

Design & Access Statement



**Flat 1, 9 Oakhill Avenue,
London
NW3 7RD**

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Contents

Executive Summary

The Case in Essence

1.0 Site Analysis and Evaluation

1.1 The Site and Local Context

1.2 The Existing Building

2.0 Existing Access Principles

3.0 Design Principles

3.1 Main Design Principles

3.2 Materials

3.3 Daylight Study

3.4 Planning Policy

4.0 Precedent

5.0 Access Proposals / Solutions

6.0 Conclusion

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Executive Summary

The Case in Essence

- The applicant's property, Flat 1, 9 Oakhill Avenue, is a single storey basement flat, with an entrance hall at ground floor level.
- The flat is set within an Edwardian semi-detached house, built circa 1910, and converted into 4 no. self contained flats after 1986.
- The property is not listed but is located in The Redington and Frogna conservation area.
- The Applicant wishes to extend the flat into the garden by forming a single storey rear extension, to create additional living space to accommodate the needs of their family.
- The proposed extension is of modest proportions, and would have no impact to the neighbouring flats above
- The proposed extension would cause no harm to the character of the area, as it is located at the rear of the property and is visually screened from Greenway Gardens by the existing neighbouring building, 11 Oakhill Avenue.
- The proposed extension would also cause no harm to existing adjoining uses, and would have no impact to the neighbouring access to natural daylight.

- This Design & Access Statement has been prepared to accompany the drawings submitted as part of the planning application for the proposed extension to Flat 1, 9 Oakhill Avenue, London NW3 7RD
- This statement is an integral part of the planning application, and as such should be read in conjunction with the enclosed drawings and not treated as a separate document.

The description of the proposal should be cited as follows:

- *"Erection of a single storey, rear, side infill extension"*

We trust that the above provides an accurate description of the proposal.

