



PLANNING & LISTED BUILDING APPLICATION

DESIGN & ACCESS STATEMENT

25 OAKHILL AVENUE, HAMPSTEAD, NW3 7RD

27th OCTOBER 2022

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1.0 INTRODUCTION

This Design & Access Statement has been prepared by TFF Architects to support a Planning and Listed Building submission for the proposed extension, alteration and refurbishment of 25 Oakhill Avenue, Hampstead, NW3 7RD. The proposals will provide quality residential accommodation for the applicants and their family.

Pre-application advice (ref: 2021/6136/PRE) was sought prior to submission of this listed building application and a positive response was received. For a summary of the Pre-application response refer to section 3 of this Design & Access Statement.

This statement is to be read in conjunction with the submitted existing and proposed drawings and supporting documents.

The proposals comprise:

- The amalgamation of the existing two self-contained flats into a single dwelling and returning the listed building to its original use as a semi-detached house (this has been previously approved in 2005, 2011 and 2021, but not implemented).
- Replacing the existing rear extensions with a new extension over ground and lower ground floor levels.
- Internal alterations (which are associated with the amalgamation of the flats and are required to create a practical, accessible and well-balanced family home for modern day living).
- The addition of a loft refurbishment to the current loft storage space to help provide slightly more accommodation as part of creating a long term family home.

Consent was recently granted (ref 2021/3579/P & 2021/4092/L) to change the house from two flats to a single dwelling. These applications did not include any alterations other than removing the partition separating the flats. The applicant wants to carry out more extensive alterations that are clearly needed to make the house suitable as a family home. The consents noted above have not been implemented.

The proposals include a lower ground floor extension that is considered basement development and as a result a basement impact assessment is included in the supporting documents as part of this application. The building is Grade II listed and the overall scheme includes other proposals, not just the lower ground floor extension.

This Design and Access Statement describes the existing site and proposed alterations, outlines the rationale behind the design decisions and demonstrates how the proposals are sensitive to the listed building, and complement the site and the surroundings of the Redington and Frognal Conservation Area.



Figure 1: Existing Location Plan



Figure 2: Aerial view



Figure 3: Aerial view looking North



Figure 4: Aerial view looking South



Figure 5: Aerial view looking East

2.0 CONTEXT

2.1 SITE AND SURROUNDING AREA

The site is located on the south side of Oakhill Avenue within the Redington and Frognal Conservation Area, within the ward of Frognal and FitzJohns in the London Borough of Camden.

Oakhill Avenue is an attractive part of a well defined enclave of houses, predominantly in a restrained arts and craft style and set in leafy surroundings.

Most of the buildings are fine examples of early twentieth century domestic architecture and there is a pleasing mix of consistency and variety. The houses mainly comprise red brick elevations, steep clay tile pitched roofs, large gables, front bay windows and porches. Variety is provided through a mix of large villas, individual and semi-detached houses, by differences in massing & scale, by a mix of brickwork, render and tile hanging on upper storeys, and by variations in the design of porches, windows and detailing. Further variety and character is provided by the hilly context and different treatment of front gardens and driveways. The road also includes some modern buildings and some of the houses have been converted into flats.

Number 25 sits in a group of three pairs of semi-detached houses: 17 & 19, 21 & 23 and 25 & 27. These six houses are largely all the same design, but with some variations in porches, brickwork details and upper storey materials. They were designed by architect Charles Quennell, who designed many houses in the area, and built around 1909. As with most houses in the area, the houses in this group have been extended at the rear. This has been done over time and in most cases across the whole width of the building, with a mixture of styles, and with both one and two storey extensions.

Number 25 forms a semi-detached pair with number 27 and both of these properties have been converted into flats. In 1999 this pair of houses was listed, Grade II, along with the pair at No.21 & No. 23. There are no other listed buildings in the immediate vicinity.

