Design and Access Statement

8 Oakhill Avenue, London. NW3 7RE

29th April 2020

CARVERFARSHI

Contents

Fig 1: Proposed site plan in context

1.0 Introduction

This Design and Access Statement has been prepared in support of a Planning Application for both flats at no 8 Oakhill Avenue NW3 7RE. This application comprises the following alterations:

- Demolition of non-original rear and side extensions
- Demolition of rear stub chimney stack
- Demolition of non-original shed
- Erection of a single storey rear extension
- Erection of a single storey side extension
- Rationalisation of the east elevation windows at first floor level
- Reinstatement of the historic rear facade
- Enlarged and repositioned dormer on the west elevation
- Double glazed slim-line timber windows to match original detailing throughout the house
- Flush rooflights within existing pitched roof on side and rear elevations
- New rear patio
- New air conditioning unit

These works are proposed in conjunction with another application for the construction of a basement. The two applications at 8 Oakhill Avenue will enable the re-unification of the two properties into a single family dwelling. Permission for amalgamation is being sought for under a certificate of lawfulness application concurrent to these planning applications.

The construction works associated with the above application have not yet been carried out and their extents are illustrated within this document.

Fig 2: Aerial view of site and surrounding context

2.0 Context

8 Oakhill Avenue was built in the early 20th Century and is a three storey detached property with an extensive rear garden. The house is raised up from street level and set back behind a heavily planted front garden. The building has been extended multiple times and subdivided into flats resulting in piecemeal rear and side elevations that mask the original building. The property is not listed and is in the Redington/Frognal Conservation Area.

The properties in the conservation area are typically large detached or semi detached houses with substantial rear gardens. Many neighbouring houses have large extensions or outriggers that are in keeping with the scale of the area. Examples of some of these are included in section 6 of this report and highlighted in the aerial image on page 14 (fig 30).

Further information on the context and host building can be found in the Heritage Statement prepared by Stephen Levrant Heritage Architecture and submitted as part of this application.

(from left to right)

Fig 3: View of front elevation taken from Oakhill Avenue

Fig 4: View of rear of 8 Oakhill Avenue taken from bottom of 39 metre garden

Fig 5: View of rear of 8 Oakhill Avenue

(from left to right)

Fig 6: View of east elevation and existing side extension showing mismatching windows and roof of lean-to side extension

Fig 7: View of existing side extension on east side showing varying roof heights and poor detailing

Fig 8: View of roofs of existing rear extensions showing varying roof heights of extensions carried out at different times

Fig 9: View of existing shed on western side abutting boundary

(from left to right)

Fig 10: View of side of rear extension showing incongruous glazing, poor detailing and mismatched brickwork

Fig 11: View of rear extensions showing close proximity to side boundary and neighbouring property