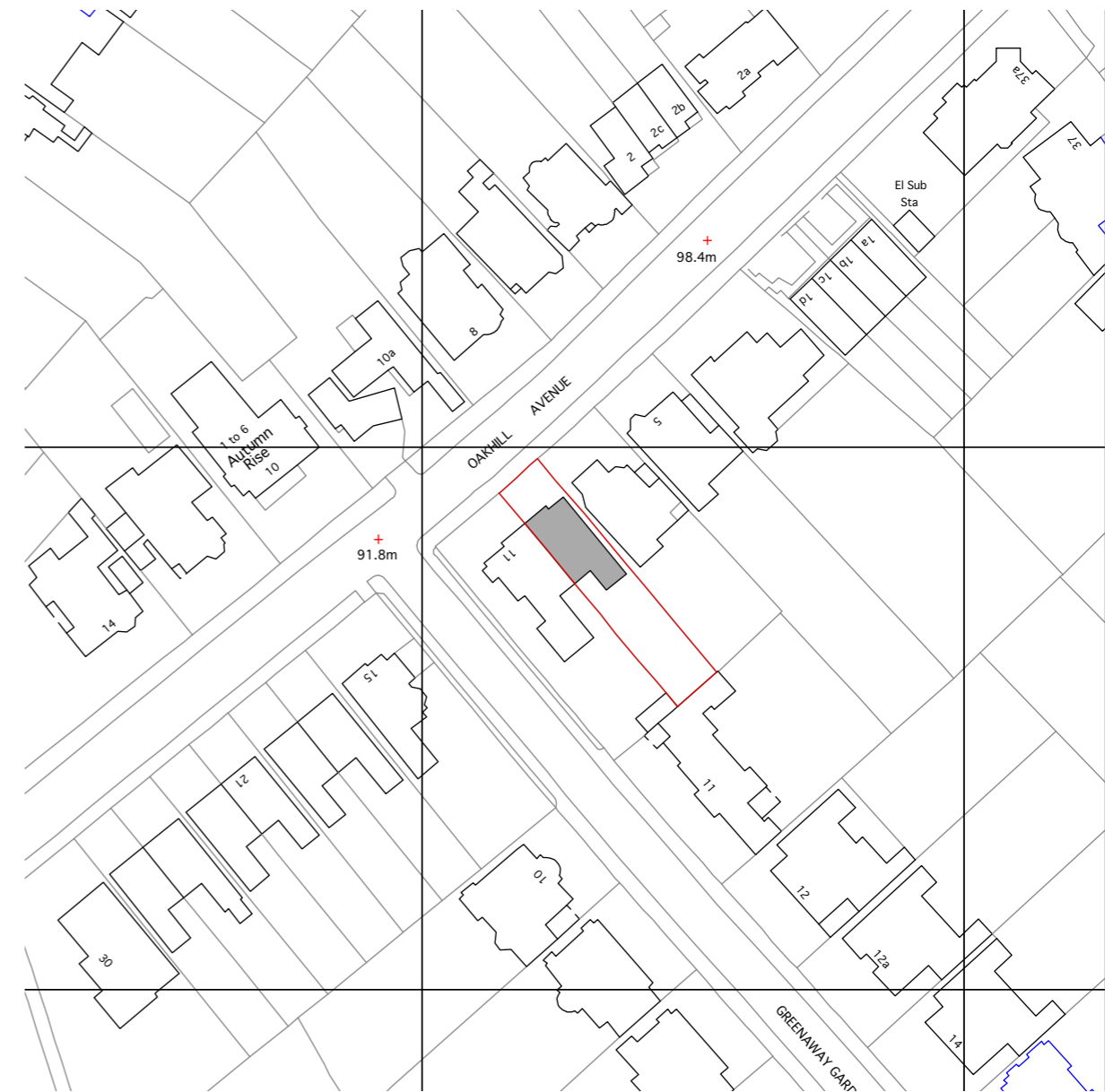
1.0 Site Analysis and Evaluation

1.1 The Site and Local Context

- Flat 1, 9 Oakhill Avenue is located within the London Borough of Camden. The building is located in the Redington and Frogna Conservation Area.



Aerial View



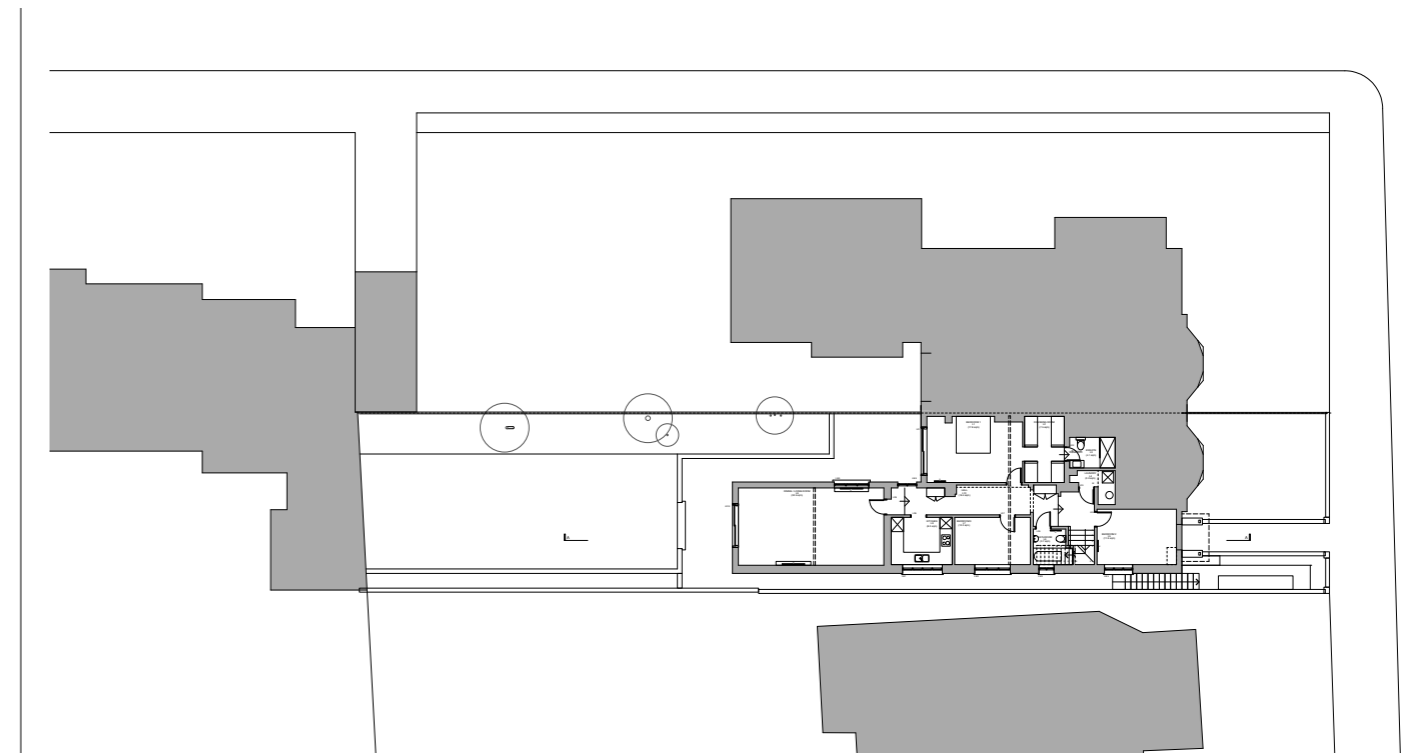
The 1:1250 Site Plan (WK/2190/01) reproduced here identifies the site boundary with a red line. The site is approximately 490m² including front and rear gardens (please note front garden is shared amongst all flats within 9 Oakhill Avenue).