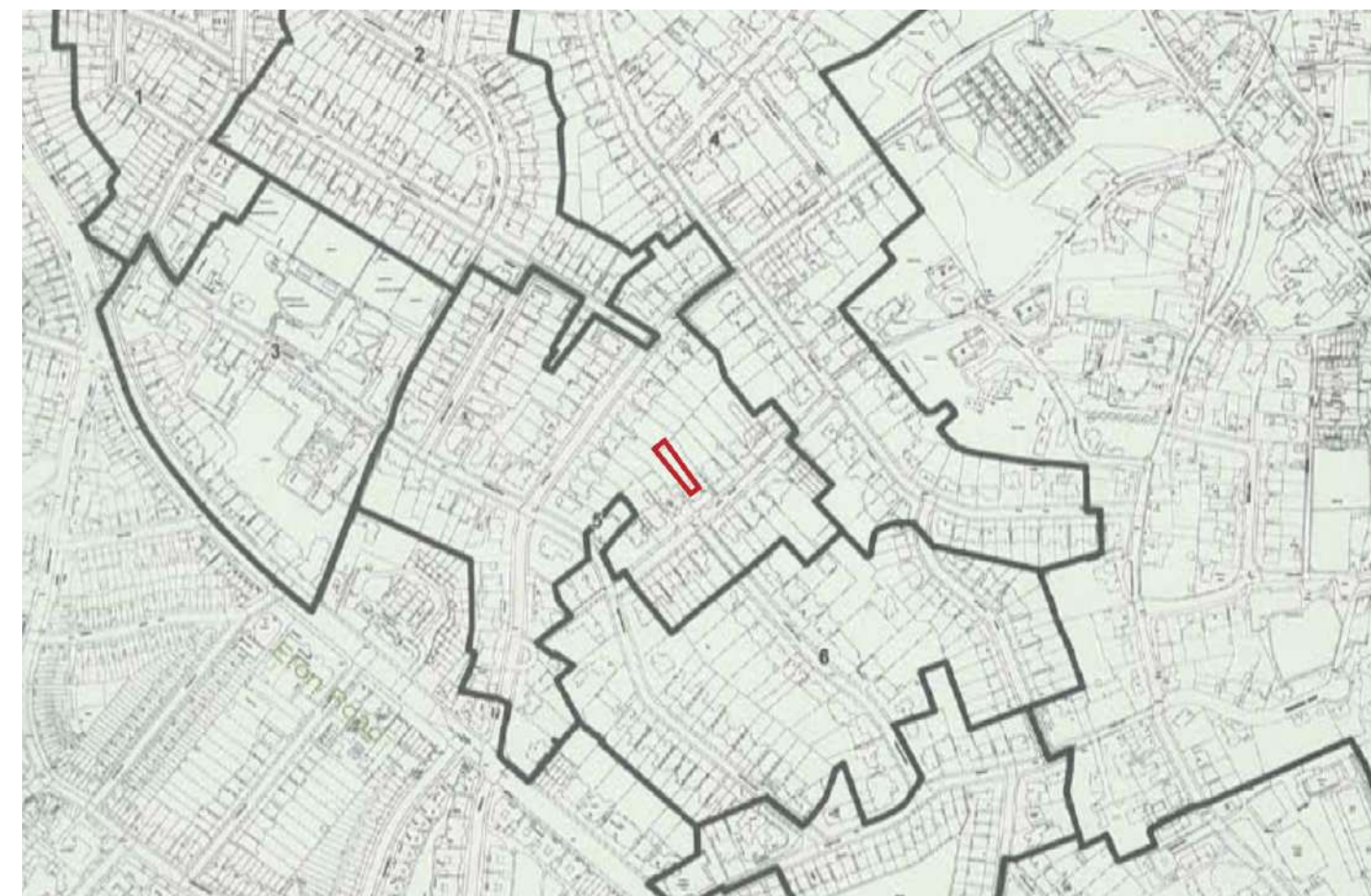


Figure 6: Redington and Frognal conservation area

2.2 THE EXISTING BUILDING

The original house from 1909 was converted into two self contained flats in the early 1960s. The existing building comprises a two bedroom flat over the ground floor and its rear extensions and a four bedroom flat on first and second floors. The second floor is built partly into the roof space with an unconverted loft space above.

The building is typical of Quennell's work. The front facade is characterised by its large asymmetric brick gable, paired with number 27, the bowed bay window at ground and first floor and the deep arched hood to the front door. The brick detailing is particularly fine with string courses, arches, modillions and distinctive rusticated quoins.

The side elevation, facing number 23, includes a truncated gable and swept eaves towards the front, and an original large window to the stair. The rest of the side elevation is plain in nature, with smaller, modern windows in altered openings and surface mounted services pipework. A side passage provides access to the rear.

The composition at the rear includes a gabled projecting wing or "outrigger" to the right hand side. Windows in the main rear elevation have a mix of arched and flat heads, and the windows in the outrigger are at a different level from their "sister" windows in number 27. The rear elevation is ordered but very plain, with none of the detailing found at the front.

The house has been extended at the rear in at least two phases. The first was a single storey brick extension with a hipped tiled roof, sitting to the right hand side. The date of this extension is not known but it is likely to be from the 1960s alterations or earlier. It included a conservatory to the left hand side. This side element was replaced in 2004 with a more modern conservatory, fully glazed on the sides and on the roof. This conservatory is larger than the one it replaced but does not connect to the main house, leaving an awkward outdoor space outside the principal elevation. The works also included alterations to the fenestration on the brickwork extension and the side elevation to the house, with UPVC windows and doors. The rear extensions do not have any particular architectural merit.

There is a generous area of decking at the rear of the extensions and a good size garden mostly laid to lawn. There are no trees within the garden or at numbers 27 and 23, but trees in the rear gardens of houses on Greenway Gardens and Bracknell Gardens provide an attractive leafy outlook.

The interior has been altered in many areas, largely from the subdivision into two flats in the early 1960s and through subsequent updating. These alterations include inserting new bathrooms within the ground floor principal rooms, additional ensuite bathrooms on the upper floors and altering the layout in the outrigger. Parts of the main stair have been enclosed to separate the two flats.

Most of the original interior features have been lost, including doors, fireplaces, cornices, skirting and architraves, and much of the plasterwork appears relatively modern. However, some features do remain partly intact, such as most of the ceiling and cornice to the ground floor rear principal rooms and the distinctive balustrade and newels on the upper floors of the stair.

The total site area is 467 sqm and the footprint of the existing building is approximately 164 sqm. Total GIA of existing building is 330 sqm.

The building was listed without any internal inspections, after conversion to flats and after adding extensions at the rear. While the whole building falls under the listing it seems reasonable to say the over-riding reason for the listing is the quality and character of the front elevation and main roof form.

The Heritage Statement in appendix A provides further background on the building and assessment of its current condition and arrangement.

2.3 EXTERIOR VIEWS:



Figure 7: Front view



Figure 8: Courtyard between House & Conservatory



Figure 11: Courtyard view between House & Conservatory from inside



Figure 14: Rear view



Figure 9: Rear fully glazed Conservatory



Figure 12: Rear fully glazed Conservatory



Figure 10: Rear fully glazed Conservatory

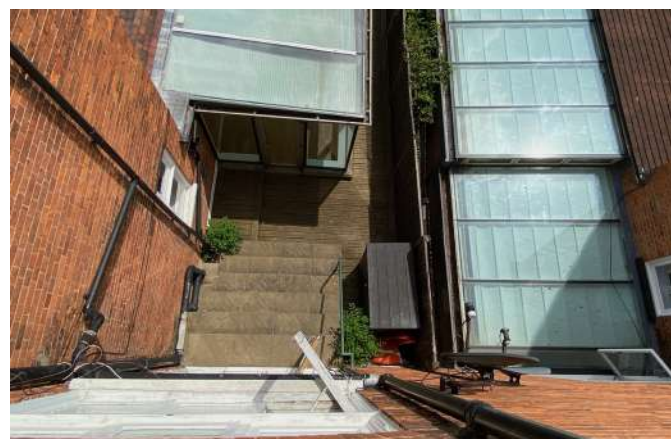


Figure 13: Courtyard between House & Conservatory



Figure 15: Side passage view



Figure 16: Front Entrance



Figure 17: Rear Garden view

2.4 INTERIOR VIEWS:



Figure 18: Front Entrance (internal)



Figure 20: Ground floor Hallway ceiling



Figure 21: Ground floor Hallway



Figure 23: Ground floor Bedroom 1 ceiling



Figure 24: Ground floor Bedroom 1 bay window



Figure 27: Ground floor Kitchen



Figure 28: Ground floor Conservatory looking out to Garden



Figure 19: Ground floor Hallway



Figure 22: Ground floor Hallway

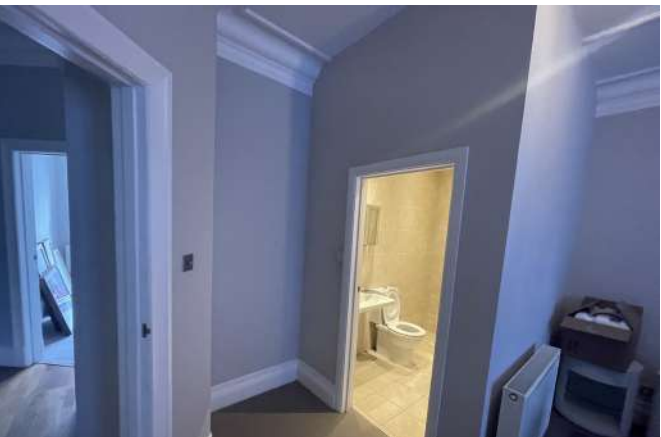


Figure 25: Ground floor Bedroom 1 En Suite



Figure 26: Ground floor Bedroom 2



Figure 29: Rear fully glazed Conservatory



Figure 30: Ground floor Bedroom 2 En Suite



Figure 31: Flat 1 entrance Staircase



Figure 33: First floor Hall



Figure 34: First floor Living room



Figure 37: Second floor Bedroom 4 / Study



Figure 38: Second floor Hall



Figure 41: Second floor Services (within roof space)



