

Design Statement

**7, 8 Oak Hill Park Mews
London
NW3 7LH**

Application for planning permission for accessible roof lights and new plant room at roof level

Renewal of planning permission for creation of front and side extensions and associated alterations to building fenestration (planning application reference- 2014/7160/P)

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Location Plan



Photographs of Existing



South Elevation



North Elevation

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South East Elevation



West Elevation

Existing Building

The existing buildings at 7 and 8 Oak Hill Park Mews sit within the conservation area of Hampstead.

The existing building at 7 and 8 Oak Hill Park Mews is a pair of semi-detached three storey single family dwellings built over an underground car park. In plan the building reads as two rectangles offset from each other.

The building was built in about 1962 in a contemporary style, with a flat roof and terraces at second floor that are cut into the rectangular massing of the building. There are large expanses of glazing to the elevations and a mix of cladding materials consisting of timber, brickwork and slate. There are existing door openings onto the terraces at second floor level.

To the south of the site the ground falls away to an area with two rows of lock up garages. To the east there is amenity space on the ground floor level and residential properties of three storeys plus pitched roof beyond. Oak Hill Park Mews extends to the north. To the west of number 7 Oak Hill Park Mews there is a green space with mature trees, access to the underground car park and Oak Hill Park road beyond.

To the flat roof above the properties there is an existing plant room. The flat roof is at present accessed via a fixed ladder to the rear of number 8.

Previous Approved Planning

Under application 2014/7150/P planning permission was granted for the creation of front and rear extensions and associated alterations to building fenestration.

The proposed drawings accompanying this latest application show the extensions as consented under application 2014/7150/P and permission is again sought for these elements in addition to the new roof lights.

Permission has also been granted for the installation of accessible roof lights and new plant at roof level under application 2015/3569/P granted 8th September 2015.

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Roof Lights-

Further to the previous approval (2015/3569/P) for accessible roof lights, it is again proposed to create access to the flat roof of each property via an opening roof lights that will be a glazed sliding box type surrounded by a low lying enclosure to rear and side. The roof lights will sit above the stairs to the properties. The roof lights will provide safe access to the roofs. The existing access via a fixed ladder will not be possible further to the construction of the extensions as granted under application 2014/7160/P.

The roof lights are the minimum size required to provide an acceptable access to the roof.

Plant Room-

Further to the previous approval (2015/3569/P) for new plant rooms to the roof level it is again proposed that a new timber clad plant room is created at roof level. The timber cladding will match the existing timber cladding on the building elevations. The new plant room will provide a structure that is more coherent and tidier in appearance than the existing.

The proposed drawings accompanying this latest application show the extensions as consented under application 2014/7150/P and permission is again sought for these elements in addition to the new roof lights and plant rooms.