1.2 The Existing Building

- Flat 1, 9 Oakhill Avenue is a single storey basement flat, with an entrance hall at ground floor level. The flat is set within an Edwardian semi-detached house built circa 1910 and converted into 4 no. self contained flats after 1986 (planning reference : 8600883).
- The building is not listed, and (along with its semi detached neighbour) has had a number of changes made in order to modernise it and make it fit for use as self contained flats.
- The building is of load-bearing masonry construction with timber suspended floors. The front elevation is of exposed brick at ground floor level, with a render finish at first floor level. The rear and side elevations are formed in exposed brick. Flat 1, is not visible from the front elevation, as it is fully subterranean in this area.
- There is a large front garden to the property, which is shared by the 4 flats.
- The rear elevation of Flat 1 opens onto a large private garden, that extends 19.5m. However, there is a significant problem of overlooking as there are 3 no. balconies belonging to the above flats.
- The flat is also significantly overshadowed by the large 2 storey glazed extension belonging to the semi-detached neighbour, 11 Oakhill Avenue.
- The property is within a quiet suburban street adjacent to houses of similar style, scale and proportion.



Existing Elevations



Existing Plan

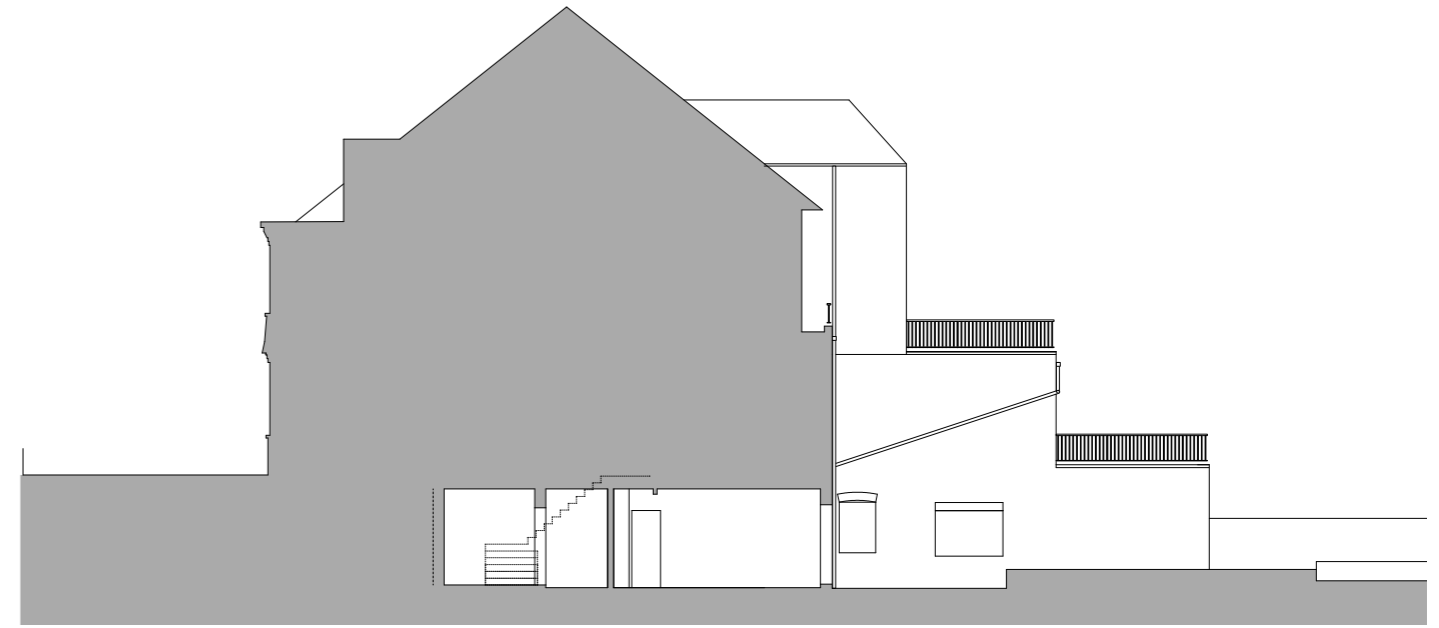
2.0 Existing Access Principles

- Access to the applicant's flat is via Oakhill Avenue, through a main communal front entrance door, which serves all 4 flats within the building. There is an additional access to the garden via the side of the building. These serve as the access for pedestrians cyclists, emergency services and general services.
- Oakhill Avenue is part of a residential area, a short walk from public transport services including buses, rail and underground.
- Oakhill Avenue is a controlled parking zone and has residents permit and 'pay and display' parking bays. A number of properties on Oakhill Avenue have front drives, which allow parking within the front garden area of those properties.
- Currently the main access and egress (in case of emergency) from the building is at ground floor levels through the front door. There is an additional exit via the garden to Oakhill Avenue in case of emergency.