Figure 32: First floor Hall



Figure 35: First floor Kitchen



Figure 36: First floor Dining and Kitchen



Figure 39: Second floor Bedroom 2



Figure 40: Second floor Bedroom 3



Figure 42: Second floor Store (within roof space)

3.0 SUMMARY OF PRE-APPLICATION RESPONSE

A summary of comments from the Pre-Application (ref: 2021/6136/PRE) are included below.

Land Use

The amalgamation of the two existing self-contained flats to revert the property back to its original use as a single family dwelling has been previously approved in 2005, 2011 and 2021, and would again be considered acceptable in this instance in land use terms.

Design and Conservation - Rear Extension

As existing, there is a single-storey, half-width rear extension with pitched roof, and a glazed conservatory alongside. The existing extension is formed of brick of a similar appearance to the host property. It is non-original (being approved in 2004) and therefore its replacement would not be resisted in heritage terms.

The proposed form and scale of the extension is acceptable. The applicant has stated that it would be formed of brick to match the host property. This would be acceptable.

The applicant has stated that the parapet could be amended to be formed of a shallow stone parapet cap or brick-on-edge, which would be preferable to the metal finish proposed.

Note: this application now includes a shallow stone parapet as shown on TFF proposed elevations.

Overall, subject to the revisions to the parapet material, the extension is of an appropriate appearance, size, scale and form, and appears as a subservient and later addition to the host property. It would not detract from the special historic interest of the host property.

Design and Conservation - Internal alterations

Internally, the property has also been altered through time, with various internal alterations having been undertaken. The delegated report to the 2005 permission states there are no original features of interest within the front room, and non-original partition walls to the ground floor.

The creation of a new opening to the front room, opening up of the entrance hall at ground floor level, restoration of staircase and balustrade and opening up of the stairwell at first floor level have already been approved in previous consents (including the recent 2021 consent) and are therefore considered acceptable.

The original rear elevation has already been altered to provide an opening to the existing rear extension. Therefore, there would be no additional detrimental loss to original fabric as a result of the new extension.

Design and Conservation - Basement and lightwell

The introduction of a rear lightwell, with steps to access the rear garden, would not be visible in public views, and not have any negative impact on the character, appearance, or visual hierarchy of the host property. The adjoining properties have also had extensions/conservatories approved at basement level. The sliding doors within are also appropriate in this context.

Residential Amenity - Rear extension

The proposed rear extension does not protrude any further than the existing rear extension, and would be roughly in line with the depth of the existing extensions to adjoining properties nos. 23 and 27.

Overall, the works would not have any negative impact on the amenity currently enjoyed by neighbouring residents.

Conclusion

The replacement of the existing non-original rear extension and conservatory with a new rear extension is acceptable in principle.

The proposed rear extension over basement and ground floor level is acceptable in terms of its form, scale and materiality, subject to revisions to the parapet treatment.

These works would not have any negative impact on the residential amenity of adjoining neighbours.

The proposed basement appears to comply with the guidance contained within policy A5 of the Camden Local Plan, however the acceptability of the works can only be fully considered when a BIA is submitted and reviewed externally.

4.0 EXISTING BUILDING FLAWS

The existing building is very attractive at the front and has a lot of fine architectural character, but it also has a lot of significant flaws that make it unsuitable as a family home.

Previous interventions are not sympathetic to the listed building, the current arrangement has many shortcomings and the rear extensions do not connect well with the main body of the house or provide good accommodation.

The section describes the main flaws in the building. They can be summarised as:

- Insensitive subdivision within the ground floor principal rooms, the hallway and the stair.
- Narrow and poorly arranged circulation at ground floor level.
- Excessive internal level changes.
- Poor connections to the rear extensions, which are also poorly considered and difficult to use.
- Awkward outdoor space left between the conservatory and the main house, with steep level changes.
- Excessive overlooking into the conservatory from the neighbouring flats, and from the conservatory into the neighbour's ground floor.
- Solar gain and heat loss problems in the conservatory, and heat loss from the rear extension.
- Lack of a suitable space for main day to day family living and kitchen area.

Further explanation of these flaws is provided in the coming pages.

4.1 INTERNAL ALTERATIONS AND SUBDIVISIONS:

Over the years several alterations and additions have been made that detract from the historic nature of the building. These are largely a result of the conversion to flats.

The original design provided a generous and impressive hall and stairs, flooded with light from the large window on the side elevation. This space has been subdivided to create a new common entrance lobby. Further partitions and cupboards have been added to separate the two flats, which have enclosed or removed the side of stair up to first floor level. The fine quality of the balustrade and newels that would have existed here can still be seen on the upper floors. The open well to the stair at first floor level has been infilled and the ground floor inner hall is now a dark and compromised space.

En-suite bathrooms have been inserted into the two ground floor principal rooms, in the form of crude full height 'boxes', upsetting the proportion of the spaces and cutting into the restrained decorative ceiling design in each room.

The ground floor area that leads through to the outrigger has been subdivided to insert a utility room, leaving narrow circulation through to the rear, and kitchen space that is too small for the overall house.

The layout throughout the rear extension is uncomfortable and means the current living area feels divorced from the main house. The conservatory is not connected to the main house and also feels remote, and the rear extensions and their level changes create a barrier between the house and the garden.

At first floor level the front two rooms have been opened up to create an open plan kitchen, with the loss of some of the plan form.

An en-suite bathroom has been inserted at second floor level. This is a change to the original layout but does not impact negatively on the character of the listed building. Similarly, the layout on the upper floors between the stair and rear room in the outrigger is not original. The alterations here are not user friendly but they do not harm the listed building.

