



Design and Access Statement - document 176/P1700

Document dated 22nd March 2018

5-6 Oak Hill Park Mews, Hampstead, London NW3 7LH
For Matt Lyons

Introduction:

No. 5 and 6 Oak Hill Park Mews are two three storey single dwelling houses adjoining each other in a terrace of three dwellings - no.4, no.5 and no.6, built in a mews of 8 house. The mews was 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 Frogna. 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 both houses. The houses sit within the Hampstead Conservation Area within the London Borough of Camden. The houses are both owned and occupied by the applicant, although no.5 and no.6 have not been interconnected in any way. 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, to both dwellings. 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 brickwork walls to the rear. Air infiltration and thermal conductivity is high. One window of no.6 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 is quite 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 hoast 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: Frogna. The better boundary would be the east garden wall, beyond which are the backs of the late C19 mansion blocks, The Heights and Frogna 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:

- 2017/3832/P - 6 Oak Hill Park Mews - refused - Replacement of existing doors and windows to front, side and rear elevations of dwelling (Class C3) with double glazed, powder coated metal doors and windows.
- 2017/4687/P - 6 Oak Hill Park Mews - refused - Replacement of doors and windows with double glazed powder coated doors.

- and windows and installation of flue to side elevation of dwellinghouse
- 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.
- 2007/1885/P - 4-6 Oak Hill Park Mews - Erection of a single storey roof extension across all three dwellings to provide additional living accommodation and roof terraces - application refused.

Planning Policy:

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

CPG6: Amenity (2011) Chapters 4-7.

Camden Local Plan 2017:

Policy A1 - Managing the impact of development.

Policy D1 - Design.

Policy D2 - Heritage.

CPG1 Design (2015) Chapters 1-4.

Hampstead Conservation Area Statement (2001).

Hampstead Conservation Area Design Guide (2010).

Metropolitan Level:

The London Plan 2016

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 Frogna. 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.

Design and Access Statement - document 176/P1700

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These photos show that No.4 Oak Hill Park Mews is largely hidden from view by no.1 to no.3 Oak Hill Park Mews. Only no.5 and no.6 that have any presence onto the mews itself.

There is an inconsistency of detail currently between no.4, no.5 and no.6. At ground floor level each of the properties is different. At first floor level no.4 have replaced their windows with black powder coated aluminium glazing however the clerestory detail is split into two equal widths, not full width as can be found on no.5 and no.6. At second floor level the glazing of no.4 is now brown, not black as the first floor level. On close inspection, the clerestory glazing of no.4 is different in height and proportion to no.5 and no.6 at first and second floor level.

In short, there are disparities between each of the buildings.

The photo left shows how concealed Oak Hill Park Mews is from anywhere beyond the mews itself, the subject buildings do not have a prominent position within the estate by any measure.

Design and Access Statement - document 176/P1700

5-6 Oak Hill Park Mews, Hampstead, London NW3 7LH
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Review of planning refusal for application 2017/3832/P:

Planning application **2017/3832/P** sought consent to replace the existing external windows and doors with new double glazing with powder coated metal frames **to no.6 only**. This sheet reviews the planning officer report associated with this application plus an almost identical submission and planning officer's report for submission **2017/4687/P**. Both applications were refused.

Officer report section 2.2. As aforementioned the application site is a mid-century, end of terrace dwellinghouse constructed as part of a single development involving the construction of the entire mews. Although the host building is not listed or specifically highlighted as making a positive contribution to the character of the conservation area, the building and group of buildings are nevertheless of architectural merit. This is by virtue of the surviving architectural integrity of the group, particularly due to its elevational composition, its detailing and the uniformity derived from the original fenestrations and cladding retained across its front, side and rear elevations.

Submission comment - The host building is not listed and indeed has not been highlighted as making any positive contribution to the conservation area. It is impossible to see the mews from the public realm beyond the mews itself and the mews experiences extremely low pedestrian foot fall. The quality of the mews, and its architecture is variable in terms of quality. No.1-3 Oak Hill Park Mews are poor in terms of architectural quality and no.4 is largely hidden from view because of the position of numbers 1-3. Furthermore, the architectural integrity of the estate generally has been watered down by previously approved consents for various styles of glazing and building types, some of which are within the immediate vicinity of Oak Hill Park Mews. Two pages within this statement are dedicated to showing the variable architectural character on the estate.