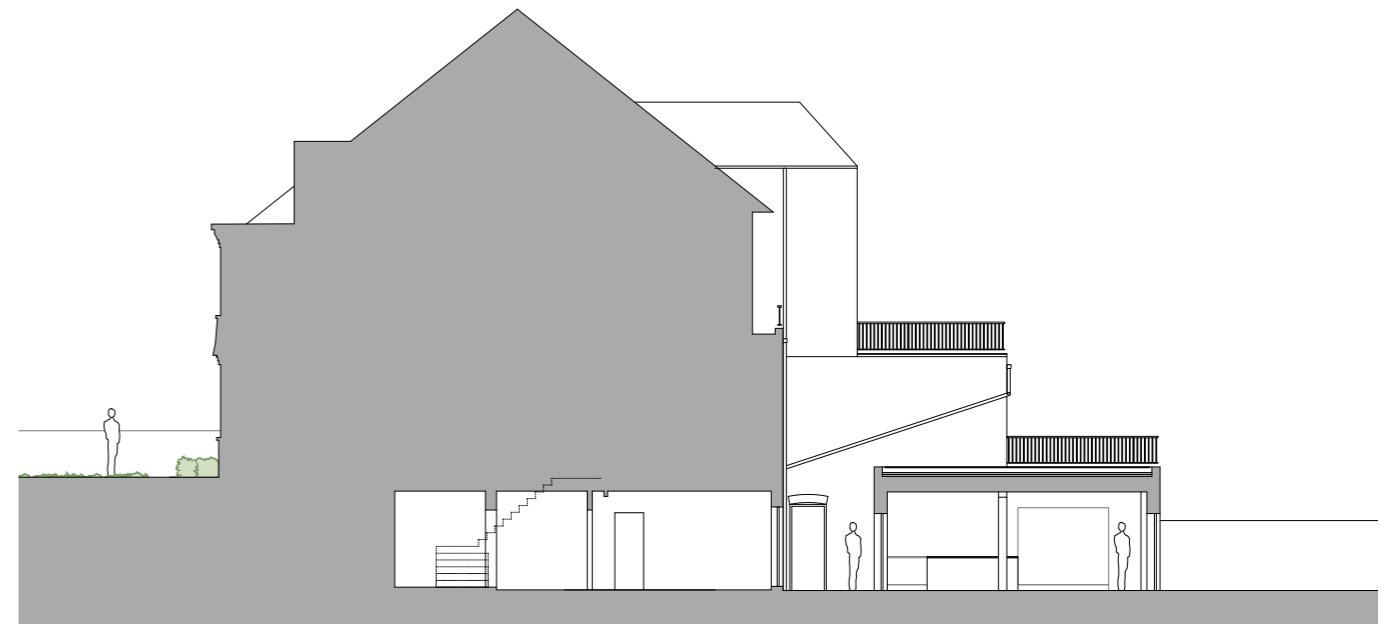
3.0 Design Principles and Proposals

3.1 Main Design Principals

- Permission is sought for the erection of a single storey rear side infill extension.
- The proposed extension arises from a need to increase the living space of the applicant's family in a way that allows them to maintain privacy and maximise light.
- A modestly sized, extension has been proposed to increase the living space to the flat in an area of the garden that is currently unused. This is due to it being significantly overlooked by the existing terraces to the upper floor flats in the building, as well as the existing terrace and 2 storey extension belonging to 11 Oakhill Avenue.
- The proposal also seeks to maximise the natural daylight to the flat by forming a courtyard between the existing rear elevation and the proposed extension. In doing this maximum living space is created while maintaining the existing rear elevation and maximising the natural daylight and allowing good cross ventilation.
- A fixed glass rooflight has also been proposed that will allow light into the proposed extension and will also improve the daylight conditions of the existing living area
- The proposed extension would be fully obscured from public view as it is in the back garden, and is also concealed from Greenway Gardens by the neighbouring building and garden.



Existing section



Proposed section indicating proposed courtyard and modest scale of proposed extension

3.2 Materials

- Bricks to match the existing have been proposed to allow the proposed extension to sit comfortably with the existing building.
- The materials of the proposed extension will reflect the materials of the existing building and the neighbouring building.
- The materials will be sensitive to the qualities of the property and will not undermine the features of the original building.



Rear Elevation



Proposed Rear Elevation, scale 1:100

3.3 Daylight Study

Through the design process, neighbour consultation was undertaken.