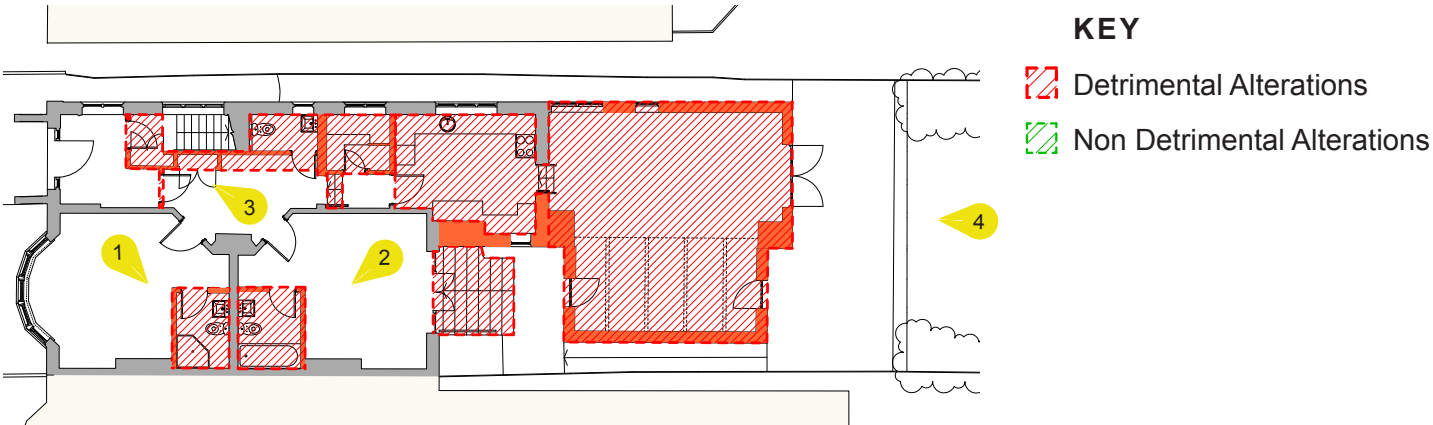


Figure 43: Ground floor - Detrimental Alterations

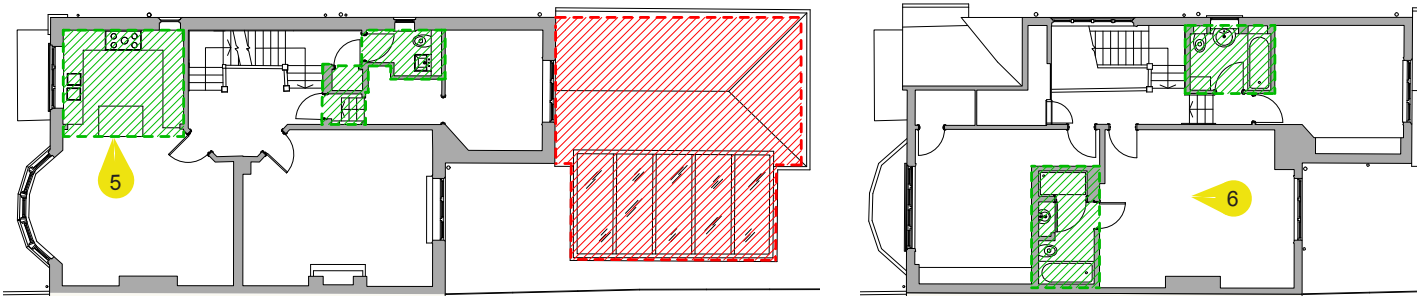


Figure 44: First floor - Non Detrimental Alterations

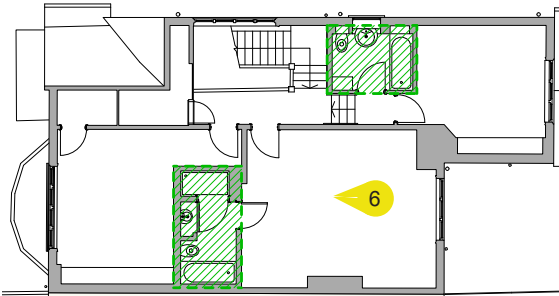


Figure 45: Second floor - Non Detrimental Alterations



View 1 - Front room en suite



View 2 - Rear room en suite



View 3 - sub divisions



View 4 - Rear extension and conservatory



View 5 - First floor kitchen



View 6 - Second floor en suite

4.2 CIRCULATION, FLOW AND LEVEL CHANGES:

In the current arrangement the spaces do not connect together very well. Some aspects of the poor circulation stem for the conversion to flats, but even if the partitions separating the two flats are removed the flow through the house is still very poor.

At ground floor level the only connection to the main living area in the rear extension is via a narrow corridor and three steps to the kitchen, across the kitchen, down more steps and through a narrow wall opening. As well as creating an awkward route to the rear this also means most of the accommodation is not well connected to the garden.

On the upper floors the level change between the outrigger and the main areas is also uncomfortable, especially as you need to ascend to one level and then back down again.

The level changes, sequence of rooms and cellular layout, and narrow circulation do not make good use of the space, and the arrangement is not suitable for a well considered family home or easy access around the building.

