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Revision 00



**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 roof terrace on the existing flat roof, roof-mounted solar panels and air source heat pump.

## 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**

**2020/4359/P**

Dated: 24.11.2020

Erection of first floor rear extension; installation of rooflight at main roof level.

**Permission: Granted**

### 3 SITE AND SURROUNDINGS

No 4 Oakhill Mews is one a short terrace of three, three storey dwellings constructed in 1962, designed by Michael Lyell Associates. The mews comprises an arrangement of similar such three storey terrace dwellings on a sloping site. Terraced units 4-6 are located at the northern upper end of the mews with an 8m high boundary wall to the rear extending level with the 2<sup>nd</sup> floor of the dwellings.

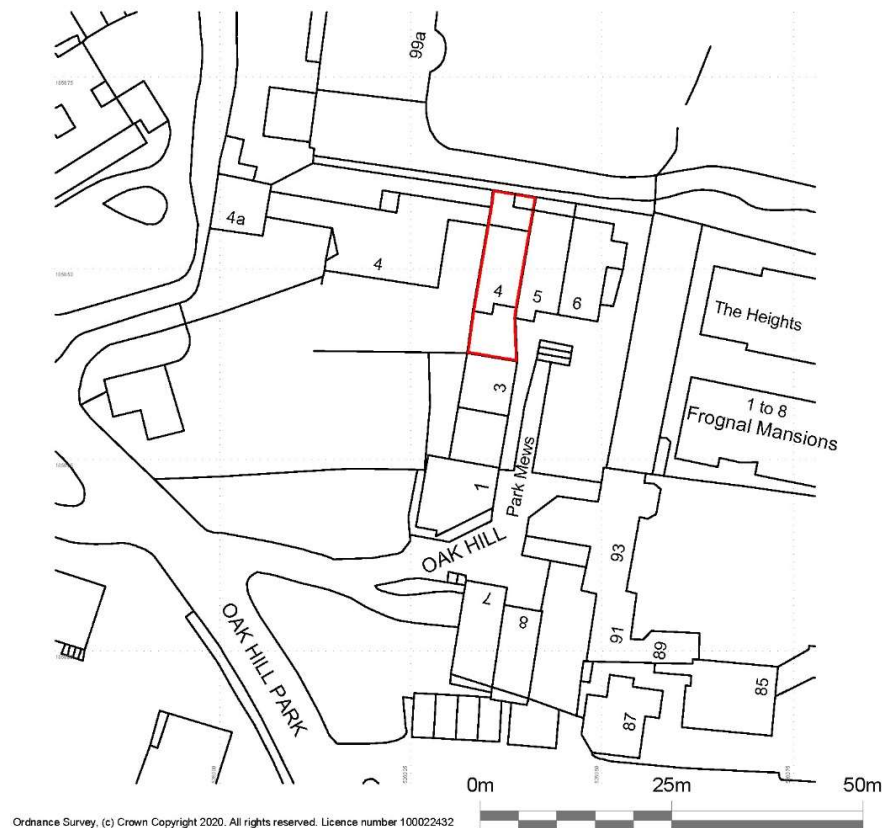


Figure 1- Site Location

The short terrace comprising dwellings 4, 5 and 6 is built in 60's modernist style with flat roof 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. Each flat in the terrace has a first-floor cantilever concrete balcony with glazed balustrade and mosaic cladding.

No 1 - 3 Oak Hill Park Mews are located transversely in front of No. 4 set slightly lower down the slope so that No 4 overlooks their roofscape.



*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 comprising No's 4, 5 & 6.

To the north (rear), the three-storey terrace faces an 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 1<sup>st</sup> and 2<sup>nd</sup> floor level and 1.8m alley separation at ground floor. The rear façade of the terrace, 1<sup>st</sup> and 2<sup>nd</sup> 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 - Roof view South East (1-3 Park Mews)



Figure 4 - Roof view South (1-3 Park Mews)



Figure 5 - Roof view West (4 Oakhill)



Figure 6 – North West (99a)



Figure 7 - Roof view North East (The Heights)



Figure 8 – East (Frogna! Mansions)



## 4 PROPOSALS

Replace the approved glass roof light over the internal staircase with a retractable glass roof light to provide access to the roof.

New air source heat pump and PV panels on the roof to provide more energy efficient heating to the residence.

Small areas of living green roof (sedum) inserted beneath PV panels.

Insert glass balustrade to roof perimeter and create small roof terrace area.

An full acoustic report is included as part of this application in support of the proposed air source heat pump.

## 5 SCALE

The proposals are limited in scale. Because of the sloping site, the openable roof light will not be visible from any point at ground level. The glass balustrade and openable roof light will only visible from elevated viewpoints in the surrounding buildings albeit only from a reasonable distance.

## 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.

The retractable roof light and extension of the existing internal stair will provide easy access to the roof terrace and also for PV panels and ASHP maintenance.

## 7 SUSTAINABILITY

Under cover of the works approved in planning permission **2010/4506/P** Dated: 13.10.2010, the insulation of the entire dwelling will be upgraded. The proposed addition of PV cells and Air Source Heat pump are the second phase of the overall upgrade of the dwellings thermal performance.

The proposed new roof lights will be double glazed with 1.4W/m<sup>2</sup>K 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

Planning permission was granted for **2009/1734/P** Dated: 29.05.2009 for a sliding roof light and roof terrace access. Only part of the planning permission for a rear extension was executed at the time and the permission for the installation of the roof access and terrace was allowed to lapse. This application seeks to reinstate the original permission for roof access.

The proposals as set out above will:

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

Provide maintenance access for the living green roof, PV panels and ASHP.

The small roof terrace is proposed only for occasional use on summer evenings and provides long views over London in the distance.

## 10 AREA SCHEDULE

### GIA

#### **Existing:**

Ground Floor	- 68m <sup>2</sup>
First Floor	- 58m <sup>2</sup>
Second Floor	- 48m <sup>2</sup>
Total existing GIA =	174m <sup>2</sup>

#### **Proposed:**

Ground Floor	- 68m <sup>2</sup>
First Floor	- 58m <sup>2</sup>
Second Floor	- 48m <sup>2</sup>
Total existing GIA =	174m <sup>2</sup>

**Net GIA increase = 0m<sup>2</sup>**