There is little continuity between the facades of no.4, no.5 and no.6. The windows are different between each of the three dwellings where ad-hoc changes have been made over time. The ground floor glazing of no.4 is hidden by the entrance porch of no.5, the ground floor front facade glazing of no.5 is different to no.6, The windows to no.4 are generally modern in nature but have black frames at first floor and brown frames at second floor, with the clerestory window heights of no.4 differencing to no.5 and no.6. The original 1960's anodised aluminium windows of no.5 and no.6 are 55 years old, are in a poor state of repair, can't be replaced on a like for like basis and do not comply with current legislation whatsoever. I also note the exposed concrete and timber cladding on the buildings is also generally in a poor state of repair.

Officer report section 2.3. The dwellings are characterized by their stone cladding material and timber panel detailing to the front elevations. The dwelling sits within a terrace which all maintain their original detailing such as their window designs with fanlight detail and timber panels at ground floor level. As previously explained, the group of dwellings to which the subject property adjoins have also retained a significantly uniform appearance across the front elevations for the reasons outlined above. As such the group of dwellings maintains a high level of uniformity and this uniformity in appearance is a defining feature.

Submission comment - The previous two submissions - both of which were refused - dealt with only no.6 in isolation. This application seeks consent to make changes to no.5 and no.6, thus allowing a high degree of continuity to be achieved between these two dwellings. No.4 makes almost no contribution to the mews generally because (as the photos in this document show) it is largely hidden from view by no.1, no.2 and no.3 and is also concealed by the entrance porch of no.5. Therefore it is the facades of no.5 and no.6 that make the greatest contribution to the mews environment.

By replacing the glazing to no.5 and no.6, this will improve the consistency of fenestration detail between both dwellings and will therefore remove the inconsistent fenestration detailing that currently exists between no.5 and no.6. The planning officer's report suggests there is uniformity in the windows between the three properties, this is not correct, there are differences between each of the dwellings. The proposals will make no.5 and no.6 consistent and uniform in design and detailing and therefore the architectural quality of the conservation area would not only be preserved but enhanced, given the prominent nature no.5 and no.6 have on the mews, unlike no.4.

Officer report section 2.4. The following considerations contained within policy D1 'Design' of the Camden Local Plan 2017 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 'Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

Submission comment - The proposals will improve continuity between no.5 and no.6 - where differences currently exist with respect to the windows. The glazing systems chosen are designed to be subtle and to have a slim frame profile like the existing anodized aluminium frames. These proposals should therefore enhance the conservation area through increased consistency of detail.

Officer report section 2.6. Policy H17 of The Hampstead Conservation Area Statement policy states: "...existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber

framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary."

Submission comment - The existing windows are single glazed, not thermally broken and are in a poor state of repair. Across the estate generally the windows have been replaced with larger frames in powder coated aluminium. The proposals for no.5 and no.6 seek to keep the glazing frames small, with similar visual impact to the existing arrangement. The existing windows cannot be retained and maintained because of their poor thermal performance and single glazing, they must be replaced with a modern glazing system that meets current thermal performance criteria set out by the building regulations for thermal conductivity. The existing windows leak and are continually saturated with condensation due to their poor thermal performance.

Officer report section 2.7. CA Policy H21 states: "New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as...materials of adjoining buildings." CA Policy H22 states: "Modern architectural design will not be resisted per se, but it should be considerate to its context."

Submission comment - The proposals will improve consistency between no.5 and no.6, where differences currently exist. This should improve the front facade of the terrace where it bounds onto the mews generally.

Officer report section 2.8. As previously noted, the subject building is sited in a prominent location and the proposed windows, especially to the front elevation, would be visible from the public realm. CPG1 advises that where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, fenestration pattern and proportions, opening method, materials and finishes and detailing (paragraph 4.7).

Submission comment - The subject building is absolutely not prominent with respect to the estate. The subject building can not be seen beyond the very small mews. The existing windows cannot be replaced on a like for like basis, they are 55 years old and do not comply with any current building regulations or thermal performance standards.

Officer report section 2.9. A site visit confirmed that the terrace row of properties no. 4-6 Oak Hill Park Mews currently have a generally uniform appearance in terms of their similar fenestration design, and scale. It was also noted on site that these properties have all retained timber paneling detail surrounding the fenestration at ground floor level which adds to the consistent design of the terrace frontage. The proposal would entail removing this timber detailing and would significantly alter the appearance of the front elevation. The proposed fenestrations would appear at odds within the row and would result in a loss of the integrity of the group. The design of the proposed fenestration would also exclude the fan light detailing which is currently in situ across the terrace row. Overall the proposal is considered to significantly alter the appearance of the front elevation, breaking the uniform appearance of the terraced properties. The scale and design of the proposed doors and windows and removal of original detailing such as fan lights and ground floor timber paneling would not respect the context of the site surroundings and the uniform character of the terrace row. The resulting dwelling would appear incongruous within the row, harming the group character of the terrace and mews.