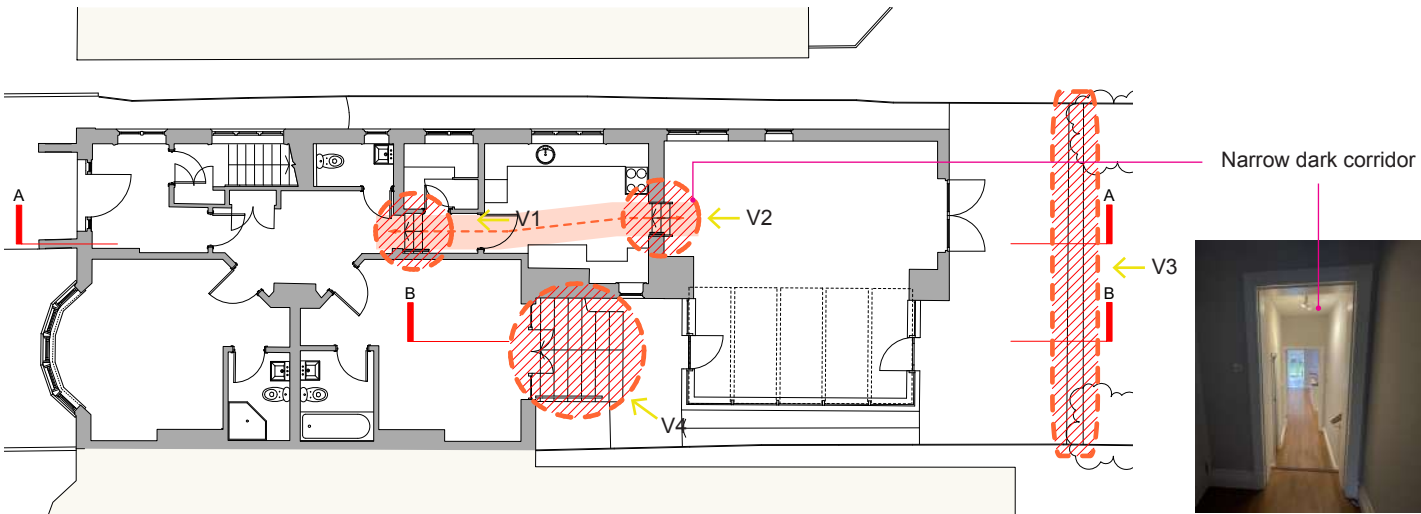
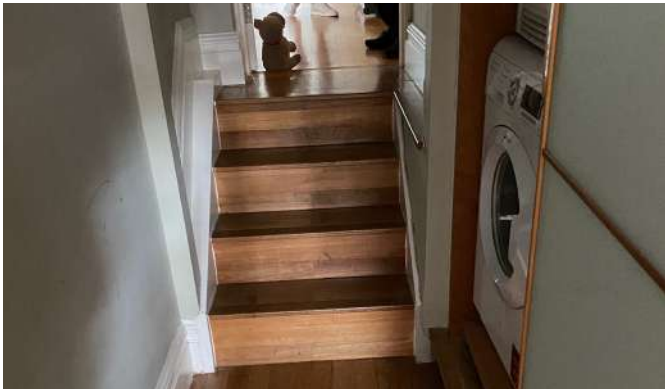


Figure 46: Ground floor - Level Changes



Figure 47: Narrow Corridor



View 1 - Steps up to entrance level from utility space



View 2 - Steps up to kitchen from conservatory



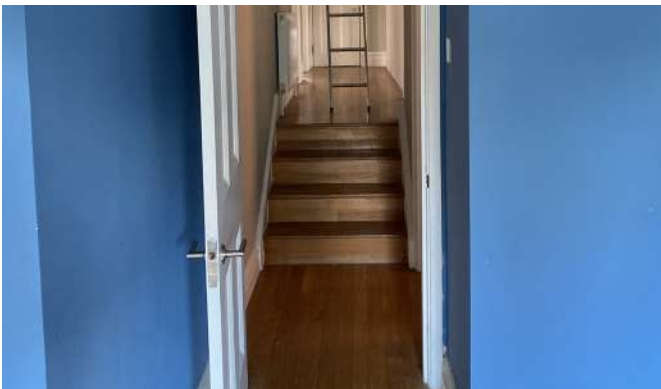
View 3 - Steps up from garden to decking



