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PLANNING, DESIGN AND ACCESS STATEMENT

for

4 OAKHILL PARK MEWS

LONDON, NW3 7LH

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1 INTRODUCTION

This Design and Access statement has been prepared to accompany an application for a first floor rear extension above the existing ground floor kitchen, location of an air source heat pump on existing flat roof adjacent to water tank and insertion of new roof light above stair and internal renovations.

2 PLANNING HISTORY

CTP/E6/2/C/14156

Dated: 17.07.1972

The provision of a roof terrace and sun lounge at No.4 Oakhill Park Mews

Permission: Granted

2008/563/P

Dated: 18.03.2009

Erection of two-storey extension at rear ground and first floor level, erection of roof extension over part of roof and installation of balustrading to remaining part of flat roof to create terrace, and alterations to front first floor level balcony.

Permission: Refused

2009/1734/P

Dated: 29.05.2009

Erection of two-storey extension at rear ground and first floor level, installation of sliding rooflight at roof level and alterations to front first floor level balcony all in connection with existing single-family dwelling house (Class C3).

Permission: Granted

2010/4506/P

Dated: 13.10.2010

Erection of a roof top extension and roof terrace to create new third floor level at existing single dwelling house (Class C3).

Permission: Refused

3 SITE AND SURROUNDINGS

No 4 Oakhill Mews is one a short terrace of three, three storey dwellings constructed in 1962 and designed by Michael Lyell Associates. The mews comprises of an arrangement of similar such three storey terrace dwellings constructed over an extended period on a sloping site. Units 4-6 are located at the northern upper end of the mews with an 8m high boundary wall to the rear which projects up to 2nd floor level of the short terrace.

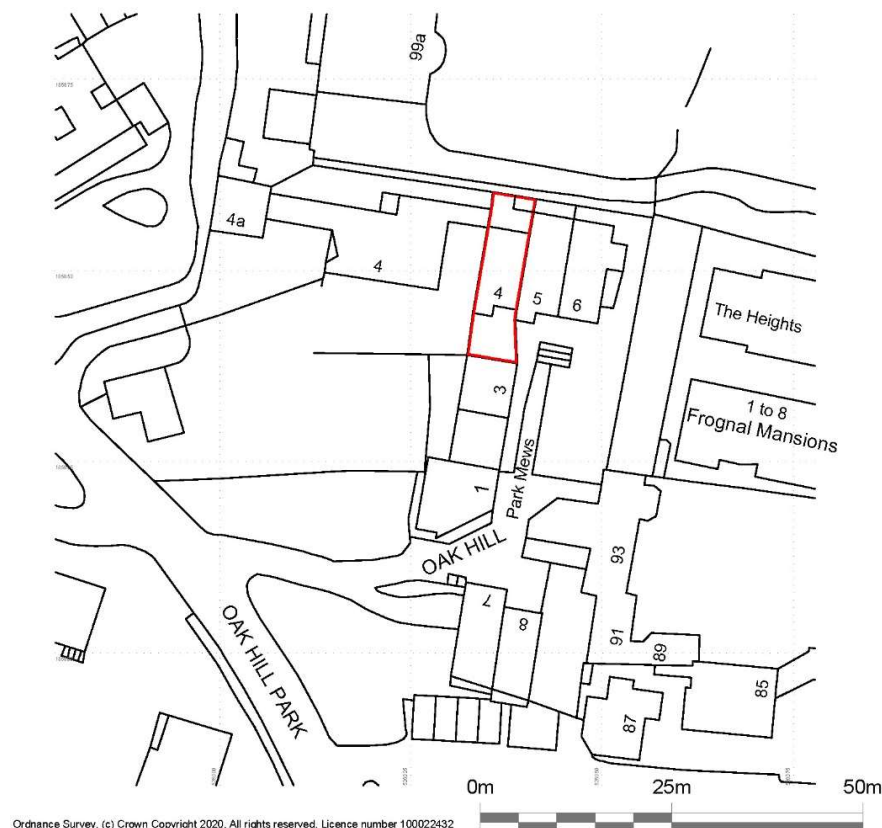


Figure 1- Site Location

The terrace building comprising dwellings 4, 5 and 6 is built in 60's modernist style with flat roofs and raised parapet to conceal water tanks and other mechanical plant. The front south façade is clad in silver-grey slate, a unique feature to the buildings on the mews and Oak Hill Park Estate in general. Fenestration is typical of the period style with large areas of glass almost square in aspect with long narrow top-light ventilation. The second-floor windows at the front have a stepped cill arrangement. Window frames have been altered over the years with some of the units having already lost the traditional mid-rail transom to their full-height windows. A joint project to jointly revert the windows of 4, 5 and 6 back to their original frame materials and style would be a welcome improvement to the overall appearance of the terrace.

Each flat in the terrace has a first-floor cantilever concrete balcony with glazed balustrade and mosaic cladding. The balcony concrete structure is spalling and causing the mosaic tiles to drop off. Repairs to the concrete are required to prevent complete loss of the tiles.

