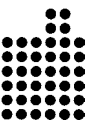




Dated 4th July 2017.
Document number 176/P1500
6 Oak Hill Park Mews, London NW3 7LH



andrew wood associates limited

Introduction:

No. 6 Oak Hill Park Mews is a three storey single dwelling house, built in a mews of 8 houses, designed by Michael Lyell Associates and built c.1962 as part of their overall development of the private Oak Hill Park estate, accessed off the west side of Frognal. The house is brick built with stone cladding to the front façade.

This Design & Access Statement accompanies a Householder Application for alterations to the exterior of the house, a single dwelling. The house lies within the Hampstead Conservation Area within the London Borough of Camden.

The house is owned and occupied by the applicant. Although many of the internal services have been renovated over time, the external fabric has not. Most of the windows are over 50 years old.

Scope of the application:

To replace the majority of the original external windows and doors with aluminium double glazed units, finished in a grey powder coated finish. Some of the rear glazing is to be retained because it is relatively new. The submission drawings identify those windows and doors which are to be retained, which were replaced under application reference 2011/3453/P.

Design

The original windows are single glazed in aluminium frames set in hardwood sub-frames to the garden, and Crittall steel windows fixed directly to the cavity walls to the rear. Air infiltration and thermal conductivity is high. One window in the living room facing the garden was replaced in the 1980s.

The glazing fenestration and type/finish are quite variable within the Mews:

- No. 1 has a mixture of satin anodized aluminium and timber framed glazing and a timber period panelled door.
- Nos. 2 and 3 in the Mews were refurbished about 7 years ago and the replacement windows retain the 1960s character of the glazing.
- No. 4 has replaced their glazing over time with powder coated aluminium units in two different colours.
- No. 5 and generally no.6 have their original 1960's glazing.
- No. 7 and No. 8 have contemporary powder coated aluminium glazing and the buildings have contemporary cladding, similar in style to more recent additions to the Oak Hill Park Estate.

The window framing type and arrangement on the immediate dwellings of no.4 and no. 5 are variable in nature.

The proposed glazing will be powder coated aluminium, with the front and side façade specified with slim-line frames and the rear façade specified to use slightly larger frame widths to match the glazing replaced under the 2011 application. The slim-line frames on the front façade are specified to minimise the framing impact on the glazing to the public realm and to get reasonably close to the framing sizes of the original fenestration.

The replacement windows will be in-keeping with the host building and the glazed elements on both the terrace and the surrounding mews buildings and will therefore not cause harm to the character and appearance of the host building street scene or conservation area.

Oak Hill Park Mews is within the Hampstead conservation area. When the CA Statement was produced by the council in 2001, there seems to have been some confusion in deciding the most appropriate character area for the Mews.

Currently, it is split down the middle, with the southern part (nos. 1, 7 & 8) in sub-area 6: Branch Hill/Oak Hill, and the northern part (2, 3, 4, 5, 6) in sub-area 5: Frognal. The better boundary would be the east garden wall, beyond which are the backs of the late C19 mansion blocks, The Heights and Frognal Mansions. The line naturally separates the two quite distinct characters of buildings, relationships to landscape, and fronts and backs. The Mews shares many of Michael Lyell Associates' approaches to design and detailing found on the wider Oak Hill Park Estate.

The minor changes in appearance have been designed to follow the spare, modern aesthetic. The change would not harm the character and appearance of the conservation area.

Images of the existing building, the immediate terrace and buildings on the immediate mews area are provided within this statement.

Relevant planning history:

- 2011/3453/P - 6 Oak Hill Park Mews - Granted - Installation of two glazed doors with timber sliding shutters to ground floor side elevation of existing dwelling house (Class C3).
- 2009/1734/P - 4 Oak Hill Park Mews - Erection of two-storey extension at rear ground and first floor level, installation of sliding rooflight at roof level and alterations to front first floor level balcony all in connection with existing single-family dwellinghouse (Class C3).
- 2014/7160/P - 8 Oak Hill Park Mews - Creation of front and side extensions and associated alterations to building fenestration.

Planning Policy:

In the preparation of this application consideration was given to the following policies:

Local Level:

- Camden LDF Core Strategy 2010
- CS5 Managing the impact of growth and development
- CS14 Conserving our heritage

Camden LDF Development Policies 2010

- DP 6 Lifetime Homes
- DP24 High Quality Design
- DP25 Conserving Camden's Heritage
- DP26 Managing the impact of development on occupiers and neighbours

Camden LDF Camden Planning Guidance 2011

CPG1 Design CPG6 Amenity

In addition Hampstead Conservation Area Appraisal and Management Strategy is also relevant.

Metropolitan Level

The London Plan 2011 in particular: Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage Assets and Archaeology

National Level

The National Planning Policy Framework (March 2012) in particular Section 12 – Conservation and enhancing the historic environment.

Amenity

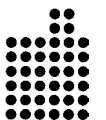
The proposal will not result in loss of sunlight, daylight privacy or outlook to neighbouring occupiers.