Fig 12: View of rear extensions from patio, obscuring view of host building

Fig 13: Proposed site plan in context highlighting key elements of proposals

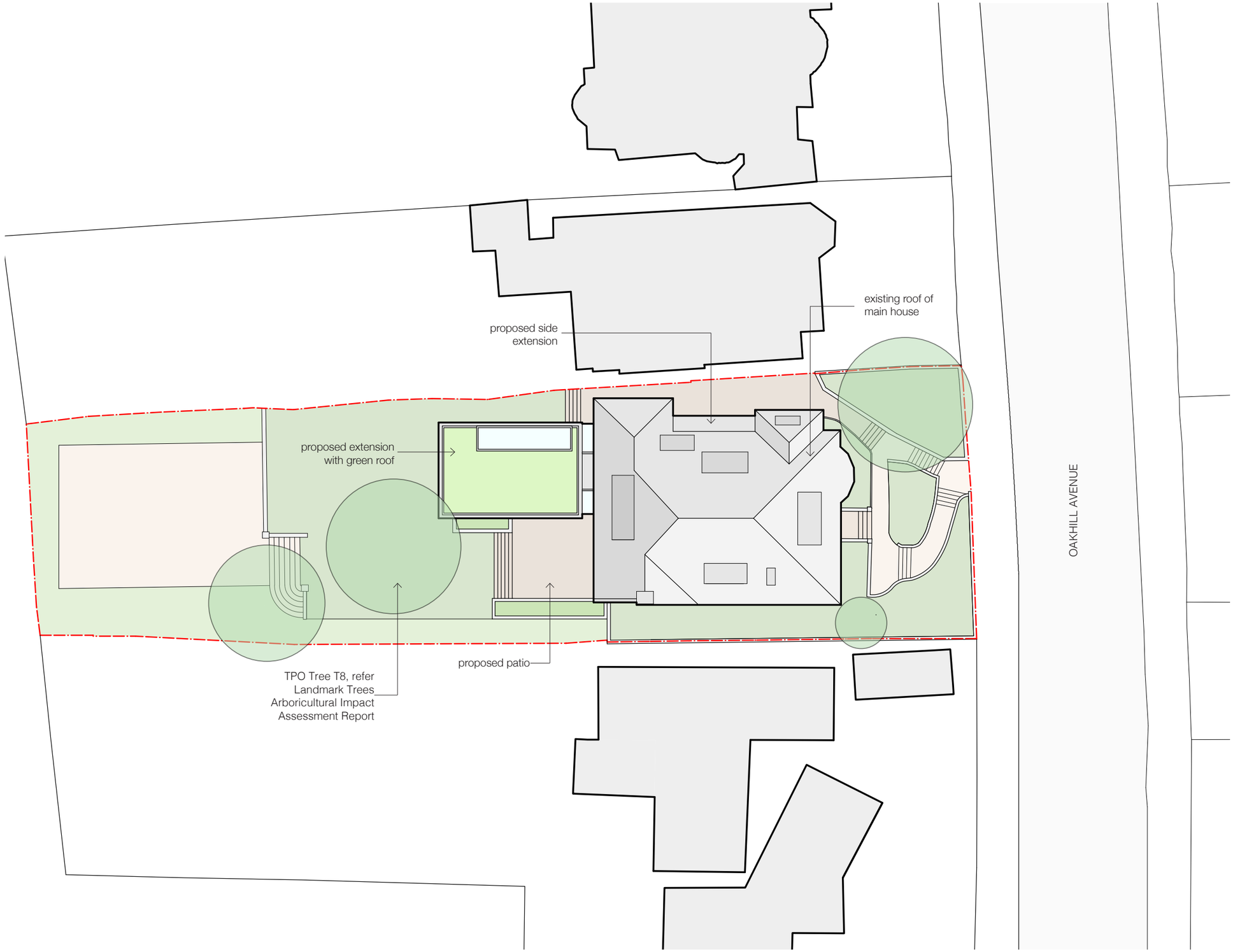
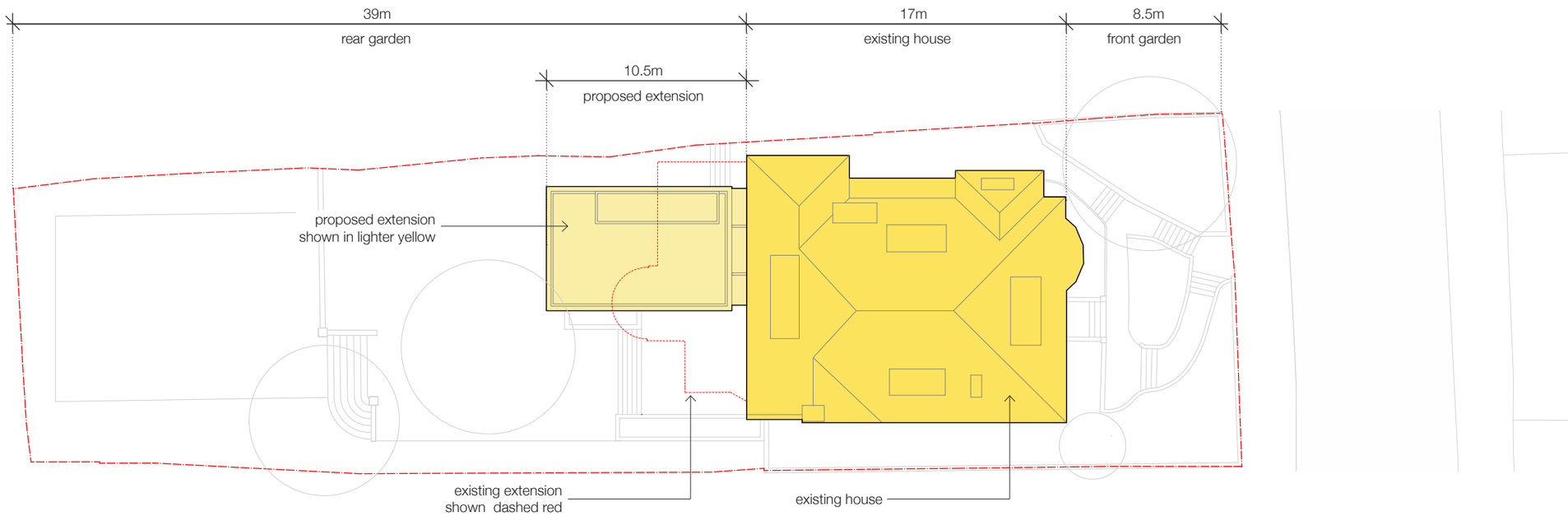


Fig 14: Proposed site plan showing host building and proposed extension in relation to site and existing extensions.



3.0 Layout + Scale

As detailed on the submitted drawings the application proposes to demolish the existing single storey rear and side extensions. These are considered to detract from the original character of the property and conservation area.

The proposal is to erect a unified, single storey rear extension that consolidates the existing piecemeal extensions and reads as a holistic, considered separate entity. No external amenity space is lost as the proposed floor areas are equivalent to the existing rear extensions.

The proposed extension is commensurate with the scale of the 65 metres deep site and surrounding context. Many substantial outriggers and extensions exist in the conservation area as noted in Section 06 of this document.

With the host building measuring over 17 metres long and the rear garden extending back a further 39 metres the proposed extension remains subordinate the existing house and in keeping with the scale of the large site.

The proposed extensions narrow width further ensures its subordinate to the host building. By demolishing the existing full width extension and revealing more than half the facade of the original house, the historic features of the property can once again be seen.

A new rear patio is situated between the proposed extension and host building creating accessible, outdoor amenity space from various rooms within the house.

Works along the east elevation will rationalise non-original interventions carried out when the house was separated into flats.

A single storey, flat roofed, side extension will replace the existing extension and external stores along this facade.