Restriction of daylight to the ground floor bedroom in 11 Oakhill Avenue was identified as a concern.

A rudimentary daylight study has been undertaken at 3 different times of year:

- 25th January
- 25th May
- 25th September

At 3 different times of day 9.30am, 12.30pm and 3.30pm, to address this concern.

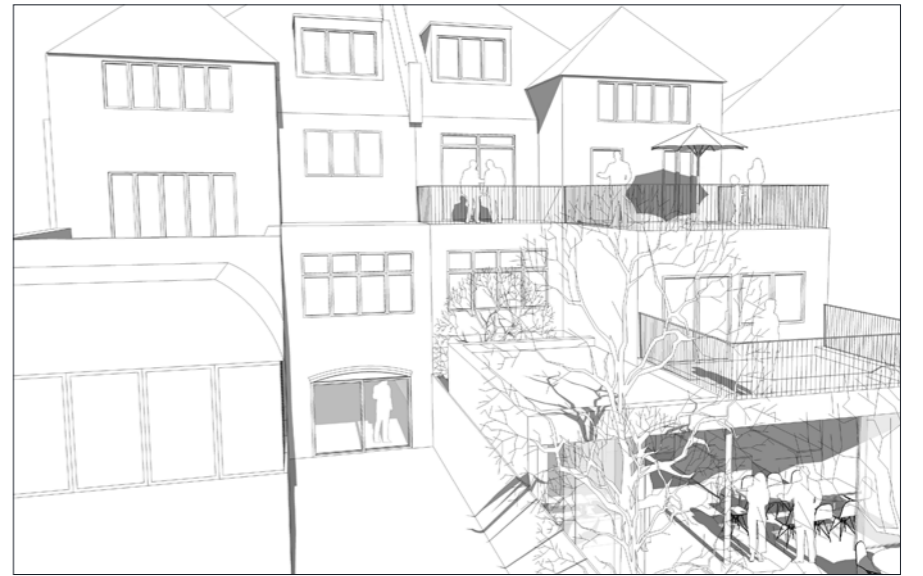
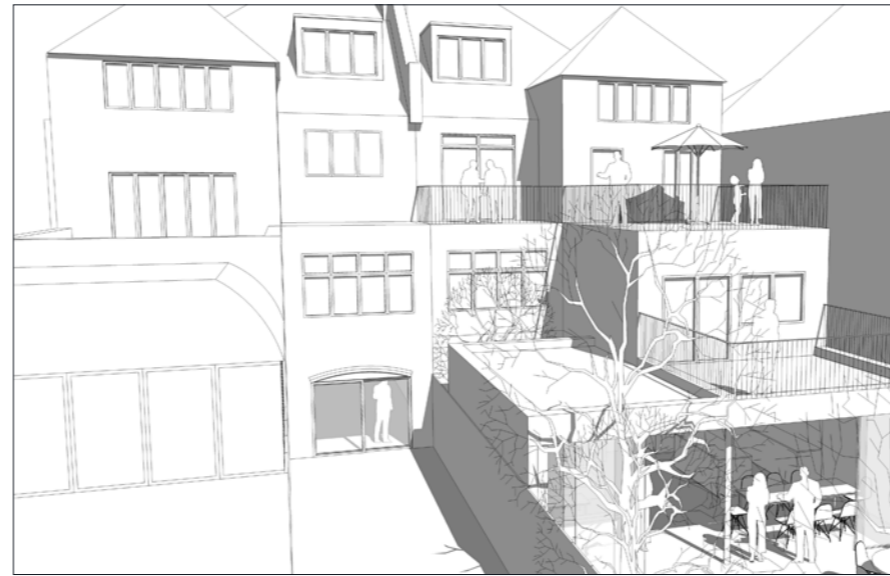
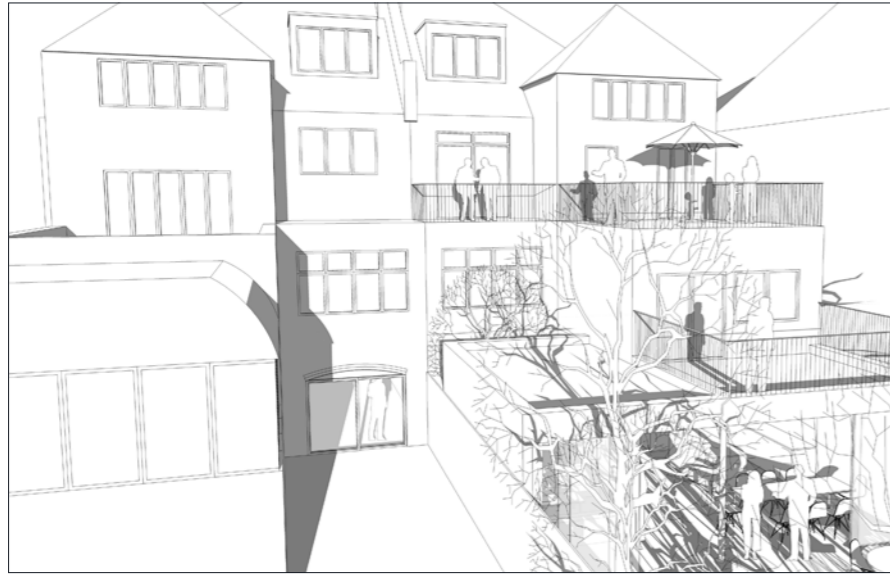
Our study indicates that the proposed extension would not restrict the daylight to the room in question. What is apparent is that the room in question has its light restricted by 11 Oakhill Avenue itself.