Access:

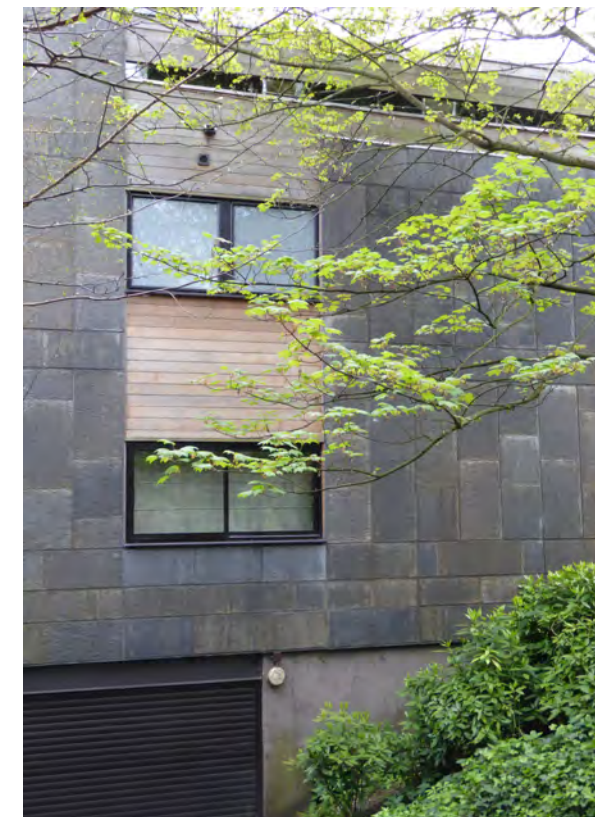
The Mews is accessed on the level off Oak Hill Park, which rises steeply from Frognal. Once within the communal areas, the main path to nos. 2-6 inclusive proceeds up several steps. It is possible to take a route across the east side of the lawn over intermittent paving slabs within the grass. This may suit ambulant disabled or assisted wheelchair users, as there are no steps before reaching the flat terrace in front of nos. 4-5-6, but the gradient does not comply with Part M and the grass in between the paving slabs can be slippery.

No houses in the Mews have step-free access and there is no requirement to provide this.

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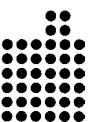


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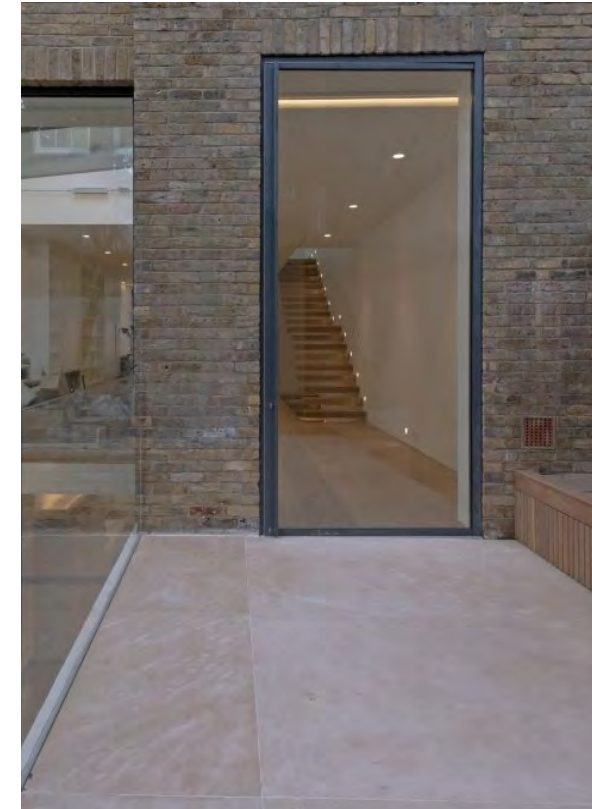
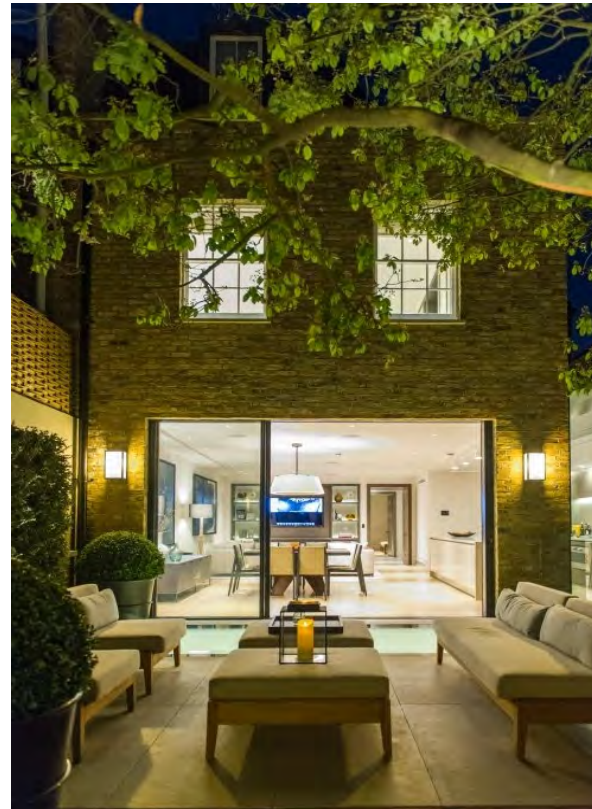
The images on this sheet show the glazing and fenestration variability within the immediate mews area. The proposals to 6 Oak Hill Park Mews seek to replicate the powder coated aluminum detailing found on the existing buildings within the mews with small profile detailing to the front façade, which has the most prominence to the public realm.

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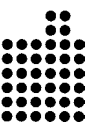
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The images to the right show the slim-line powder coated aluminum system which is proposed for the front façade and the ground floor sliding door.



The images left show the powder coated glazing system proposed for the rear façade, to tie in with the existing windows which are to be retained.

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