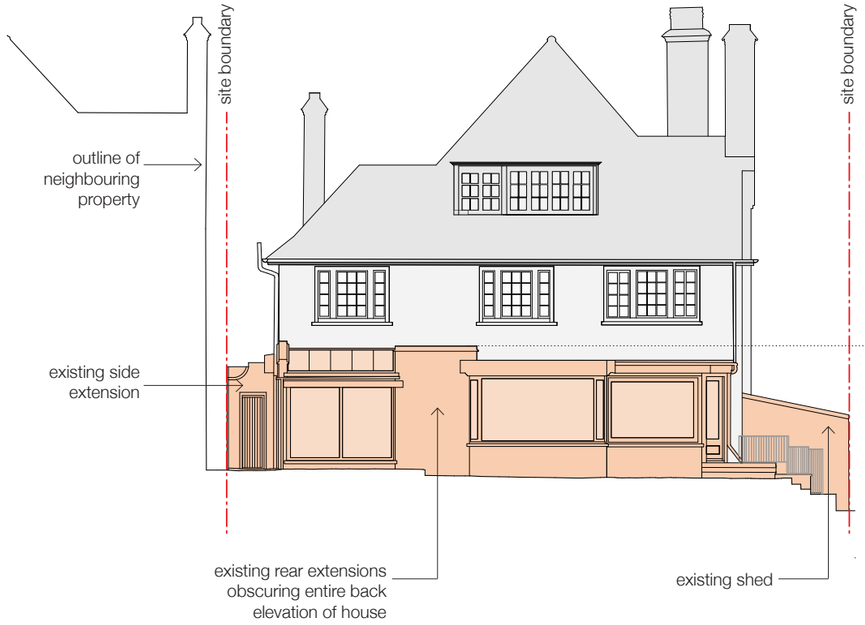
The proposals use the existing building line to blend in with the host building and remove development from the boundary with the neighbouring property.

The resultant design of new and old elements is a considered, holistic response to the context, site and heritage of the host building.

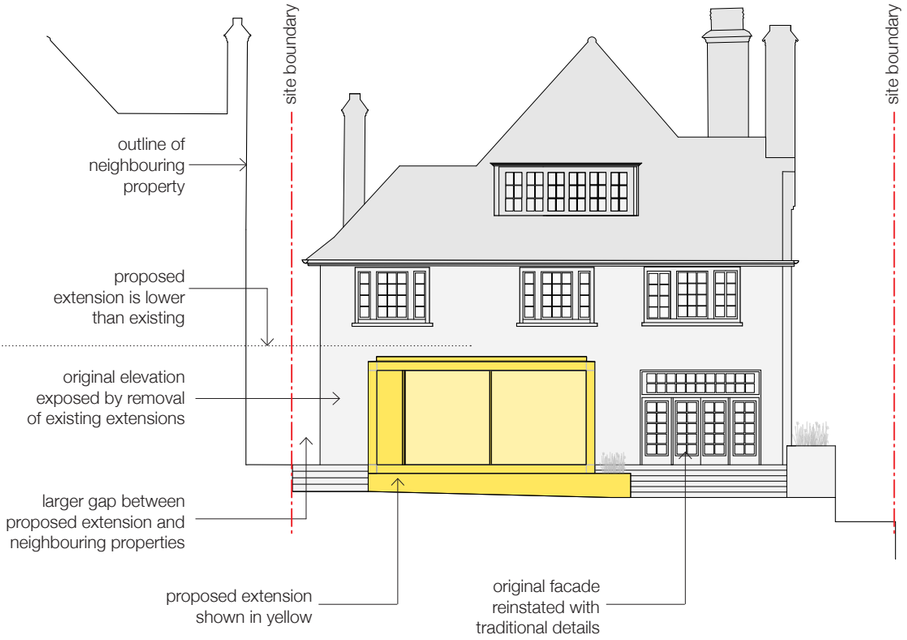
(from left to right)