JANUARY

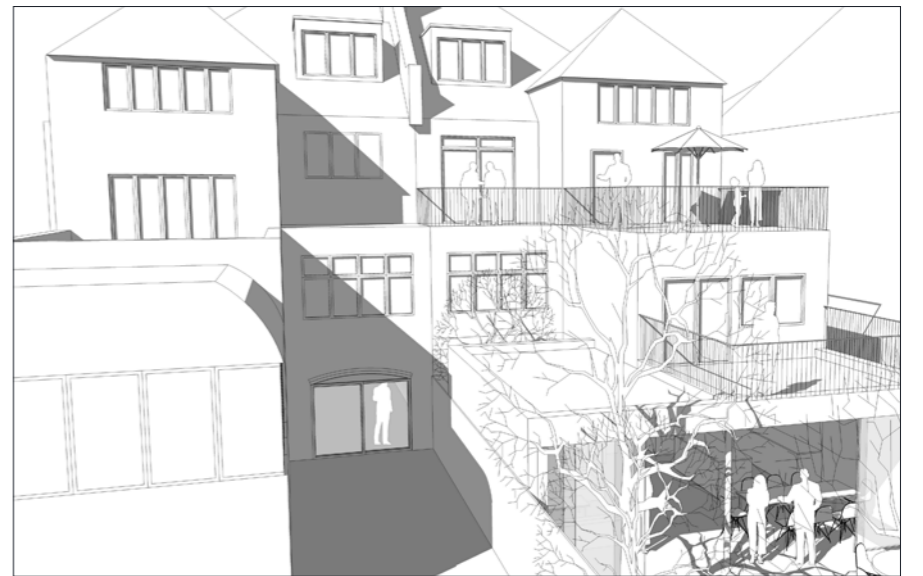
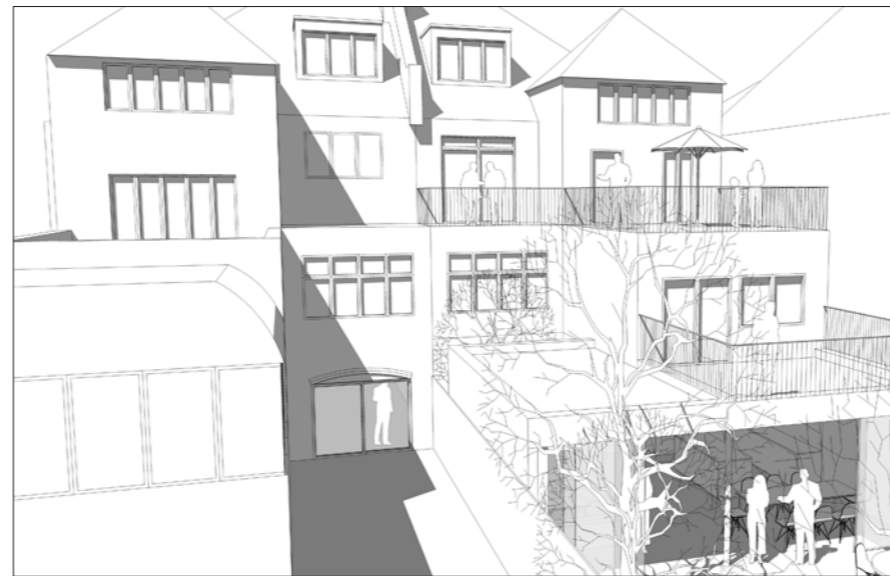
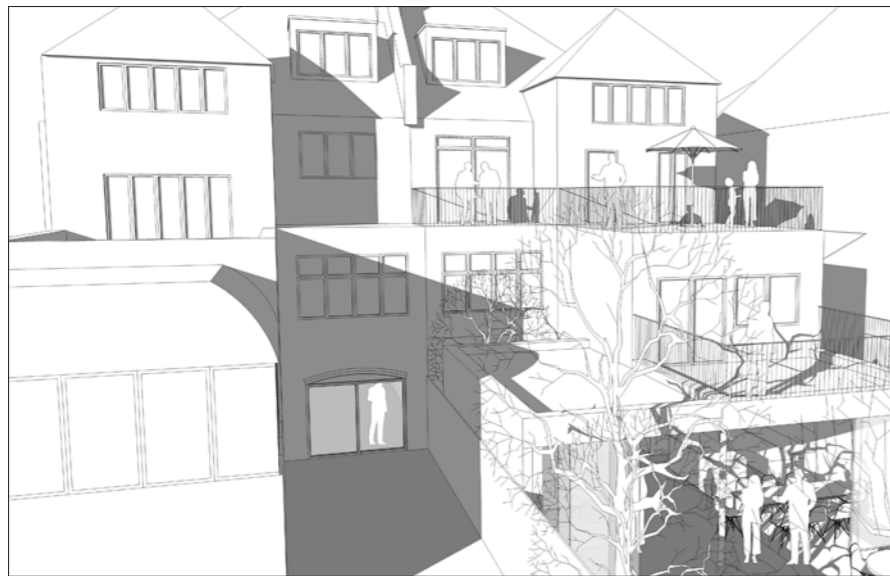
MAY

