

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION FOR NEW CONSERVATORY ROOF

FLAT 1, 17 OAKHILL AVENUE NW3 7RD

JUNE 2018

To be read in conjunction with existing and proposed drawings

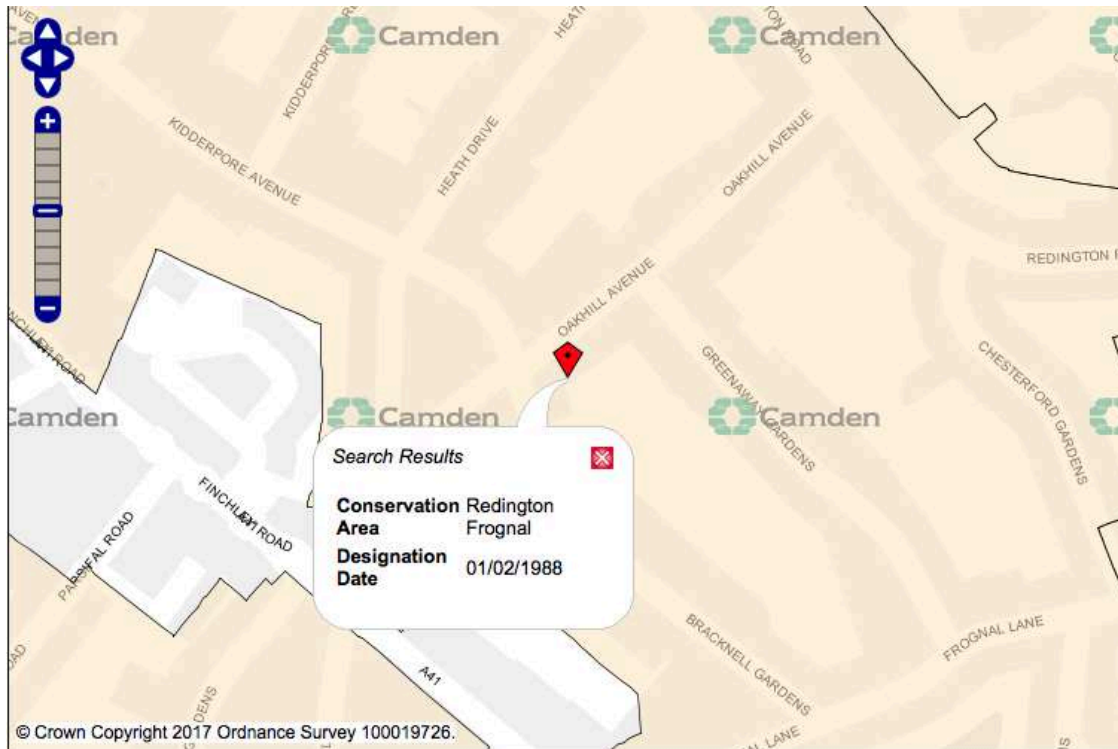


PREPARED BY HUB ARCHITECTS AND DESIGNERS LTD

15 Hoopers Yard, Kimberley Road, London NW6 7EJ Telephone 020 7328 2576 Fax 020 7624 7811
info@hubarchitects.co.uk www.hubarchitects.co.uk

1.0 INTRODUCTION:

17 Oakhill Avenue is located in the Redington Frogнал conservation area, between Hampstead underground station and Frogнал Road. The property is within the London borough of Camden and it is not a national or local listed building.



2.0 EXISTING USE:

The existing property is a ground floor flat of a converted semi-detached two and a half storey house. There is an existing rear single storey extension and conservatory, which is part of the ground floor flat.

3.0 PROPOSED DESIGN:

The proposal is to replace the roof of the existing timber conservatory at the rear of the property with a new conservatory constructed in a low maintenance aluminium structure. The proposal includes the replacement of the existing glazing on the side elevation of the conservatory with brickwork matching the existing brickwork.

4.0 PLANNING HISTORY:

The planning history that is available on Barnet's website is as follows:

TP79972/14812: The conversion of No.17, Oakhill Avenue, Hampstead, into three self-contained flats. Refused on 04-02-1954

TP79972/22979: Alterations for the conversion of No. 17, Oakhill Avenue, Hampstead, into one self-contained flat and one self-contained maisonette. Approved conditional on 05-05-1957

8702997: Erection of an extension to the existing ground floor flat to form a new kitchen bedroom and conservatory as shown on drawing nos. 8725-1A 8725-03A 8725-4A Refuse Full or Outline Permission 10-12-1987

APP/X5210/A/88/89596/P3: Appeal received against refusal of permission 8702997. Appeal Allowed 08-08-1988

8803813: Erection of rear extensions to the existing ground floor flat to form a new kitchen bedroom and conservatory as shown on drawings No.8725-1A and 5. Grant Full or Outline Perm. with Condit. 12-10-1988

9592340: Seeking permission to carry out tree work as follows: 1 Birch: Fell to ground level. 1 Acacia: Crown reduce height and spread by 50%. Sycamore: Fell to ground level. No objection to works-TCA-Council spec 08-05-2003.

TCX0006508: Fell one Sycamore Tree and one Acacia Tree both in rear garden. No objection to works-TCA-Council spec 25-07-2000

2017/6074/P (Approved): Replacement of timber framed conservatory with aluminium framing and alterations to the side elevation.

6.0 ACCESS:

Vehicular and pedestrian access to the site is from Oakhill Avenue. The property is 12 minutes walk from Hampstead station (Northern Line) and Finchley Road and Frognal station (Overground) and has many bus stops nearby. The access to the property and access requirements of the site will not be altered by implementation of the proposal.

7.0 AMOUNT:

Existing site is approximately 486 m².

The GIA of the existing and proposed conservatory is 21.6 m².

8.0 SCALE AND SITING:

The scale and siting of the proposed conservatory will be identical to the existing conservatory.

9.0 LANDSCAPE:

The proposal would not have any negative effect on the trees of no.17 Oakhill Avenue and its neighbours.



Existing rear view of property



Existing rear view of property

10.0 APPEARANCE, CHARACTER AND MATERIALS:

The appearance and character of the conservatory and the property will be altered by the removal of the existing faceted roof which will be replaced with a new dual-pitch, glazed aluminium framed roof structure – similar to the adjoining roof form.



Existing internal view of the conservatory



Existing internal view of the conservatory

11.0 CONCLUSION:

In conclusion, the proposal will not have any negative impact on the neighbours or on the surrounding area due to the fact that it will remain the same with regards to scale, siting and character.