

Design and Access Statement

PLANNING WORKS TO

1 Oak Hill Park Mews

NW3 7LH

Contents

- 1 Existing Site
- 2 Planning History
- 3 Proposals: Summary
- 4 Design Statement
- 5 Matters for Consideration
- 6 Access for All
- 7 Summary

1) Existing Site

- a) The site is located within Oak Hill Park Mews, branching off Oak Hill Park, and forms part of a collection of residential buildings;
- b) The site comprises a two 2-storey residential property, built in the 1960s;
- c) The application site is part of a terrace of three mews dwelling-houses;
- d) The site is within Hampstead Conservation Area;
- e) These are not considered positive contributors in the Conservation Area;
- f) The properties are also within the Hampstead Neighbourhood Plan Area;
- g) The site is located off the junction of Oak Hill Park which was originally developed around 1850 with an informal layout of Italianate villas, which were in the main replaced in 1960 by group of flats, between 7 and 3 stories;
- h) The properties form part of a mews development that also includes no.s 4, 5, 6, 7 and 8;
- i) Residential apartments at The Heights, Frogna Mansions and 93 Frogna back on to the mews;
- j) All properties in the mews have access and use of the external communal amenity area at the front;
- k) As mews type properties the application site (and the other properties in the mews) do not currently have private external amenity space to the rear;
- l) The application site is in the same ownership as the other properties in the terrace;
- m) The terrace of three properties backs on to the garden of 4 Oak Hill Park. This also is currently in the same ownership;
- n) The properties are subject to an Article 4 Directive (adopted 01 September 2010) which has acted to remove various permitted development rights including works for enlargements, improvements or other alteration to the principal or side elevations. This directive was adopted in order to prevent unregulated harmful works taking place and to ensure that historic / characteristic features are maintained and preserved.
- o) Existing property size:-
 - i) House 01
 - (1) 2 storey
 - (2) GIA 144 sqm
 - (3) 4 bedrooms / 6 persons
- p) All existing properties comply with the minimum gross internal floor areas as set out in the Technical housing standards – nationally described space standard. In summary
 - i) House 01 – 4b/6p / 2 storey is larger than GIA 106 sqm.

2) Planning History

Planning history of 1 Oak Hill Park Mews and relevant history of neighbouring properties (no2 and no3) in terrace.

a) 2 Oak Hill Park Mews

- i) Application: TP/83974/NW/14744
- ii) Alteration to no.2 Oak Hill Park Mews including the conversion of the garage into residential accommodation
- iii) Permission for Development (Conditional)
- iv) 6th Nov 1959
- v) Assume implemented

b) 2 and 3 Oak Hill Park Mews

- i) Application: 2003/3629/P
- ii) Conversion of roof space to provide additional accommodation for the existing houses including the erection of a mansard roof extension to both properties.
- iii) Full Planning Permission Granted
- iv) 25th Jun 2004
- v) Implemented

c) 1 Oak Hill Park Mews

- i) Application: 2007/5672/P
- ii) Erection of mansard roof extension to existing house
- iii) Full Planning Permission Granted
- iv) 09 May 2008
- v) Not implemented

d) 1 Oak Hill Park Mews

- i) Application 2011/0949/P
- ii) Renewal of planning permission granted on 09/05/2008 (ref: 2007/5672/P) for the erection of mansard roof extension to existing house (class C3).
- iii) Renewal of Full Planning Permission Granted
- iv) 18 April 2011
- v) Not implemented

e) 1 Oak Hill Park Mews

- i) Application 2011/0952/P
- ii) Amendments (reverse positions of front eastern door and window, new doors to rear elevation and steps) to planning permission granted on 09/05/2008 (ref: 2007/5672/P) for the erection of mansard roof extension to existing house (Class C3).
- iii) Refusal of Non Material Amendments to planning permission
- iv) 12 April 2011

3) Proposals: Summary

a) New mansard storey, including;

- i) Raising the existing external walls to line through the building with the existing extended other properties in the terrace (house 02 and house 03);
- ii) Mansard storey to height (and wall angles) of existing mansard extension of house 02 and house 03;
- iii) Dormer windows to front side and rear;
- iv) Skylights (2no) to flat roof part of mansard roof;
- v) New windows in new mansard storey to be material and style consistent with windows in no.2 and no.3 mansard extensions;

b) New replacement front door and window

- i) Replacement of existing window with similar but simplified version of the existing;
- ii) Door in revised location to enable stair location to work with new mansard storey;
- iii) Changes to layout of internal accommodation
- iiii) Proposed access via side utility to external amenity area

c) New ground floor extension to rear of property

- (i) Ground floor extension / orangery with single roof lantern and access doors onto a new private rear garden area.

d) New retaining structure to accommodate ground floor extension, along with access to rear private garden.