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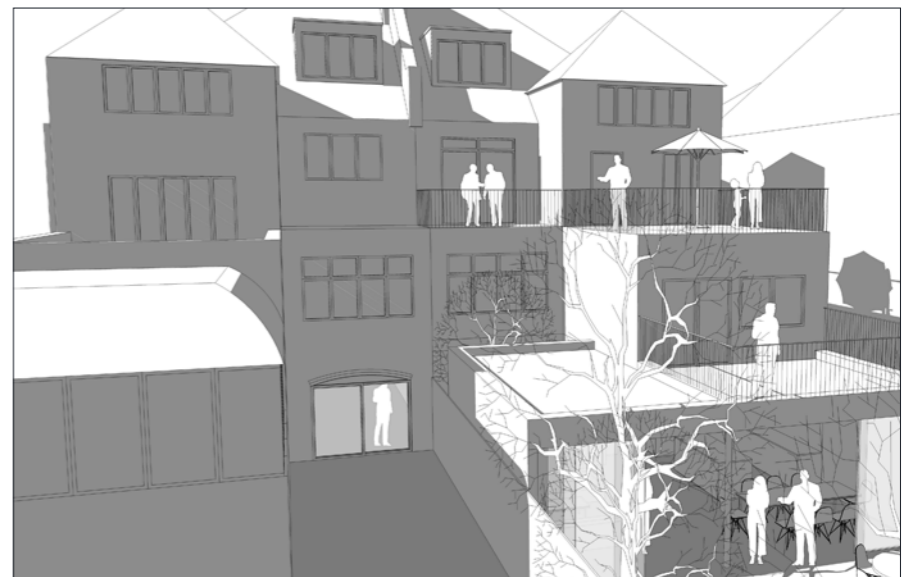
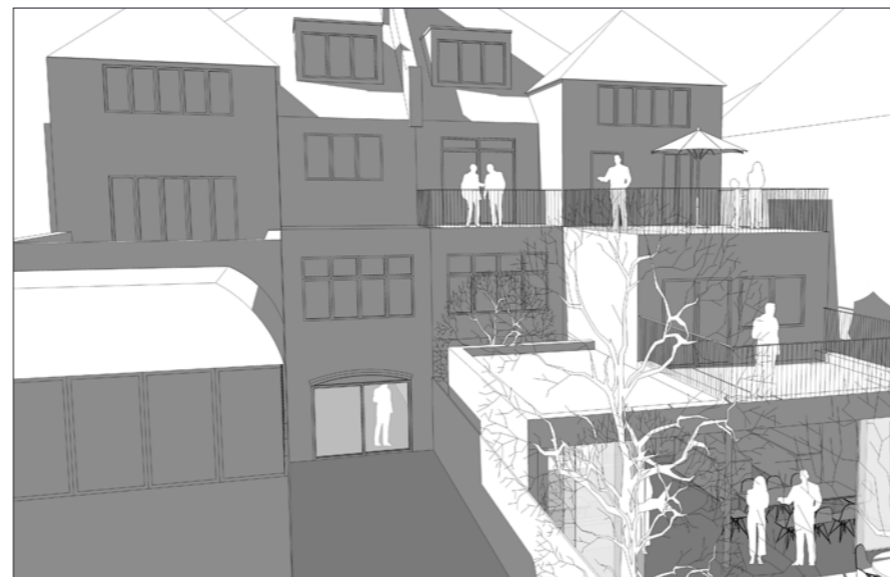
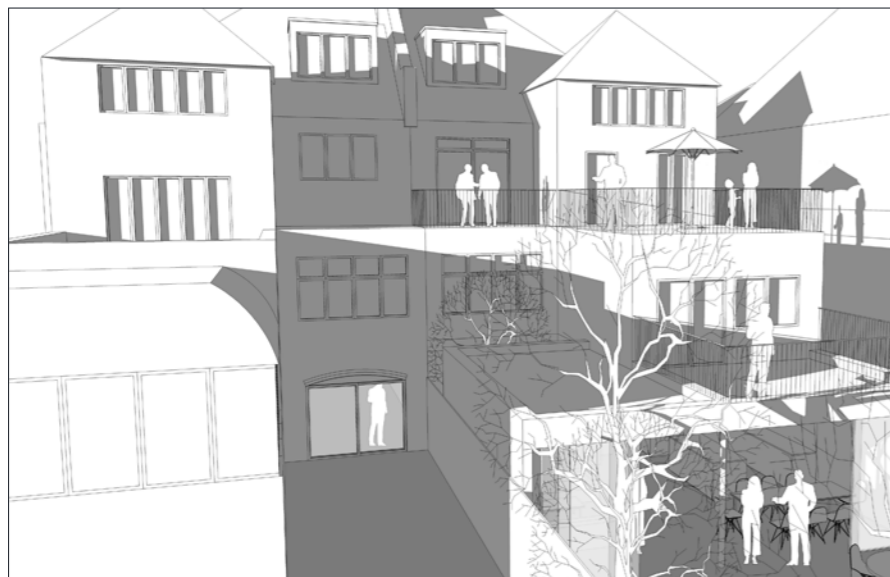
09.30 AM



