



OAK HILL HOUSE HAMPSTEAD

DESIGN & ACCESS
STATEMENT

KSRARCHITECTS

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INTRODUCTION

This document is submitted in support of a full planning application for the top storey of this four storey apartment building.

The application is for the conversion of the two apartments at 2nd floor level into a single apartment, and replacement of the existing roof with a new roof to visually matching the existing from ground level with a new terrace created within the centre of the roof.

The application comprises the following documents:

- Covering letter
- Application Form
- CIL form
- Site Location Plan
- Existing Drawings
- Proposed Drawings
- Design & Access Statement

LOCATION

Oak Hill House sits within a verdant area with many mature trees and shrubs. The site is within Sub Area Six (Branch Hill/ Oak Hill) of the Hampstead Conservation Area. Oak Hill House is identified as making a positive contribution to the conservation area.



Aerial View, Oak Hill House



Aerial Photograph



View 1



View 2



View 3



View 4

EXISTING BUILDING

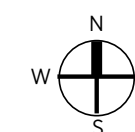
Oak Hill House is a large, elegant Victorian house built as a single home around 1850, and is presently sub-divided into eight private flats. The house has a raised Ground floor and two floors over, and a Lower Ground floor that is more expressed at the rear.

It sits within a large garden with mature trees, sloping down to the north.

The existing roof is a fairly shallow slate-clad structure with overhanging eaves and a strongly defined soffit.



Location Plan



PROPOSAL

The proposals are for combining two 2nd floor apartments into a single apartment with internal modifications including levelling of the floor which currently has a lowered section in the middle. Over this, the existing roof is very complex in form with a number of pitched sections and has reached the end of its life. This has resulted in numerous leaks over time with frequent repairs required. The proposal is therefore to replace the existing roof. The external slopes up to the ridge will be replaced like-for-like and the internal areas as a flat roof terrace. The visible external slopes remaining effectively as they were.

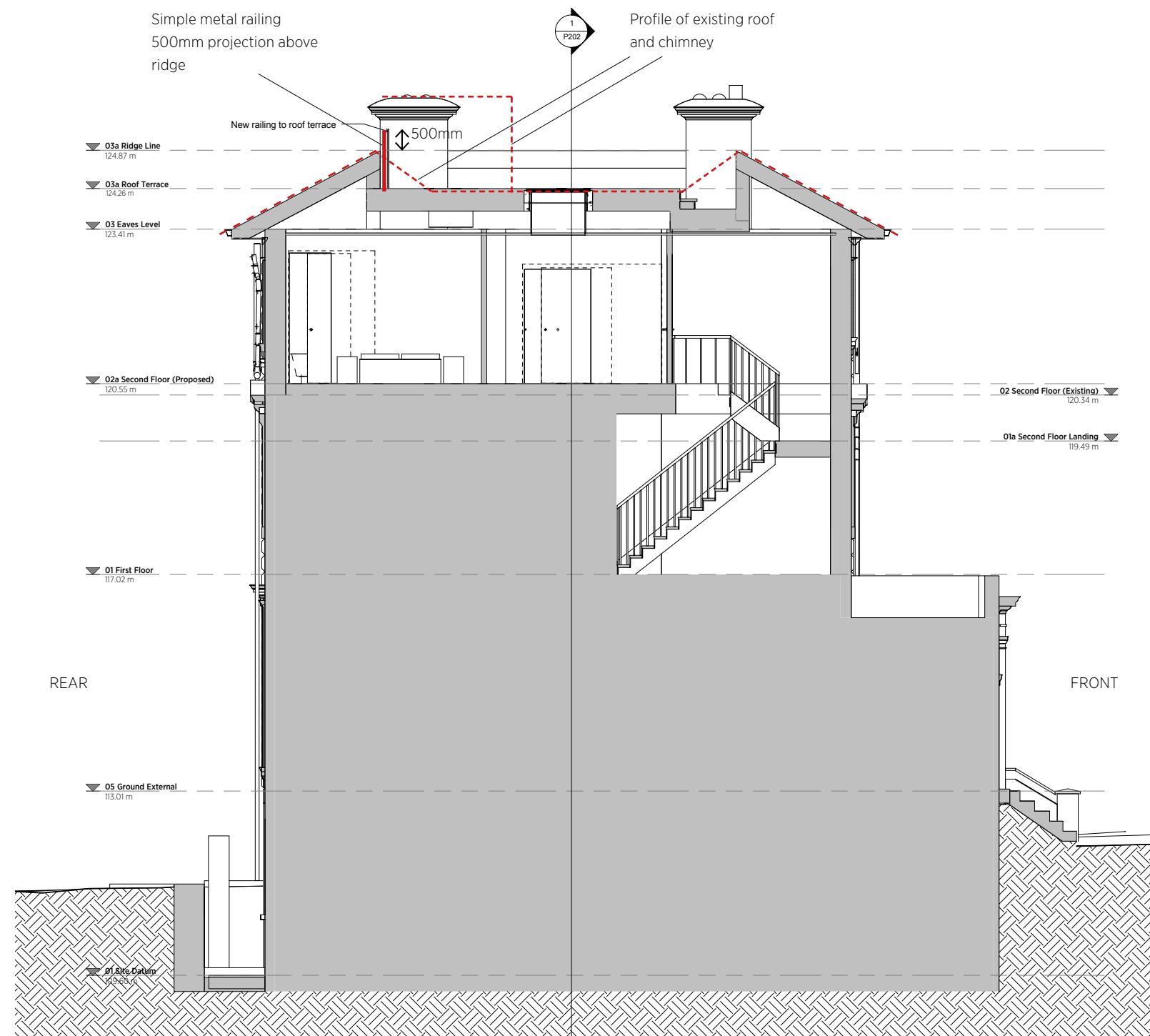
Access to the new apartment will remain from the existing staircase.