- (i) Retaining structure will connect with adjacent dwellings, 2 & 3 Oak Hill Mews, providing private amenity space for all. A separate application will be submitted for each.

4) Design Statement

a) Proposed property sizes:-

i) House 01

(1) 3 storey

(2) GIA 227 sqm

(3) 4 bedrooms / 8 persons

b) The proposed property complies with the minimum gross internal floor areas as set out in the Technical Housing Standards – Nationally Described Space Standard.

In summary i) House 01 – 4b/8p / 3 storey is larger than GIA 130 sqm

c) New mansard second floor storey to house 01

- i) The building extension is in line with what has been approved in previous applications and renewal of approved applications;
- ii) The three properties (no.1, no.2, no.3) sit together as a short mews terrace. Completing the roof development at no.1 to follow that already undertaken for no.2 and no.3 will make the grouping in the terrace visually more complete;
- iii) The mansard roof will copy the form of the existing mansard roof extension of house 02 and house 03. Height, wall angle dormer style will be followed;
- iv) The masonry walls of the property will be increased in height to line through with the walls of houses no.2 and house no.3. This will enable the new mansard roof to align through with the existing mansard storeys and so create a cohesive terrace;
- v) Slate, similar to that currently in situ, will be used as the finish to the mansard roof and dormers. This will be of a natural colour to be consistent with the colour of the existing roof.



Existing roof tiles of house no.1 - Example 1



Existing roof tiles for house no.1 - Example 2.

- vi) Slate is a traditional roof finish material and is widely used in the immediate area; vii) The new mansard roof will have dormer windows at front, side and rear;
- viii) The proposed dormers will be smaller than those present at houses no.2 and no.3 because the nature of the roof footprint means shorter sections of roof plane are available to receive dormers;
- ix) Windows to mansard will be metal framed (aluminium with polyester powder coated finish / colour grey) to be consistent with the proposed new roof tiles and the existing windows in the mansard extensions of no.2 and no.3. See (below) example image of window type;
- x) Metal framed windows are currently present in no.1 and so adopting an aluminium frame for the new mansard windows will establish continuity;

Example of proposed aluminium window frame to be used on mansard roof



d) Internal layout changes

- i) The existing layout of the property does not work well ;
- ii) The existing stairs do not comply with building regulations requirements and prevent reasonable future adaption for access for all;
- iii) The existing layouts do not comply with building regulations fire safety requirements;
- iv) The existing bathrooms are inadequate in size, do not accommodate sufficient sanitary appliances and restrictive regards access for all;
- v) Ground floor WC facility is not compliant with part M (access for all) requirements;
- vi) The stair in house 01 has been relocated away from the outside wall to enable bedrooms to be positioned in these more primary locations and so enable them to enjoy a higher level of natural daylight;
- vii) The stair in house 01 has also been relocated to enable the new mansard storey to work efficiently;
- (v) The ground floor extension will provide access at the rear to a new garden area which is more in keeping with the enhanced size of house 01.

e) Changes to windows

- i) The existing window openings on the ground and first floors of the east and south elevations will be replaced with similar metal framed windows that have the benefit of a high WER (Window Efficiency Rating).
- ii) The front ground floor window / door set is to be replaced in a changed format to suit the revised layout.
- iii) Windows in new openings to the mansard storey will be matching style to the new windows at ground and first floor front.

5) Matters for Consideration

a) Impact on the Conservation Area

- i) The new mansard roof matches that of the existing mansard roofs in the rest of the short terrace and as such brings the property in line with the existing aesthetic;
- ii) As building height, size, proportions, design and form copies that of the existing house no.2 and house no.3 then this addition would not be seen as unduly dominant or oppressive;
- iii) Since the application property is mostly screened by mature trees to the east, southeast and west it is not considered that the proposal would cause harm to the outlook of neighbouring properties;