12.30 PM



15.30 PM



3.3 Planning Policies

The proposed extension has been developed taking into account Camden's :

- Local Development Framework (LDF)
- Development Policies
- Supplementary Planning Guidance

Particularly:

CPG1 - Design

DP5 - Homes of different sizes

DP22 - Promoting sustainable design and construction

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

DP26 - Managing the impact of development on occupiers and neighbours

4.0 Precedent

- Looking at the surrounding context of Oakhill Avenue, it is clear that there are a number of alterations and additions that have been made to the buildings.
- Looking at aerial views we have identified a number of neighbouring buildings where side infill extensions have been constructed



5.0 Access Proposals / Solutions

- No alterations to the existing access arrangements into the applicant's property are being proposed in this application. The existing access and egress point to the front of the building has been maintained.
- The number of current parking spaces to Oakhill Avenue will not be affected under the proposed alterations to the building.

6.0 Conclusion

- The design for the proposed single storey rear, side infill, extension has been developed carefully, taking into account the surrounding context and site constraints.
- As well as improving their quality of life by extending their existing residential property, the applicant highly values the architecture of the original building, and wish to maintain the building's aesthetic where visible by way of the outlined proposal.
- The proposal is modest in scale, visually well integrated within its surroundings and shall not harm the character or ecology of the local conservation area, or the amenity of the neighbouring dwellings. The extension is also shielded from public views from both Oakhill Avenue and Greenway Gardens
- The design of the proposed extension to Flat 1 has been developed and amended on consultation with the neighbouring properties in order to mitigate concerns.
- In addition a daylight study has been undertaken to ensure no loss of light is caused by the proposed extension
- The proposed extension has been developed to allow the applicant to maximise their living space without affecting neighbouring adjoining uses. The proposed extension would not cause any loss of privacy or loss of light to the adjoining residential uses.
- The design solutions have been informed by relevant local planning policies and guidance on best practice for design and construction.
- For these reasons, we hope this application will receive your support and subsequent approval

Appendix A

Site Drawings

Scale: varies

WK/2190/001	Location Plan	1:1250 @ A3
WK/2190/002	Block Plan	1:500 @ A3
WK/2190/005	Detailed Site Plan	1:200 @ A3

Existing Drawings

Scale: 1:100@ A3

WK/2190/10	Existing: Lower Ground Plan
WK/2190/11	Existing: Ground Plan
WK/2190/15	Existing and Proposed Front Elevation
WK/2190/16	Existing Rear Elevation
WK/2190/20	Existing: Section A
WK/2190/21	Existing: Section B
WK/2190/21	Existing: Section C

Proposed Drawings

Scale: 1:100@ A3

WK/2190/101	Proposed: Lower Ground Plan
WK/2190/111	Proposed: Ground Plan
WK/2190/116	Proposed Rear Elevation
WK/2190/120	Proposed: Section A
WK/2190/121	Proposed: Section B
WK/2190/121	Proposed: Section C