

Design and Access Statement

PLANNED WORKS TO

3 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 3-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 03
 - (1) 3 storey
 - (2) GIA 115.6 sqm
 - (3) 3 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 03 – 3b/6p / 3 storey is larger than GIA 108 sqm.

2) Planning History

Planning history of 3 Oak Hill Park Mews and relevant history of neighbouring properties (no.1 and no.2) 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 retaining structure to accommodate access to the rear private garden.
 - (i) Retaining structure will connect with adjacent dwellings, 1 & 2 Oak Hill Mews, providing improved private amenity space for all. A separate application will be submitted for each.
- b) Replace windows and doors on the ground and first floors of the west and east elevations.
- d) New front door canopy.

4) Design Statement

a) Proposed property size:

- i) House 03
 - (1) 3 storey
 - (2) GIA 115.6 sqm
 - (3) 3 bedrooms / 6 persons

b) Internal changes

- i) The existing house requires modernisation. The kitchen will be replaced with contemporary, modern-day living units, new appliances and work surfaces and the bathrooms will have new sanitary ware.
- ii) All mechanical and electrical services will be renewed:
 - (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);

c) Changes to windows and doors

- i) The existing window openings on the ground and first floors of the west and east elevations will be replaced with similar metal framed windows that have the benefit of a high WER (Window Efficiency Rating).
- ii) The rear ground floor door on the west elevation will be matching in style to the new windows at ground and first floor.

d) Change to front door canopy

- i) As part of the repair work to the external east façade, the front door canopy will be replaced with a more modest one with a contemporary feel that will be in keeping with the restoration work undertaken on this elevation (see example below) matching that of mews house 02.



5) Matters for Consideration

a) Energy efficiency

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

b) External amenity space

- i) The property currently enjoys use of the communal external amenity space at the front and a private space at the rear of the property. This will remain unchanged.
- ii) 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 1 & 2 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.

c) Trees and natural habitats

- i) The construction of proposed retaining wall and reduction of ground level to accommodate access and rear extension will unsettle the 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.

7) Summary

- a) The house is in need of modernising and would benefit from an improved rear, private garden space.

Rear view of 2 and 3 Oak Hill Park Mews (3 is far left)



Front view of 1, 2 and 3 Oak Hill Park Mews (3 is far right)



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



Existing amenity area to rear of no.3