View 4 - Steps up form courtyard to rear room



View 5 - Steps down to rear bedroom on first floor



View 6 - Steps down to rear bedroom on second floor

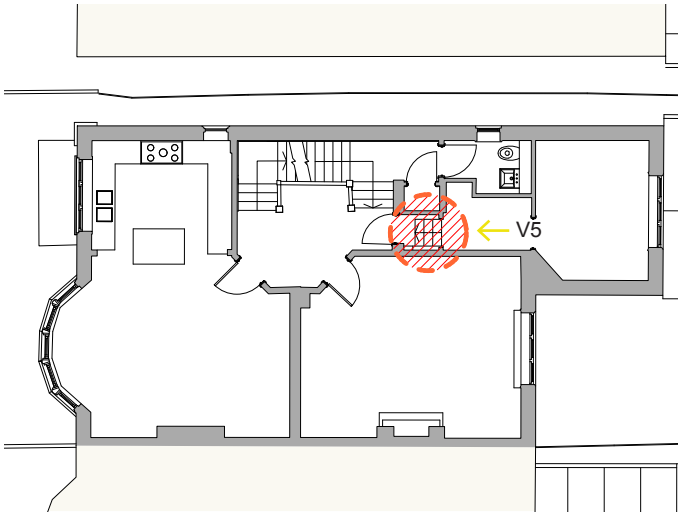


Figure 48: First floor - Level Changes

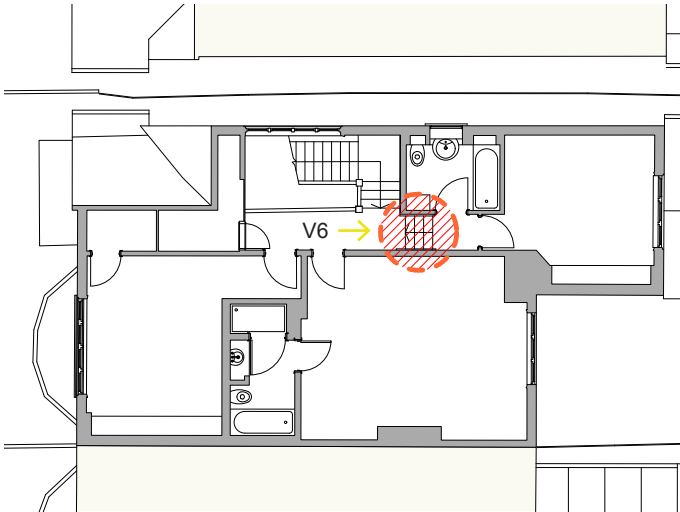


Figure 49: Second floor - Level Changes

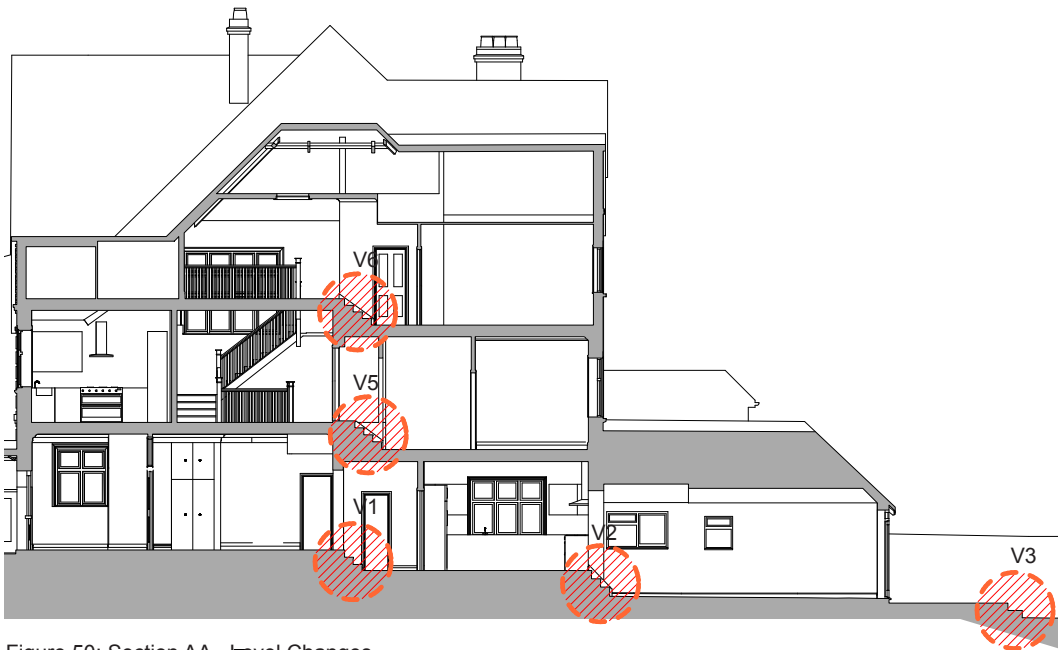


Figure 50: Section AA - Level Changes

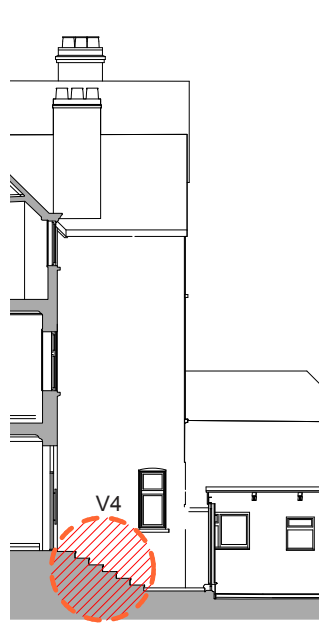


Figure 51: Section BB - Level Changes

4.3 REAR EXTENSION FLAWS AND OVERLOOKING CONCERNS:

The modern conservatory added in 2004 to the side of the older rear extension is fully glazed on three sides and on the roof. Overlooking through the glazed roof is a significant issue and the previous owners added roof blinds that are permanently closed. The side elevation is fully glazed and open to overlooking from windows in number 27, and the separation of the conservatory from the main house creates an inward facing fully glazed elevation that is also extremely vulnerable to direct overlooking from the neighbour's rear windows. These side and inward elevations of the conservatory also create overlooking "the other way" from number 25 into the ground floor windows of number 27.

The outdoor area left between the conservatory and the main rear elevation is an awkward space that is difficult to use and also overlooked. It is largely filled with steep steps from the main part of the house down to the outdoor level, which is so low it doesn't provide any attractive outlook from the adjacent room. The layers of elevations on the conservatory and its lower eaves block any outlook from the main part of the house through to the garden.

The conservatory is on the south side of the building with south and west facing glazed walls and a glass roof that gets no shade except at the beginning and end of the day. This creates significant solar gain problems in the summer. The area of glazing is very extensive, with no mitigating areas of partial glazing and partial insulated walls, and the old rear extension alongside the conservatory has poor or non-existent insulation. Consequently, even with double glazing there are significant heat loss problems in the combined space for much of the year.

The rear extension and conservatory provide over 41 sqm of space in an important position next to the garden, but for the reasons outlined above this area is not easy to use and is effectively poor quality accommodation for a family home.

Overall, the current arrangement does not provide suitable accommodation for a family house. There are too many bedrooms, inadequate and difficult to use kitchen and living areas, and the numerous level changes and poor connection between spaces make the building hard to live with.