Fig 15: Existing rear elevation with extensions highlighted

Fig 16: Proposed rear elevation with extension highlighted



Existing Rear Elevation

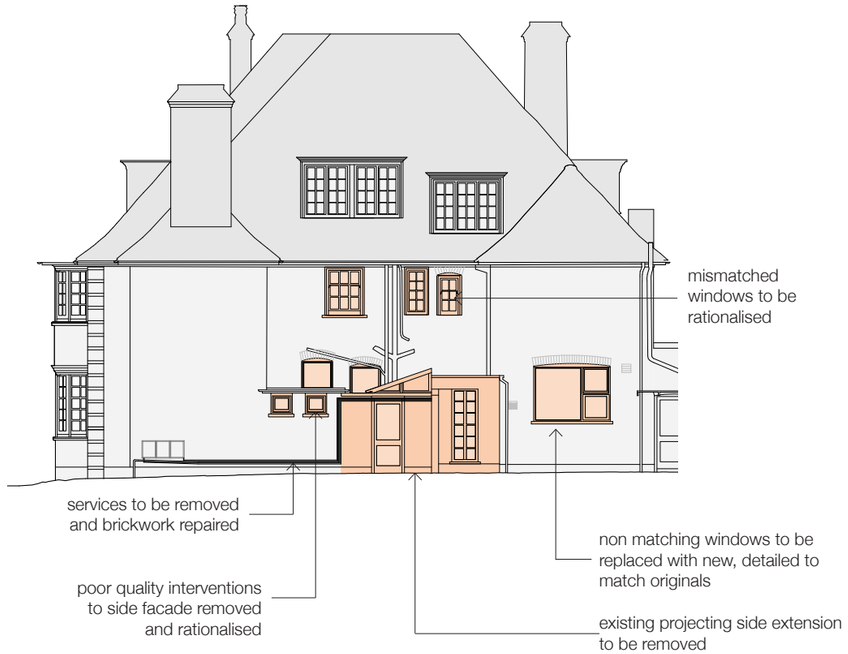


Proposed Rear Elevation

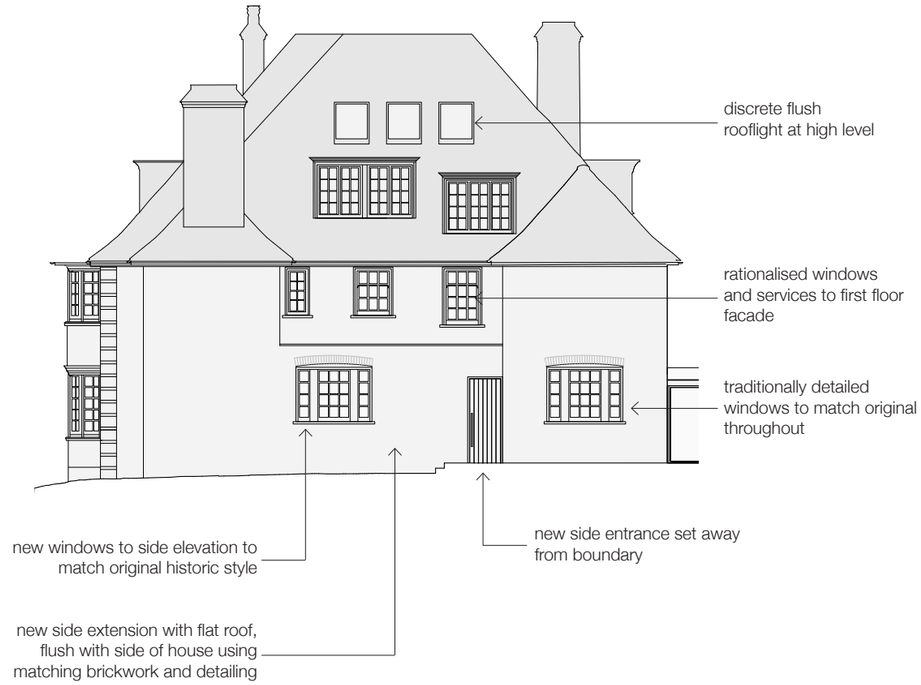
(from left to right)

Fig 17: Existing side elevation, refer drawing 1903_PL_EX_202 for full elevation

Fig 18: Proposed rear elevation refer drawing 1903_PL_202 for full elevation

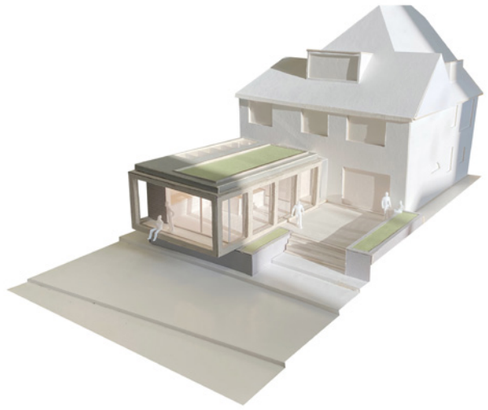


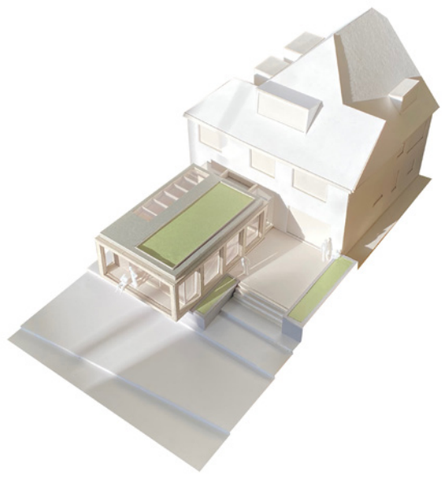
Existing Side Elevation



Proposed Side Elevation

Fig 19 + 20: Physical model of proposed extension and existing house exploring massing





4.0 Appearance

8 Oakhill Avenue has been neglected for many years, and is suffering visible degradation. The proposed works will repair the damage done by the many ill-conceived alterations whilst preserving and enhancing the character of the original building and the conservation area.

Rear Extension

The rear extension will be detailed in a contemporary way whilst remaining sympathetic to the character of the host dwelling. A frame-less glass link will delineate between the original house and new extension.

Bricks, stone, concrete and glass will be used to build the extension. These materials form a refined palette of textured finishes that complement the original materials of the house. An aluminium pressing is used to conceal the depth of the roof build up. The parapet is set back and reflective, diminishing the overall perceived height of the extension.

The extension sits upon a concrete plynth and cantilevers out into the garden creating framed views of the landscape and greenery.

A wildflower sedum green roof is proposed to enhance the biodiversity and character of the site. The sedum will change colour throughout the year and provide improved visual amenity and interest to the occupiers from the windows above.

The proposed rear extension is hidden from the street scene, modest in height and considerably set back from all boundaries and therefore has limited visual impact.

Side Extension

The side extension will be built in reclaimed brickwork to match the original dwelling. This extension will replace a discordant series of interventions that have happened over the life of the building and be a substantial improvement in appearance and function.

The proposed extension will blend in with the host building using existing building lines and traditional construction methods. The new extension will be smaller than the existing lean-to, set further back from the boundary and not visible from the street.

Host Building

Works to the host building will preserve and reinstate original architectural features that have been lost over time.

Following the demolition of the existing rear extension, the original rear facade will be restored. The narrow width of the proposed extension will allow the original house to be read in its entirety, further clarifying the relationship between old and new.

