

23 July 2021

**25 OAKHILL AVENUE, LONDON, NW3 7RD**

## **DESIGN AND ACCESS STATEMENT**

for

**CONVERTING THE EXISTING 2 SELF CONTAINED FLATS INTO A SINGLE DWELLING AND RETURNING THE LISTED BUILDING TO ITS ORIGINAL USE AS A SEMI-DETACHED HOUSE.**

### Existing Site

The existing building currently houses 2 self contained flats consisting of a 2 bed flat on the ground floor and 4 bed flat on the first and second floors. Please see Heritage Statement for further information.

### Proposal

The proposal is to return the building to its original use as a single dwelling by converting the existing 2 self contained flats into a single three storey house.

There are no alterations or extensions proposed to the exterior. Only minimal works are proposed internally. These are shown in the drawings listed below and described in the Schedule of Works section.

253 015 P1 - Proposed Ground Floor Demolition Plan  
253 016 P1 - Proposed First Floor Demolition Plan  
253 020 P1 - Proposed Ground Floor Plan  
253 021 P1 - Proposed First Floor Plan  
253 022 P1 - Proposed Second Floor Plan  
253 030 P1 - Existing and Proposed Internal Elevation

### Schedule of Works

GF-101 - Existing entrance Hall to be restored, enclosed staircase to be opened up and original balustrade to be reinstated as per original house.  
GF-102 - Subdivisions installed at ground floor level to the two flats removed.  
GF-103 - Existing 2 Bedrooms with accompanying En Suites on the ground floor to be converted into Front room and Living Room.  
GF-104 - Existing Bedroom 1 & 2 En Suites and associated services to be removed.  
FF-101 - Existing Kitchen and associated services removed.  
FF-102 - Existing WC and associated services removed.  
FF-103 - Existing Kitchen, Dining and Living Room converted into 2 Bedrooms and 1 Bathroom (to connect to existing drainage system) as per original house with associated new partition walls made of light weight timber stud.  
FF-104 - Existing Bedroom/Study converted into Bathroom (connecting to existing drainage system).  
FF-105 - Existing WC converted into Storage.  
ALL - Proposed work to match existing where appropriate.

### Heritage Statement

The existing building is a three storey semi detached house, designed by Charles Quennell and built in the early 20th century. It is Grade II listed and sits within the Redington Frogna Conservation area. The listing statement reads as follows:

*Pair of semi-detached houses. 1909. By CHB Quennell; built by WJ King. Red brick with rusticated brick quoins. Tiled double gabled roofs with upswept outer eaves to main facade; hipped to rear. Symmetrically designed pair. 2 storeys and attics. 2 windows each. Entrances in outer bays with large deep round-arched hoods; No.25 on built up supports; No.27 on shaped brackets. Both with round-arched doorways and square-headed doors; No.25 with part-glazed panelled door; No.27, C20 panelled; both with sidelights and overlights. 3-light flush framed segmental-arched transom and mullion windows above. All windows with small leaded panes. Central bays have 5-light canted bowed bays of transom and mullion windows through the ground and 1st floor; 1st floor with tile-hung aprons. Gables with brick modillion eaves and small shallow round-arch in apexes; each with a 4-light segmental-arched casement window. INTERIORS: not inspected.*

Typical of the arts and crafts style, the houses in the conservation area are characterised by red bricks, timber casement windows, bay windows, ornate porches, clay plain tiles on the roofs and hanging tiles to the elevations. Number 25 is characterised by its large gable roof which is mirrored by number 27 as noted in the listing statement.

The proposal is to convert the building back to its original use as a house. The proposed works will enhance the listed building and return the ground floor principle rooms to their original layout and character. The subdivision installed at ground floor level to the two flats will be removed and entrance hall will be restored. Alterations will work with the existing above-ground drainage.

### Planning history

The original house appears to have been converted into two self contained flats in 1961; before planning consent was obtained in 2004 for replacing the conservatory at the rear of the ground floor with a modern fully glazed structure (planning ref: 2004/0282/P & 2004/0283/L).

In 2005 planning consent was obtained for converting the two flats into a single dwelling (ref: 2005/2654/P) and once again in 2011 (ref: 2011/0227/P). These works were not carried out and consent has since lapsed.

Proposed works are to renew consent granted in the 2005 & 2011 applications for a similar proposal.

### Access Statement

The existing building has single step access from the front garden. The rear garden is much lower than the front entrance and the ground floor includes two significant level changes between the front and the rear rooms. There is a further substantial step down at the rear thresholds to an area of decking, and two further steps down to the garden. The garden can also be accessed from the middle of the ground floor but this is via six steep steps and a ramp. The side passage is ramped with two steps. On first and second floors the rear wing is lower than the main part of the house.

The submitted proposal does not affect access and as such the existing access arrangements remain the same.