Submission comment - There is not a uniform appearance to the glazing and fenestration design between no.4, no.5 and no.6, each building is slightly different. These proposals to no.5 and no.6 improve the level of uniformity onto the mews.

Officer report section 2.10. Within this context, it is considered that the proposed windows and doors, by virtue of their poor quality and unsympathetic scale and design, would be out of keeping with the character of the row of terrace properties which it forms, and would fail to preserve or enhance the character and appearance of the surrounding conservation area which is not acceptable and cannot be supported.

Submission comment - It is wholly incorrect to state that the specified fittings are of poor quality. The proposed windows are of greater quality than the existing fittings on no.5 and no.6, they are of higher quality (and cost) to those installed on 1-4 Oak Hill Park Mews and indeed are improved over the glazing installed on the newer additions within the estate generally. The windows on the front facade are state of the art and all of the windows proposed are of the highest quality currently available.

Design and Access Statement - document 176/P1700

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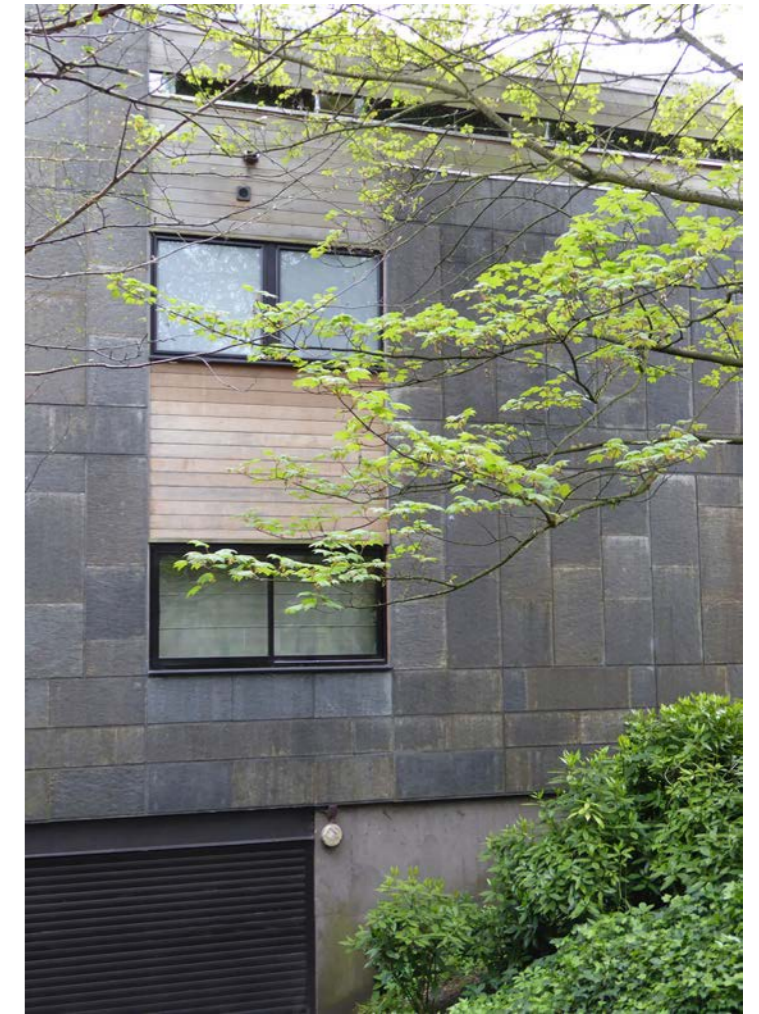




The images on this sheet show the glazing and fenestration variability within the immediate mews area. The proposals to 5 and 6 Oak Hill Park Mews seek to replicate the powder coated aluminum detailing found on the existing buildings within the mews but with a higher quality small profile detail to reduce impact and increase simplicity.