All windows will be replaced with new glazing to match the original timber sash windows.

Works to the east elevation will help to rationalise the facade, remove mismatched windows and will strengthen the prevailing character of the host building.

Skylights are to be added to the existing pitched roof. These will be modest in scale and flush with the existing roof finishes. They will not be on a primary facade and are not visible from the street.

The side dormer on the western facade is to be altered to match the main dormer on the eastern facade. The proposed dormer is appropriately proportioned to the roof pitch and will be in keeping with the host building.

A full refurbishment of original mouldings, soffit boards, cills and other external features will be undertaken. They will be carried out to a high standard ensuring the continued longevity of the house.

All works to the host building will be in keeping with the materials, character and detailing of the original property. Works of a contemporary design are restricted to the proposed rear extension. The result is a union of new and old that can be read as distinct elements composed together in a sympathetic way.

Fig 21: 3D aerial view of existing rear of 8 Oakhill Avenue

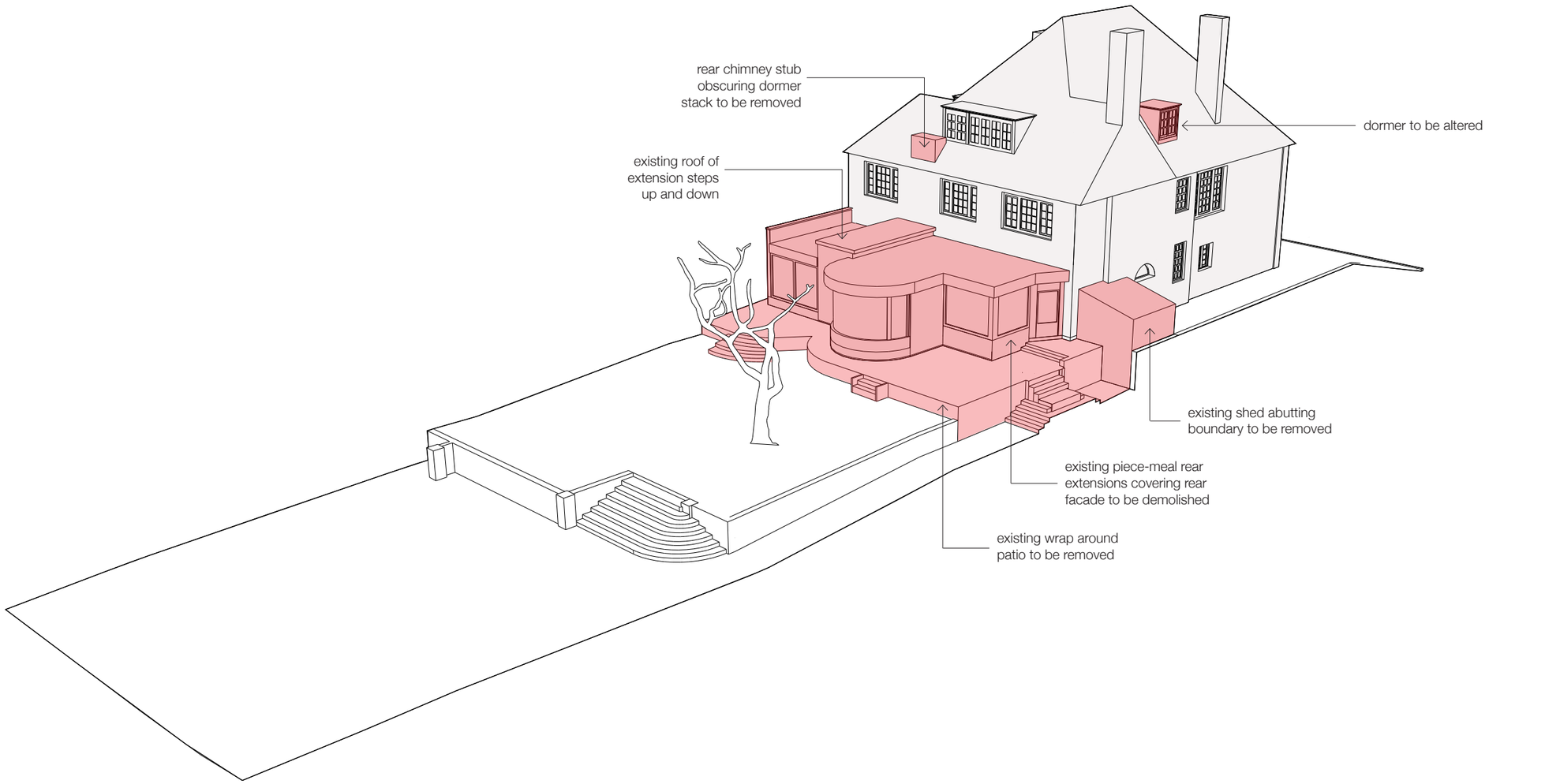
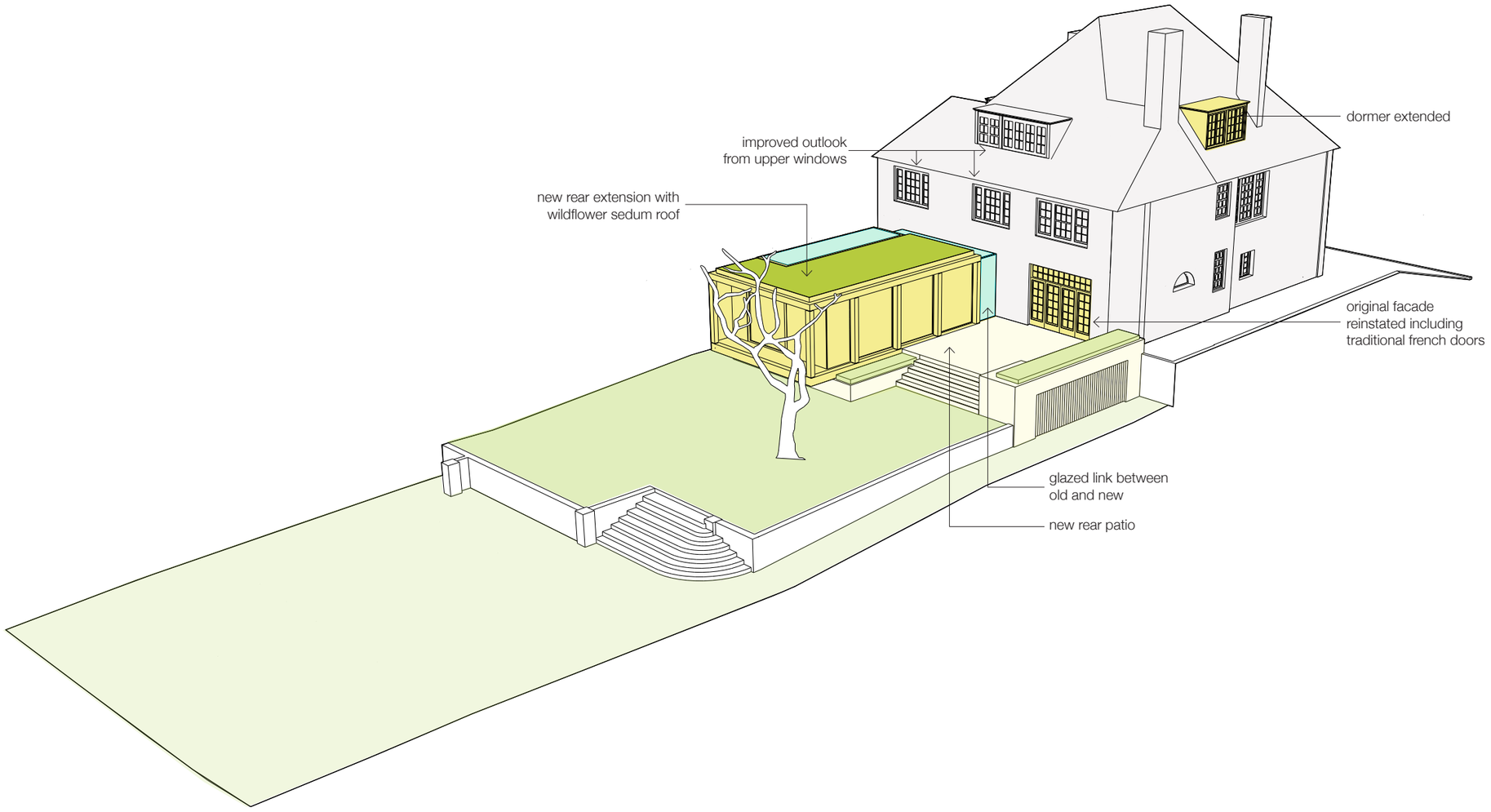


