

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

Design Statement for the amendment to the Approved
Scheme Ref: 2015/0026/P

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Prepared for

Client

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Approved Scheme, Ref: 2015/0026/P

'Replacement and alterations to existing windows and doors and erection of roof extensions following demolition of existing conservatory at roof terrace level.'

Details of the approved development

- 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.

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 Frogna 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 the rear of 1C

The Proposed Amendment to the approved scheme

To change the new rear patio doors of 1C at the first and second floors into two sections

- The original approved scheme of those two patio doors are in 3 sections; as a result, the alignment with the existing glass wall at the ground floor will be different.
- The proposed amendment will re-instate the symmetry appearance to the rear façade.
- The proposed amendment will not be seen from any public area/street.

Summary

The amendment has minimum impact to the original approved scheme; and will not be seen from any public area. In fact, the amendment is to intend to restore the symmetry of the rear façade of 1C. Therefore the application would be supported.