principle of its demolition subject to an appropriate design for the replacement being agreed. It is noted that English Heritage has no objection to the proposed demolition of the existing dwellinghouse as previously consented.
- 5.3 In contrast to the previous proposal for the wholesale demolition and complete redevelopment of the house with a substantial new basement, the current proposal will provide a substantial enhancement in a sustainable manner.

6.0 Transport Issues

A Construction Management Plan (CMP) was not required of the previous application (2008/3697/P) because it was considered the scale of the development was not large enough to warrant one. The current proposal is of a similar scale and it therefore considered that the CMP is not required.

7.0 Materials

- 7.1 The proposed materials are all traditional: brick to match the existing, painted render, painted weatherboard, clay and lead tiled roofs and white-painted timber fenestration. A counterpoint to the traditional palette is provided by the grey painted Sky Frame sliding doors to the rear ground floor. They are in keeping with the building and the Conservation Area.

8.0 Sustainability

- 8.1 Whilst this is not an explicit policy requirement in relation to this type of development, as part of the works the building would be upgraded significantly in sustainability terms notably by adding substantial levels of insulation and draught-proofing, these being the most efficient forms of energy efficiency measures.

- 8.2 The house would also comply with the Lifetime Homes Criteria aimed at new homes as far as practically possible (as described on the separate document entitled Lifetime Homes).

9.0 Trees

- 9.1 As shown on the tree survey included on the application drawings, the proposal would have no impact on trees and where necessary the existing trees would be protected during the works as described on the application drawings to protect the roots.

10.0 Access

- 10.1 The proposal has no effect on the existing entrance to the property.
- 10.2 The property is served by the bus routes that run along Hampstead High Street, the Northern Line stations at Hampstead and the Overground station at Hampstead Heath. The property lies within a Controlled Parking Zone and by car the A1 and A406 (the North Circular) are easily accessible. It is well served in terms of schools (located on Highgate Road). Local shops and supermarkets are found in Hampstead and on the Finchley Road.

11.0 Conclusion

- 11.1 The proposal seeks to improve the property through minor extensions, alterations and repair, without any impact on the amenity of neighbouring properties, and both enhances and preserves the Conservation Area in a sustainable manner. On this basis it is considered that the proposal should be granted planning permission.