Fig 22: view of rear of 8 Oakhill Avenue as proposed



5.0 Materials + Detailing

Fig 23: Example photo of existing brickwork to be repointed using traditional methods.

Fig 24: Example of proposed handmade brickwork for extension, complementary colour texture and variation

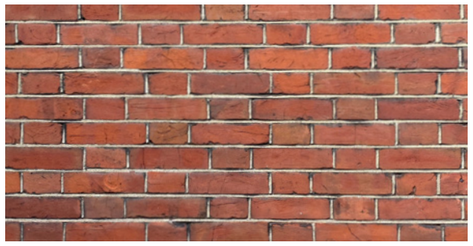
Fig 25: Example of stone to be used for cladding to frame of extension, colours and texture to complement existing brickwork

Fig 26: Example of aluminium pressing to roof parapet, reflective to diminish overall perceived height of extension

Fig 27: Precedent project Hollycroft Ave showing old and new Credit Alan Higgs Architects (Planning Ref 2009/4288/P) Contemporary extension to historic house

Fig 28: Precedent examples of glazed links creating buffer zone between old and new

Fig 29: Detail and material study of proposed extension at 8 Oakhill Avenue



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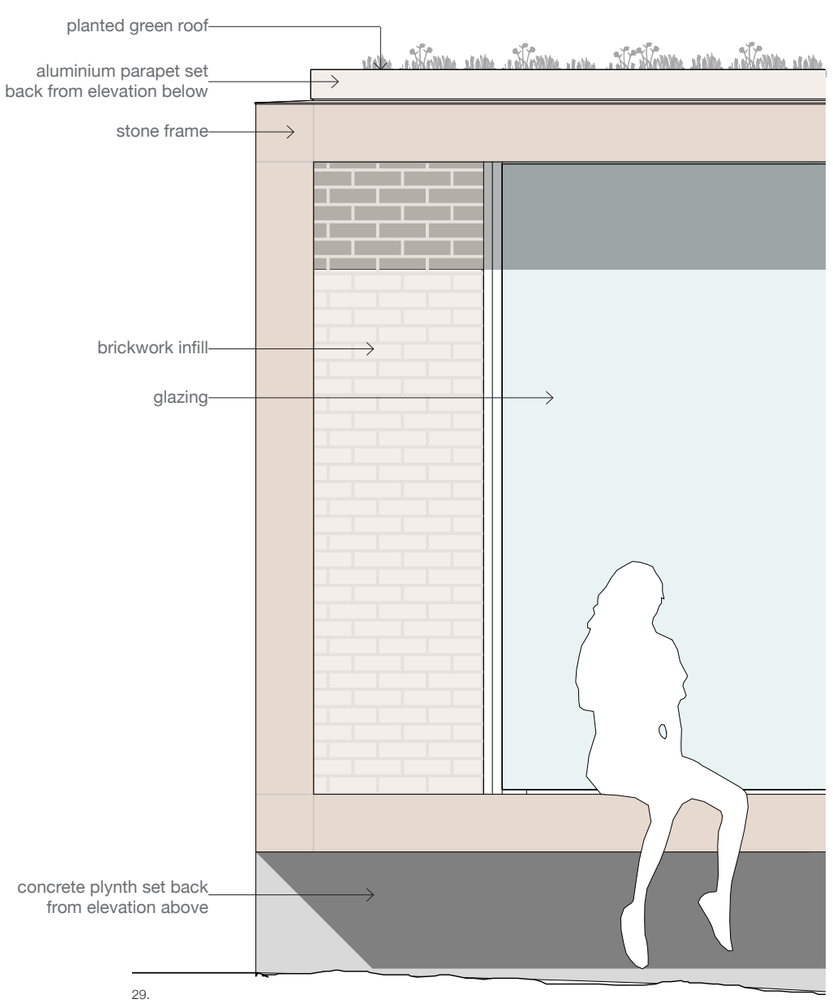

29.

Fig 30: Aerial view of site and wider context. Circles denote large + deep extensions within the conservation area

6.0 Planning History

A review of the planning history in the surrounding area, indicate that Camden has historially been supportive of larger rear extensions when sited on large sites with deep gardens.

By example, a number of applications similar to the proposed development have been granted at adjacent and nearby properties, notable examples include:

In 2015 No. 15 Greenaway Gardens was granted permission for a deep rear extension.

In 2014 No. 2 Redington Road was granted permission for a large single storey extension (2014/1875/P).

In 2019 No. 30 Redington Road was granted permission for a large single storey side extension that is visible from the street scene (2019/3915/P).

In 2014 10a Heath Drive was granted permission for a large single storey link extension (2013/7054/P).

These examples are a material consideration. They influence the character of Oakhill Avenue, the conservation and should form a backdrop for determining any planning application.

In November 2019 a pre-application was submitted to Camden for some of the proposals that make up this planning application. Comments returned by Camden and our responses to them have been included in Section 7.0 of this document.

7.0 Pre-Planning Advice

Pre-Planning advice was sought from Camden (Camden Reference 2019/5576/PRE) on an earlier version of the proposals, which included a new driveway and basement extension at the front of the property.

All works to the front of the property have been removed from this application. The proposed basement has been redesigned and forms part of a separate planning application to be submitted alongside this one.

The relevant parts of the council's pre-application feedback and responses are summarised below;

Rear Extension

- The proposed materials and detail of the design would not have an adverse impact on the host property's character and appearance.

- The proposed ground floor extension would not give rise to adverse daylight impact or increased sense of enclosure.

- The proposals would not give rise to adverse overlooking impact.

- The creation of an enlarged patio area to the rear of the main house would not have an adverse impact on the amenity of the neighbouring occupiers in terms of any additional harmful overlooking.

- The extension was considered not to be subordinate to the host building.

The application site is 64 metres long with the original house measuring 17 metres deep. The proposed extension extends 9.5 metres from the rear facade with a small cantilevered terrace extending into the garden. In this context the scale and depth of the extension is clearly subordinate to the host building and sympathetic to the total site size.

The existing extension covers the entire back of the house, dominating the rear facade and creating poor quality internal spaces, lacking natural light and ventilation. The proposed extension is less than half the width of the host building and set in substantially from both sides of the house.

Re-exposing a substantial part of the original rear facade brings natural light and ventilation back into the house and ensures the host building regains its dominant presence and the extension reads as subordinate.

Trees and landscaping

- Officers are concerned that the proposed rear extension and front elevation landscaping would be likely to adversely impact upon any mature trees on site.

The proposals have been assessed for their potential impact on trees within Landmark Trees Arboricultural Impact Assessment Report which forms part of this submission. The report concludes that the development will not have any significant impact on either the retained trees or wider landscape.

The majority of the footprint of the proposed rear extension is within the zone of the existing extension and patio. There is, however, marginal encroachment upon the root protection area (RPA) of a mature oak tree (Identified as T8 in Arboricultural Report) in the back garden.

Considering this, extensive ground investigations have been carried out and the foundations have been designed to ensure there is no impact on this tree. Details of this can be found the in Arboricultural Impact Assessment and Engineering drawings accompanying this application.

Side Dormer

- The side dormer requires a minimum set back of 500mm from hips + ridges in line with the guidance in the CPG1 Design.

These guidelines have been adhered to. The new dormer is set back significantly more than the required 500mm from nearby hips and ridges.

Side Extension

- The proposed side extension's flat roof design would be visually set down below the cill of the first floor windows. Therefore, it is not considered that the extension would not be prominent in scale or mass and would be sympathetic to the host property's character and appearance.

