



1.0 Introduction

This Design and Access Statement has been prepared in support of a Planning Application for 8 Oakhill Avenue NW3 7RE. This application comprises a reconfiguration of the front garden, front gate and access steps.

These works are proposed in conjunction with two other previously granted applications for the construction of an extension, basement and general refurbishment works to the house. Application ref: 2020/1697/P and 2020/1698/P.

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

2.0 Context

No. 8 Oakhill Avenue was built in the early 20th Century and is a three storey detached house within a large plot. The house is raised up from street level and set back behind a heavily planted front garden. The building and plot have been altered multiple times and subdivided into flats. The site currently has separate access paths and stairs leading respectively to the front and side of the house.

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 front gardens.

3.0 Layout + Scale + Appearance

As detailed on the submitted drawings the applicant proposes to alter the front hard landscaping to create a single consolidated set of steps leading up to the main entrance of the property. The front of the property will remain heavily landscaped with a primarily planted frontage in keeping with the character and appearance of the conservation area.

The unified steps will rise comfortably in the centre of the plot and align with the main front door of the property, improving lines of sight, accessibility, security and safety. The front pedestrian access gate will be moved centrally to align with the new steps, creating a single central approach to the property that in keeping with the front elevation of the host building.

Alterations to the front garden wall will be carried out in matching and reclaimed brickwork replicating the bonding and mortar of the existing wall.

Overall the impact on the appearance of the house is minimal and positive as this improves the setting of the house and retains all the features that positively contribute to the conservation area.



Fig 1: Aerial view of site and surroundings

List of relevant local planning apps:

14 Oakhill Avenue  
2014/2630/P  
3 Oakhill Avenue  
2015/3747/P  
5 Oakhill Avenue  
2017/1050/P  
7 Oakhill Avenue  
2019/2592/P



#### 4.0 Pre-Planning Advice

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

The original proposal was for a lowered driveway and new front gates. This was considered inappropriate as it would cause the loss of much of the existing front sloped garden and negatively impact the 'bucolic setting' of the house.

The proposal has been completely redesigned and to satisfy the issues raised in the feedback. The sloping front garden is to be retained and no driveway is proposed.

The pre-planning advice refers to the fact that many properties in the conservation area have converted their front gardens to hard-standing resulting in a loss of green frontages in the surrounding area. These are referred to as having a negative impact on the conservation area in the report. Some examples of these are highlighted in Fig 1 adjacent.

The designs in this proposal draw inspiration from other properties within the conservation area that have similar centralised steps, examples can be seen on Page 4 of this document.

Further concerns were raised over the impact of proposals on the trees on the site. The revised designs have been developed alongside the consultation of an arboriculturist and therefore have been designed to avoid any negative impact on trees. Refer attached arboricultural report for further details.



Properties in the area with  
centralised steps  
(from left to right)

Fig 2: 6 Bracknell Gardens

Fig 3: 7 Chesterford  
Gardens

Fig 4: 14 Chesterford  
Gardens



5.0 Relevant Policy and Guidance

The proposals have been designed in accordance with Camden’s planning policies

National Planning Policy Framework (2019) The London Plan March 2016  
Camden Local Plan (2017)  
A1 - Managing the impact of development D1 - Design  
D2 - Heritage  
Camden Planning Guidance  
CPG Design (2019)  
CPG Altering and extending your home (2019)  
CPG Amenity (2018)  
Redington and Frognal Conservation Area Statement (2003)

6.0 Access

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

Existing access to the property is significantly improved by these proposals. The introduction of a single flight of generously laid out steps with clear sight lines to the front of the property improve accessibility for the residents and visitors to the property.

7.0 Conclusion

Within the Redington and Frognal Conservation Area Statement 8 Oakhill Avenue is designated as a “positive contributor” to the conservation area.

It is felt that the changes would enhance the setting of the property and therefore would ensure it continues to bring a positive contribution to the conservation area.

The proposals meet the requirements of National, Regional and Local Policy issued by Camden.

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



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



## 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.