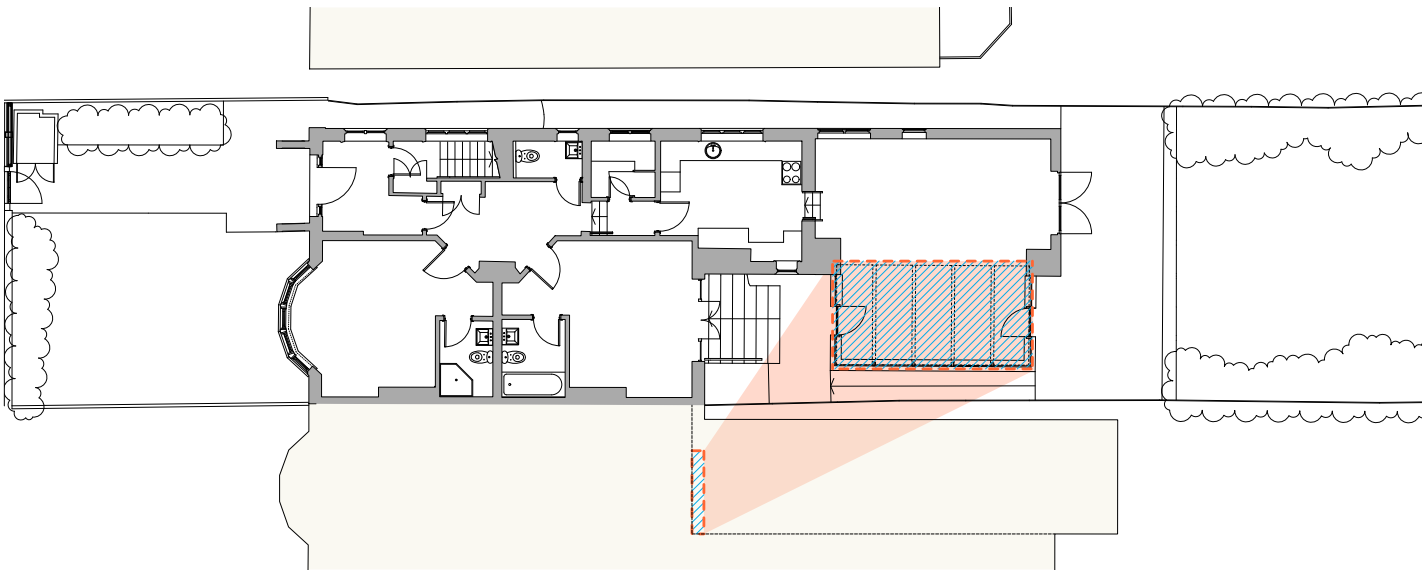


Figure 55: Ground floor - Overlooking Diagram

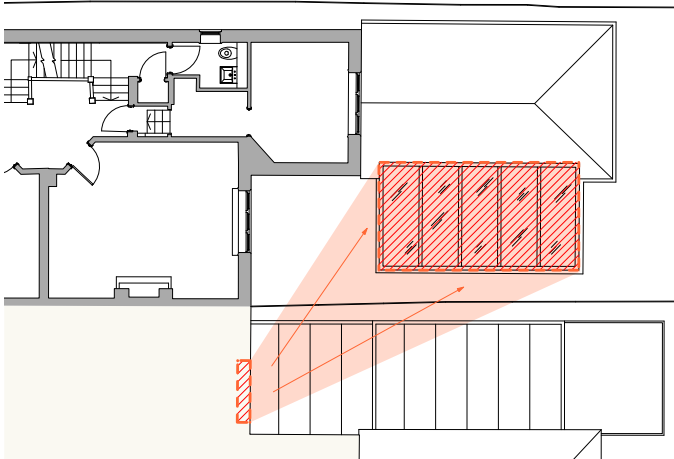


Figure 56: First floor - Overlooking Diagram

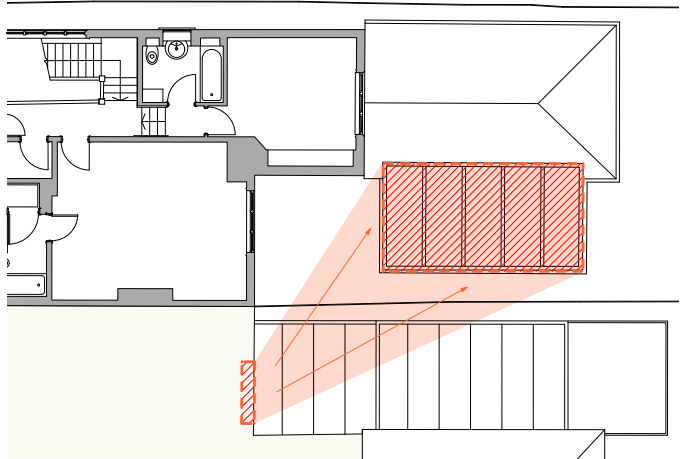
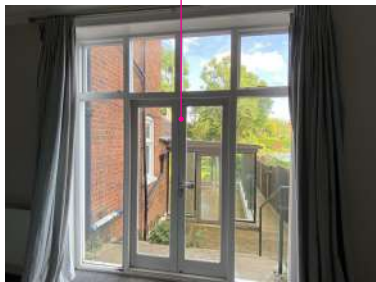


Figure 57: Second floor - Overlooking Diagram

Unusable courtyard space



Obstructed outlook



No.27 rear/side windows directly looking into conservatory



Fully glazed Conservatory



Poorly insulated old extension



Figure 52: Conservatory view from above

Figure 53: Rear view

Figure 54: Internal view from Conservatory looking towards neighbouring windows



Figure 58: Rear elevation - Overlooking Diagram

5.0 DESIGN

5.1 DESIGN OBJECTIVES

The two flats at 25 Oakhill Avenue have recently been sold together. The new owners want to return the property to a single dwelling and make the house their family home.

The current arrangement with two flats, numerous level changes and hard to use rear extensions is not well suited to modern day family living. Alterations are needed to create a workable and desirable family home.

The overriding design objectives for the proposals are:

- To assess carefully the existing building and respond sensitively to the Grade II listed heritage asset and the neighbouring buildings.
- To meet the client’s brief to create a single family home with suitable accommodation.
- To wherever appropriate, retain and reuse the existing form and layout.
- To wherever appropriate, remove or amend harmful or unsympathetic previous alterations.
- To provide high quality and well considered design proposals that both respect the existing building and provide well connected and user-friendly spaces.

Other key design objectives include:

- To reinstate lost features in the principal areas.
- To repair and refurbish the main building fabric.
- To address the overlooking issues both from and into the conservatory.
- To address the numerous level changes and improve the flow between rooms and spaces.
- Addressing the awkward courtyard area and steep level change.
- Where possible, and without harming the character of the listed building, create a much more energy efficient building.
- To create flexible and sustainable accommodation, with a balance of inter-connected spaces and separate rooms throughout the house.
- Provide good visual and physical connection between the house and the garden.

5.2 SUMMARY OF THE PROPOSALS

In order to meet the design objective various alterations are proposed. The following sections of this design statement provide an area by area description and explanation of the proposals with supporting diagrams and photos.

In summary, the key elements of the proposal are to:

- Remove the existing ground floor rear extension and conservatory. Replace with a new ground floor extension with a lower ground floor level below.
- Return the ground floor principal rooms to their original layout and character.
- Remove subdivisions to return the entrance hall and stair to its original form as one open space.
- Raise the floor levels in the outrigger to provide a consistent level on each floor.
- Raise the windows in the outrigger to suit the raised floor level and to align with comparable windows in the semi-detached pair at number 27.
- Utilize the existing currently loft storage space as habitable space.

5.3 AREA SCHEDULE

	EXISTING GIA (sq m)	PROPOSED GIA (sq m)
LOWER GROUND FLOOR	0	71
GROUND FLOOR	140	146
FIRST FLOOR	97	97
SECOND FLOOR	93	93
LOFT	22 (storage space)	22 (habitable space)
TOTAL	352	429

The proposal increases the total GIA by 77 sq m, however the ground floor GIA only increases by 6 sqm.

5.4 REAR LOWER GROUND FLOOR EXTENSION

25 Oakhill Avenue is located on a sloping site, with the rear being much lower than the front. The level change from the front to the back of the site is just over 2 metres, and from the front to the back of the house is approximately 1.3 metres.

The proposals include building an extension at the rear which is partially below the rear ground level by approximately 1.8 metres. This is much shallower than a full depth basement.

The proposals are mindful of the SPD “Camden Planning Guidance - BASEMENTS January 2021” and acknowledge that under this guidance the proposed lower ground floor area is considered basement development.

The guidance includes helpful diagrams indicating criteria for the size and position of a basement. Figure 9 (page 15) has a building type similar to 25 Oakhill Avenue and indicates all the criteria applied together. This diagram shows a basement covering 50% of the front garden area, the area under the main body of the house, and extending to the rear by 50% of the depth of the building. Figure 60 of this document shows the application of this criteria to 25 Oakhill avenue.