The side extension has not changed in design since the pre-application advice and is therefore considered acceptable.

8.0 Relevant Policy and Guidance

Local and National policy has been reviewed and adhered to. Relevant policies and responses are described below.

NPPF 2019
- Section 12 Achieving well designed places
- Section 16 conserving and Enhancing the historic environment

Objectives:
- LPAs should take into account the need to sustain and enhance a heritage asset and put them to use that is consistent with their conservation (para 192)
- Decision makers need to determine whether the impact on heritage assets would lead to substantial harm (para 193)
- if a development leads to less than substantial harm then it should be weighed against the public benefits of the proposal (para 196)

Camden Local Plan (2017)
- Policy D1 Design
- Policy D2 Heritage

Objectives:
- Development should respect local context and character; preserve and enhance the historic environment; use high quality materials; integrate well with the surrounding street and incorporate high quality landscape design (D1)
- Camdens rich historic environment (this includes conservation areas) should be preserved. (D2)
- Preserve trees of garden spaces that contribute to the character and appearance of a conservation area (D2)

The proposals have been assessed as having a minor beneficial impact on the conservation area.

The proposed development, would therefore preserve and enhance the prevailing character of dwellings within the wider conservation area.

This is detailed in the Heritage Statement by Stephen Levrant Heritage Architecture which forms part of this submission.

The proposals have been assessed for their potential impact on trees within Landmark Trees Arboricultural Impact Assessment Report which forms part of this submission. The report concludes that the development will not have any significant impact on either the retained trees or wider landscape.

Other Policy Documents:
- **The Redington/Frognal Conservation Area Statement**
- **Extending your home SPD (2019)**
- **Redington/Frognal Neighbourhood plan (2018)**
- Policy BD4 Redington Frognal design codes, including extensions and alterations
- Policy BD6 retention of Architectural details in existing buildings.

Objectives:
- All new extensions and alterations to be in built in accordance with the design vision for the plan area (Policy BD4).

The proposed work preserve and enhance the existing property, retaining and reinstating the architectural details of the host building.

The Council's Redington/Frognal Conservation Area statement confirms that No. 8 makes a positive contribution to the character of the conservation area. The proposed works will ensure the longevity of the building and its continued positive contribution to its surroundings.

The council's **Extending Your Home SPD** contains the following advice about rear extensions.

"Height and depth of a rear extension
in order for a new extension to be subordinate to the original building, its height and depth should respect the existing common pattern of rear extensions at neighbouring sites, where they exist. As such, the following is advised.

A single storey ground floor extension is generally preferable to those proposed at higher levels / floors, as extensions above ground floor tend to have greater negative impacts on neighbouring amenity."

The proposal, as a result of its design, scale, and massing would respect this policy requirement, and result in a sympathetic and subordinate addition to the existing built form on the site.

Neighbouring amenity will be unaffected by the proposals.

The proposals are deemed to comply with all policies stated in this section, as demonstrated in this statement and appendices.

9.0 Access

Policy C6 of the Local Plan states that developments will be supported which promote fair access.

Existing access to the property is via the footpath of Oakhill Avenue via steps to the front door. This existing condition remains unchanged.

However, access to the rear garden will be significantly improved via glazed doors, with a flush, level threshold, opening onto the rear patio and garden.

10.0 Conclusion

Fig 31: Visualisation of proposed extension illustrating a clear separation of old and new and the reinstatement of the original rear facade

The proposed alterations will create a well-proportioned six-bedroom family home compatible with the scale, height, massing and character of the existing property, site and surroundings.

The alterations will upgrade the house to provide a high quality residential unit helping to alleviate the housing shortfall in Central London.

As detailed, the existing extensions detract from the character of the property. The removal of these would unveil the original rear elevation, reinstating the property to its former glory.

The overall appearance and scale of the proposed extensions is sympathetic, secondary and subservient to the original building. The majority of the development takes place at ground level at the rear and side of the property ensuring negligible visual impact on the surroundings and no impact on neighbouring amenity.

The proposed rear extension would exhibit an interesting and responsive contemporary design that will enhance the appearance of the property and the wider conservation area.

The proposals meet the requirements of National, Regional and Local Policy, including the driving principals of high quality design in the Borough as prescribed in Camden's Planning Guidance. The development would accord with the NPPF and Camden's local plan policy, in so far as it would preserve and enhance the character of the conservation area.

Considering the above and enclosed drawings, it is recommended that this planning application be granted.

Fig 32, 33, 34: Belsize House completed 2017

An extension to an Edwardian terraced property in Belsize Park.

- Shortlist for Camden Design Awards 2017

- AJ small projects finalist 2017

- Don't Move Improve 2018 longlist

11.0 Practice Profile

Carver Farshi have gained a reputation for high quality work throughout London. Our projects have been recognised by the **Camden Design Awards, Delivering for Barnet Architecture Awards, New London Architecture, Don't Move, Improve! AJ Small Projects** and have been widely featured by publishers such as **Architecture Today, Dezeen, Ham & High, and Dwell.**

We are a London based architecture and design practice. Across all sectors, from the thrill of engaging with a new design problem, to its detail, construction and completion, is a commitment to finding solutions that are right for the client, their brief and the surroundings.

We believe the role of good design is to enhance environments for people. Our approach develops an architecture through observation and investigation; architecture that responds to material, light, environment, and most of all its users.

We delight in finding innovations that make each project quietly extraordinary. At the same time we maintain always the core principles of sustainability and good design, ensuring our work remains functional and flexible.