

## **Flat 4, Oakhill House, Oakhill Park, NW3 7LP** **Design, Access and Heritage Statement: Ref: 1127-D+A+H**

29<sup>th</sup> September 2022  
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### **1.0 Introduction**

This document supports and justifies a planning application submitted to The London Borough of Camden Planning Authority for an extension to this ground floor flat

The proposed works are described in the following supporting documents:

#### **Existing Drawings:**

1. 1127-S01 Extg Site Plan
2. 1127-S02 Extg Basement
3. 1127-S03 Extg Ground Floor
4. 1127-S04 Extg Front Elevation
5. 1127-S05 Extg Rear Elevation
6. 1127-S06 Extg SW Side Elev
7. 1127-S07 Extg NE Side Elev
8. 1127-S08 Extg Section A - A
9. 1127-S09 Location Plan

#### **Proposal Drawings:**

1. 1127-AP01 Prop Site Plan
2. 1127-AP02 Prop Basement
3. 1127-AP03 Prop Ground Floor
4. 1127-AP04 Prop Front Elevation
5. 1127-AP05 Prop Rear Elevation
6. 1127-AP06 Prop SW Side Elev
7. 1127-AP07 Prop NE Side Elev
8. 1127-AP08 Prop Section A - A

#### **Supporting Information:**

1. Arboricultural Report ref: S844-J2-IA-1

### **2.0 Description of Existing Building**

Oakhill House is a white rendered 1850's neo-classical villa-block one of the last remaining of the half-a-dozen which made up the original mid-Victorian development on Oak Hill Park and is divided into eight private flats. The house has a raised ground floor, the eastern half of which is occupied by Flat 4, and two floors over, plus a Lower Ground floor that is more expressed at the rear.

It sits within a large garden with mature trees, sloping down north beyond the rear elevation.

The site is within Sub Area Six (Branch Hill/ Oak Hill) of the Hampstead Conservation Area. Oak Hill House is identified as making a positive contribution to the conservation area.

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**2.0 Description of Existing Building Continued**

Decorative window surrounds, robust band courses and corner quoins are a strong feature of the architectural style, with a hierarchical reduction in window sizes above the ground floor.



Google Satellite View (NTS)



Front Elevation

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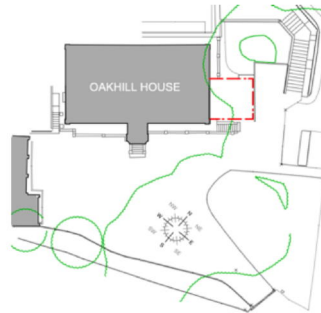
**2.0 Description of Existing Building Continued**



Side Elevations

**3.0 Proposals**

3.1 The proposal is for a side extension to Flat 4 in the area indicated by the red dashed lines in the views immediately :



Existing



Proposed

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**4.0 Appearance and Materials**

- 4.1 The existing building is of white painted render and the existing is proposed to be white painted render to match, included decorative and quoin detailing.
- 4.2 Similarly, windows and window surrounds are to match those to the main house, maintaining the established hierarchy of window sizes.



Existing



Proposed

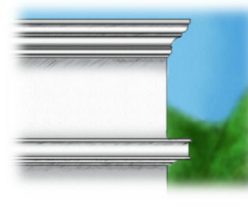
- 4.3 Architectural features would be sensitively reproduced:



Window Surrounds and crowns



Quoins



Parapet Wall

- 4.3 The extension has been set back from the front elevation of the main house in order to express the main house corner quoins and to maintain subservience to the house.
- 4.4 The set-back also ensures that the main architectural of the house remain dominant as illustrated by the above visuals.

**5.0 Amenities**

- 5.1 No neighbouring amenities are affected by the proposals. The Basement Floor flat under is accessed under an existing side storage structure. The access has been maintained by the proposals.
- 5.2 There are no habitable-room windows to the Basement Floor flat on the side elevation so daylight to the Flat is unaffected.

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**6.0 Trees**

- 6.1 In order to safeguard the long term health of the mature trees in the vicinity, Arboriculturalist John Cromer of John Cromer's Arboricultural Company Limited was consulted regarding the proposals. Report ref: S844-J2-IA-1 accompanies this Application confirming that the impact on the trees will be negligible.

**7.0 Impact on the Street Scene**

- 7.1 The proposals will be subservient but in character to the main house so will complement the appearance of Oakhill House

**8.0 Access**

- 8.1 Access to, from, and within the property is unaffected by the proposals.

**9.0 Sustainability**

- 9.1 The new extensions will be insulated in full accordance for Building Regulation thermal requirements.

**10.0 Refuse & Recycling**

- 10.1 The existing arrangement will remain unaltered.

**11.0 Conclusion**

The application proposals are in full compliance with the aims and objectives of the relevant The London Borough of Camden Planning Guidance. For these reasons we consider Planning Permission should be granted accordingly.