USE/ AMOUNT

The existing top floor comprises two 2-bed apartments of approximately 88 and 91m². The proposal would be to create a single 4-bedroom apartment.

SCALE

The overall building envelope will remain unchanged since there will be no change to the roof slope, its overall height or materials. Within the middle of the roof there will be a terrace formed within a lower central section. This is accessed via a staircase from the living area and a sliding glass panel over. The terrace will be set below the level of the ridge of the roof. The front and sides will be lowered such that no handrail is required. The rear central section will have a simple black metal handrail set back from the ridge which will not be visible in sensitive views from the surrounding conservation area.



Section through Building

APPEARANCE

The existing 2nd floor has two floor levels since the central section is lower than the two ends of the building. It is proposed to raise the central section to create a level floor across the entire apartment similar to the existing higher floor level.

No change in fenestration is proposed to the front (SE) or side (NE) elevations. In order to enhance the quality of outlook from the apartments, it is proposed to slightly lower the cill level of windows to the rear (NW) elevation.

The new rear windows will respond to the existing façade articulation and hierarchy and will simplify but respect the existing detailing. This will enhance the existing rear façade. In addition two new windows are proposed to the south west elevation to improve the relationship with the existing windows below. These will also respect the detail and proportions of the existing façade.

The 2nd floor windows to the front and north east elevation will be replaced with new double glazed windows to match the existing in material and detail.



Rear Elevation



Existing Rear Elevation

ACCESS

Access to the 2nd floor remains unchanged.

The existing 2nd floor accommodation is not served by a lift and it is not possible to introduce a lift to serve the proposed apartment due to building constraints. Therefore the proposed apartment will not be accessible.

Once within the apartment, the space will be generously planned and will comply with Part M (4) 1 of the Building Regulations wherever possible. The existing change in floor level across the 2nd floor will be removed.

SUSTAINABILITY

The opportunity will be taken to improve the sustainability of the existing building in the areas affected by the proposals. Replacement windows and improved wall insulation will reduce the overall energy demand whilst ensuring a properly maintained life in the future.

The proposed development has been designed to include the following sustainable features:

- New construction will be fabricated with sustainable materials wherever possible, which will be easy to maintain.
- All windows will be double glazed.
- Timber will come from approved and sustainable sources as approved by FSC.
- Low energy light fittings will be installed.

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