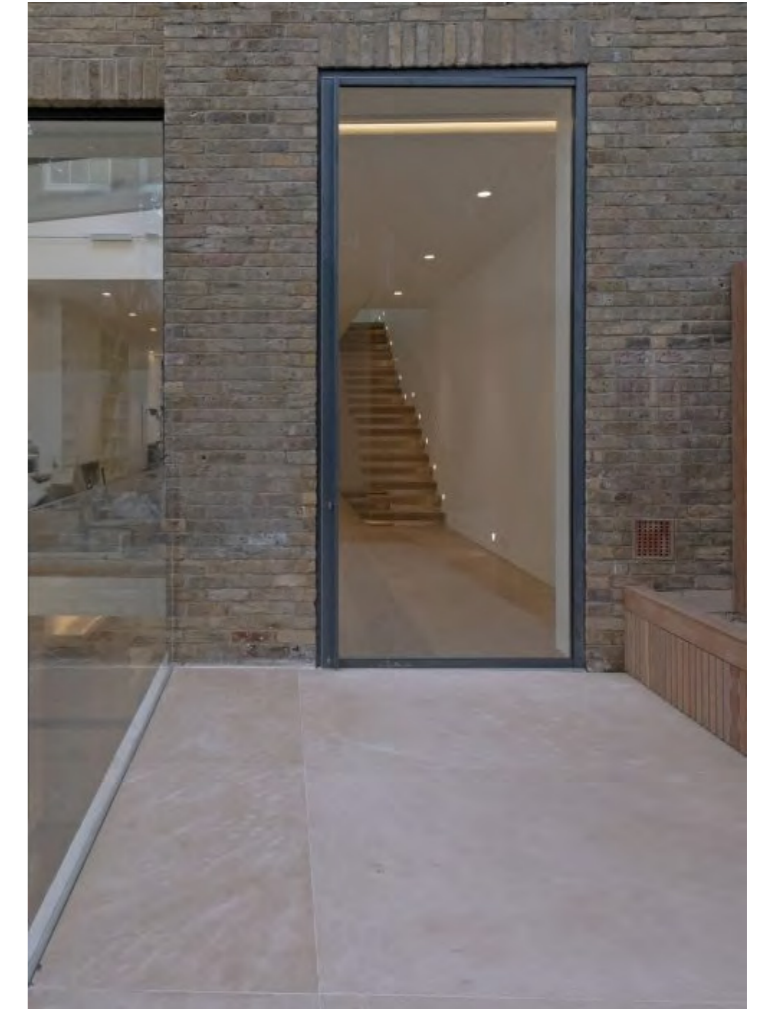
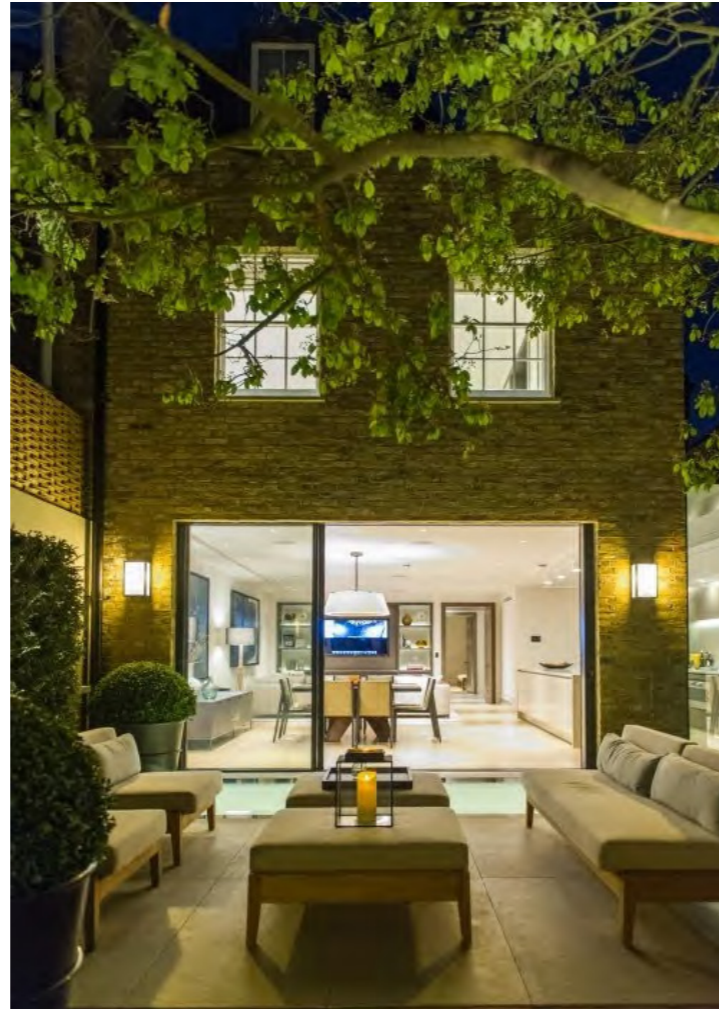
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Further examples on this sheet of various window and fenestration treatments within the immediate area of Oak Hill Park Mews on the estate.

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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