



Project: 5-6 Oak Hill Park Mews, London NW3 7LH

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Introduction:

The original Oak Hill Park was developed around 1850 with an informal layout of Italianate villas. In the late 1960's these villas were in the main replaced by groupings of flats of between 3 and 7 storeys, together with 8 houses in the mews, including Nos. 7 and 8. No. 1 Oak Hill Park is the only remaining villa.

The application site and surrounding area is on undulating terrain with a variety of land and building heights that result in a very individual setting.

In addition to the undulating land and building heights there is also an eclectic mix of differing architectural styles within the immediate vicinity of the site. Finally, there is an abundance of tree cover throughout the area.

As a result of the above factors, the number of locations from which the application site is visible is severely restricted.

No. 5 and no.6 Oak Hill Park Mews are both three storey single dwelling houses, 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 Froggnal. The house is brick built with stone cladding to the front façade.

Scope of the application:

To replace the majority of the original external windows and doors with aluminium double glazed units to no.5 and no.6, 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 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.

There are design and detail inconsistencies between no.4, no.5 and no.6. The end of terrace dwelling no.4 Oak Hill Park Mews is largely hidden from the mews by no.1-3 Oak Hill Park Mews. The application buildings no.5 and no.6 have greater impact on the mews than no.4. Therefore the improved consistency of detail and design across no.5 and no.6 will remove the current inconsistencies and create a greater unifying language on the mews across the two most dominant dwellings. This increase in consistency of detail can only enhance the mews and therefore the conservation area.