

## Heritage Statement

**Flat 1,  
27 Oakhill Avenue,  
NW3 7RD**

### **Proposal.**

The proposal is to create a new basement below the rear garden of the property linked to the main building via a small glazed extension to the rear elevation at ground floor level. An open lightwell is to be created within the rear garden protected with a glazed balustrade.

### **Building History.**

The site is located on the south side of Oakhill Avenue at the western end close to the junction with Bracknell Gardens.

The property is Grade II listed and is located within the Redington & Froggnal Conservation Area. It forms part of a pair of symmetrical semi-detached houses dating from 1909, designed by CHB Quennel and built by WJ King. It is 3 storeys high and built of red brick with rusticated brick quoins and a tiled double gabled roof with upswept outer eaves to the main façade and hipped to the rear.

The properties were converted into self contained flats during the late 1980's.

A large glazed extension to the rear of the property was approved in May 1999 and has since been constructed.

### **Impact Assessment.**

There are no alterations to the front façade of the property as the proposed works are situated in rear garden and the rear elevation.

There are no internal alterations to the property.

The alterations to the rear of the property consist of a small glazed extension to an existing 'modern' addition to the property which will contain the proposed staircase to the new basement effectively form the 'link' to the main property.

Access to the rear for the purposes of carrying out the works will be via the side passage in accordance with the Site Set-Up Plan and Construction Traffic Management Plan submitted as part of the planning & listed building applications.

The landscaping to the garden will effectively remain the same as existing. There are no requirements to remove any trees. The existing planted borders are to either be retained or re-instated on completion of the basement works. The footprint of the proposed basement is contained either below the existing patio or the existing lawn. A minimum of 1M of soil will be provided over the structural lid to the basement extension on completion.

### **Principle of the application.**

This proposal is primarily to extend the current accommodation to provide a more comfortable and usable family home for the occupiers/ current owners as well as to achieve better standards in excess of the Building Regulations on the thermal insulation and energy performance values.

### **Character & Appearance.**

The only external alterations to the property are the proposed glazed extension to the rear elevation and the introduction of a lightwell within the rear garden protected by glazed balustrades.

There are no internal alterations to affect the listed building.

### **Demolition.**

There are no requirements for any demolition.

### **Structural Works.**

A Subterranean Construction Method Statement report for this proposal has been prepared by Crofts Structural Engineers and this attached with this application.

### **Conclusion.**

The works are contained outside the footprint of the listed building. The link to the main building is via a new glazed extension which in itself, is an extension to a modern addition to the rear of the property.

The proposals will therefore not affect the fabric or character of the listed building.

**PHOTOGRAPHS**



Rear Elevation as Existing



Internal View – 1



Internal View - 2