No's 2 and 3 Oak Hill Park Mews is located transversely in front of No. 4 which faces the blank end of the No.2-3 terrace elevation which also shadows the front garden and façade of No4 for the greater part of the day.



Figure 2 - Front Elevation South - 4,5,6 Oakhill Mews

To the east of the terrace 4,5,6, is a Victorian block of flats, The Heights. Due to its elevated position on the hill this three-storey traditional hipped roof building partly overlooks the flat roofs of the terrace.

To the north (rear), the three-storey terrace faces a 8m high buttressed retaining wall of Fletton brick construction. The 8m high wall is part retaining and borders the garden to 99a Frognal, a large, detached house to the north. There is a 4.4m distance separation between the boundary wall and the back of the terrace at 1st and 2nd floor level and 1.8m alley separation at ground floor. The high boundary wall is the cause of significant loss of daylight and has been painted white in an attempt to raise natural light levels to the rear of the terrace. The rear façade of the terrace, 1st and 2nd floor, is fair-face brickwork and the ground floor painted fair-face brickwork. The rear windows to No. 4 are double glazed aluminium.

To the west is a 5.5m high boundary wall, part retaining, which extends to the top of the first-floor windows of No4. This wall is also the source of considerable shading to the rear of No4. The neighbour, No4 Oak Hill Park, a large 1970's detached residence, has a two-storey brick side extension topped with a setback third floor with pitched roof and clad in red coloured metal sheet. The facing wall directly opposite the space to the rear of No4 is blank. The parapet to the adjacent two storey brick extension is 1m above the 5.5m boundary wall. The metal clad upper section is approximately 3.5m higher than the flat roofs to the terrace, with additional roofs stepping up beyond and a further detached dwelling, and Multi storey 1970's flats to the west.



Figure 3 – View west from rear alley



Figure 4– View west from rear alley



Figure 5 – View of rear facade



Figure 6 & 7 – View over ground floor extension



Fig 3-7 – Views along rear area of terrace with No4 at the end



Figure 8- View west from flat roof



Figure 9 View north from flat roof



Figure 10 – View west from rear 2nd floor

4 PROPOSALS

Construct a first-floor study with flat roof and roof light off the rear off the staircase landing unit. The width of the study to be the same width as the overall staircase. A single window will face west down the rear alleyway.

External wall of the study extension to be in painted smooth render.

Insert new rooflight over the top of the staircase. Roof light to be below the existing flat roof parapet.

Place a new air source heat pump on the roof to provide more energy efficient heating to the residence. Air source heat pump to be placed close to the party-wall line behind the existing rooftop water tank.

5 SCALE

The proposals are limited in scale. The study extension is limited to the width of the internal staircase (less than half the width of the rear of the residence).

The roof light and air source heat pump will not be visible above the existing flat roof parapet.

6 ACCESS

No. 4 Oak Hill Park Mews is an existing three storey dwelling, which can only be accessed via a flight of steps within the communal gardens. There is also a step up at the front door.

There are currently no requirements on the part of the owners for disabled access to the existing dwelling.

The property has a dedicated private parking garage and there is a communal visitor parking space that is the same size as a disabled parking space.

There are no additional bedrooms proposed therefore no requirement for additional parking.

7 SUSTAINABILITY

The insulation materials proposed to the extension, will exceed minimum building regulation requirements.

The proposals include for an air source heat pump with min noise output at roof level, where any noise will not affect the neighbouring properties. (approx. 45db – less than the average domestic refrigerator)

The air source heat pump will have a coefficient of performance of 3-3.5, being 3.5 times more efficient than a similar traditional heating system, minimising use of our primary resources.

New windows and roof lights will be double glazed with 1.4W/m²K U-value.

Low-E coated Argon filled units.

8 LANDSCAPING AND TREES

No communal or neighbouring trees will be affected by the proposals.

9 CONCLUSIONS

Permission was granted for a full width two storey rear extension in 2009.
(2009/1734/P)

Only the ground floor part of the approved proposal was ever constructed.

The proposals as set out above will:

Provide the addition of a home study which in the current changing work environment could be considered a necessity.

Contribute to more efficient energy use with an air source heat pump coupled to a new whole-house underfloor heating system an improved internal wall insulation throughout.

Provide increased daylight and ventilation to the internal core of the residence by way of the new rooflight above the stair.

The proposals have little to no impact on the neighbours.

10 AREA SCHEDULE

GIA

Existing:

Ground Floor	- 68m ²
First Floor	- 48m ²
<u>Second Floor</u>	<u>- 48m²</u>
Total existing GIA =	164m ²

Proposed:

Ground Floor	- 68m ²
First Floor	- 58m ²
<u>Second Floor</u>	<u>- 48m²</u>
Total proposed GIA =	174m ²

Net GIA increase = 10m²