b) Overlooking

- i) New windows are part of the mansard roof development of house 01. The property currently has windows to the front and side;
- ii) The proposal has two new windows in the side of the new mansard storey. These windows are sufficiently distant and orientated in relation to neighbouring properties not to cause overlooking issues;
- iii) The mansard was previously granted planning approval (and subsequent renewed approvals). The previously approved had rear facing windows which have been adopted in this proposal;
- iv) The windows generally in the mansard, by nature of the mansard form, are set back from the existing façade;
- v) A rear terrace in the previously approved mansard extension was considered to cause some overlooking of the rear of house no.2. This terrace has been designed-out to prevent this;
- vi) The windows in the new mansard will not cause an increase in overlooking;

c) Overshadowing

- i) House 01 is being extended with an additional mansard storey at second floor level. This will involve raising the front side and rear existing walls;
- ii) The property is sufficiently distant from no.7 Oak Hill Mews that overshadowing will not occur;
- iii) The windows mostly be affected by the proposal, in terms of daylight and sunlight would be the windows located in the rear of no.2. In the previous (approved) application it was acknowledged that some loss of daylight/sunlight would occur to these windows, especially at ground floor, the impact was not considered significant enough to refuse the application:

d) Energy efficiency

- i) The new windows will allow a much higher performing thermal insulating glazing system to be used;

- ii) The new mansard storey construction will replace a poorly performing (re: thermal insulation) existing roof with a highly insulated construction;
- iii) The layout changes include the renewal of all mechanical and electrical services, including:-
 - (1) High rated energy efficient boiler;
 - (2) Insulation of new pipework;
 - (3) Intelligent heating control systems;
 - (4) Low energy (LED) lighting throughout;
 - (5) Opportunity to install energy saving switching systems (such as PIR switches);

e) External amenity space

- i) The property currently enjoys use of the communal external amenity space at the front. This will remain unchanged;
- ii) The property will also gain an outside private garden space to the rear with access provided through the rear ground floor extension and utility room;
- iii) A retaining wall will be erected along the North boundary (shared with plot 4, same applicant) and adjoin onto a West facing boundary with plots 2 & 3 Oak Hill (same applicant). Cross-sections, details, and heights are submitted as part of our application on drawings BA-20-52-101-Rev00 & BA-20-52-04-Rev00.

f) Trees and natural habitats

- i) The construction of proposed retaining wall and reduction of ground level to accommodate access and rear extension will unsettle existing used, private garden area. The retaining wall and land level alterations, have been positioned to avoid any disturbance to the three existing mature sycamore trees. We propose no tree removal as part of our application. Further details and locations can be seen on drawing BA-20-52-101-Rev00 along with existing topographical survey submitted with our application.

g) Car Parking

- i) Although house no.1 is being enlarged with an additional mansard storey at second floor and ground floor extension, in reality this will only increase the size of the bedrooms & living accommodation. The house will remain a single private family dwelling. As such it is not anticipated that the development will cause an increase in requirement for car parking and the existing situation will remain unchanged such that the residents will continue to make use of the 2 private parking spaces allocated to the dwelling.

h) Refuse storage

- i) The process of refuse collection and facilities for storage will remain as existing;
- ii) Cycle parking
- iii) Opportunity for cycle parking will remain as existing

j) Community Infrastructure Levy

- i) The additional floor space created by the new mansard second floor storey and single storey rear extension will be less than 100sqm and so no CIL will be applicable.

6) Access for All

- a) The property is existing, the general arrangement for the house is not changing and although some layout changes will improve access for all the overall approach is that access will remain as existing;
- b) The distance from the property at which a car can park and the approach to the house will remain as existing;
- c) The proposal includes replacement front door for improved accessibility
- d) House 01 currently has a very small WC at ground floor. The altered layout will provide a larger WC that is more accessible;
- e) The proposed ground floor accommodation is more open plan than the existing and so improving access for wheelchair users;
- f) The existing stairs in houses are very restricted. The new stairs will be more suited to future adaption with access aids if required;
- g) The proposed new bathrooms have more of a generous spacing of appliances than existing. This allows greater access and opportunity for fitting access equipment if required;

7) Summary

- a) The new mansard storey matches that of the existing in the adjoining properties and is a positive addition to the immediate terrace and wider conservation area.
- b) The addition of a rear garden compliments the enhanced size of the house with the ground floor extension providing access.

Rear view of 1, 2 and 3 Oak Hill Park Mews



Front view of 1, 2 and 3 Oak Hill Park Mews



Front view of 1, 2 and 3 Oak Hill Park Mews



Front view of 1 Oak Hill Park Mews



Elevated side view of 1 and 2 Oak Hill Park Mews



Elevated side view of 1, 2 and 3 Oak Hill Park Mews