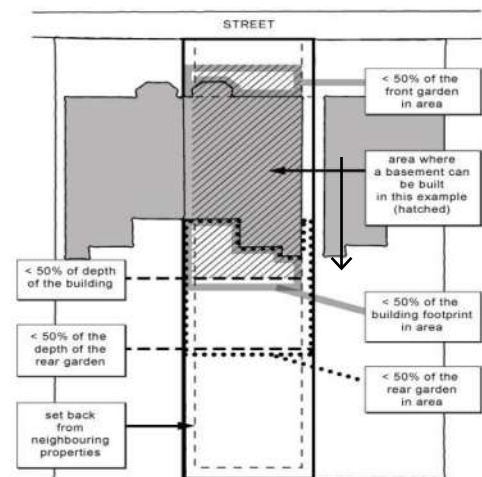


Figure 59: 'Figure 9' from Camden Planning Guidance - BASEMENTS

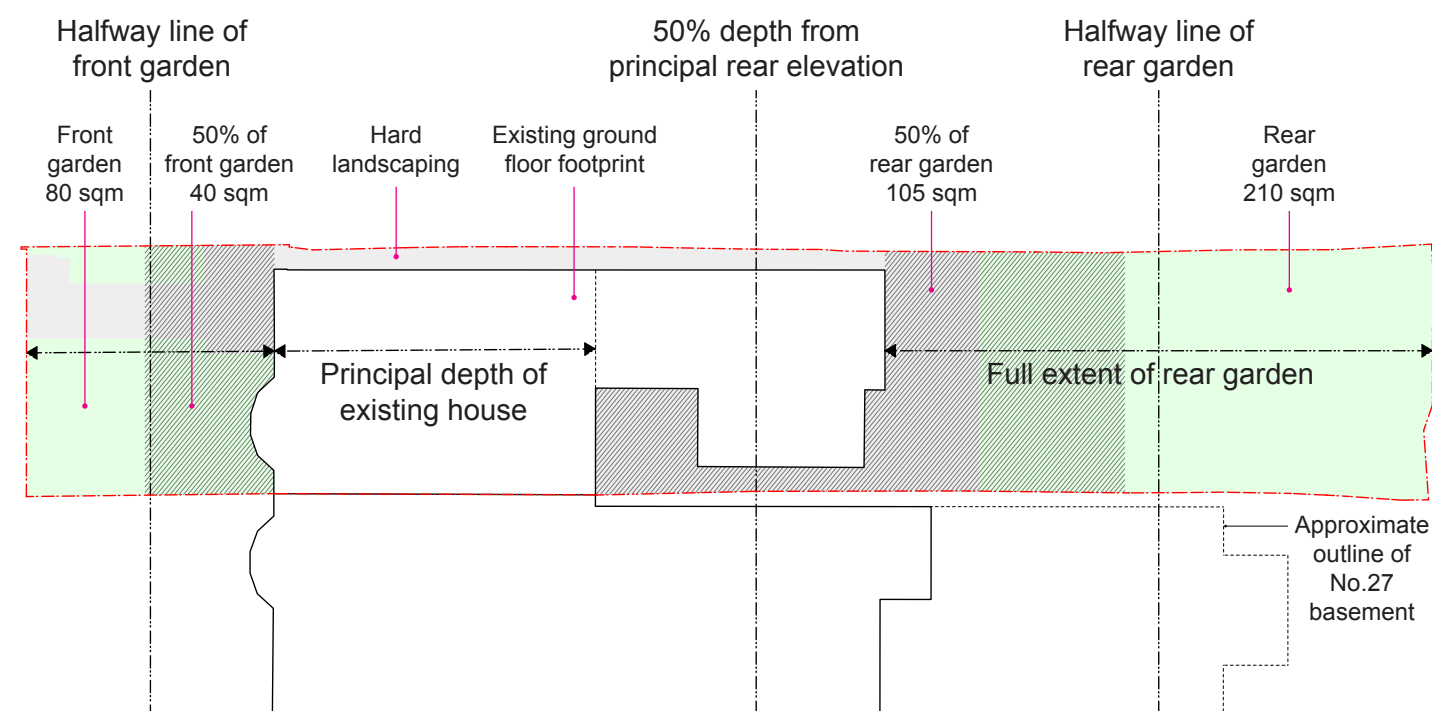
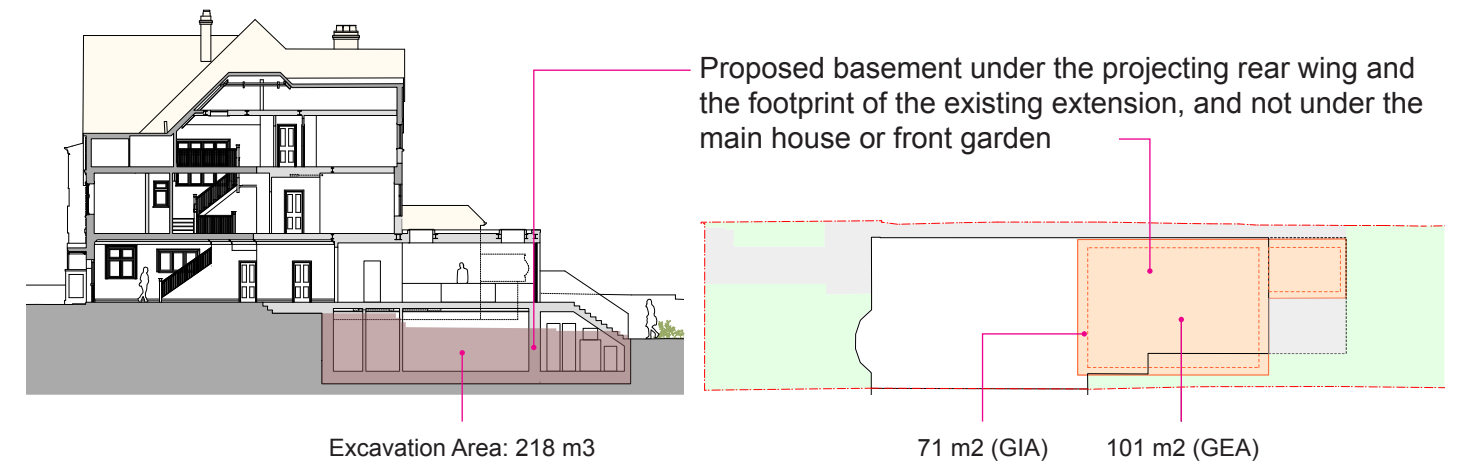


Figure 60: 25 Oakhill Avenue demonstrated within limits set by 'Figure 9' from Camden Planning Guidance - BASEMENTS

The design proposes a much smaller basement than illustrated in the guidance. The proposed basement does not extend under the front garden nor under the main body of the house, and falls within the area under the projecting rear wing and the footprint of the existing extensions. This does extend more than 50% of the depth of the building but the **design has much less impact and is more subordinate to the host building than a basement following the illustration (Figure 9 from Camden Planning Guidance - BASEMENTS).**

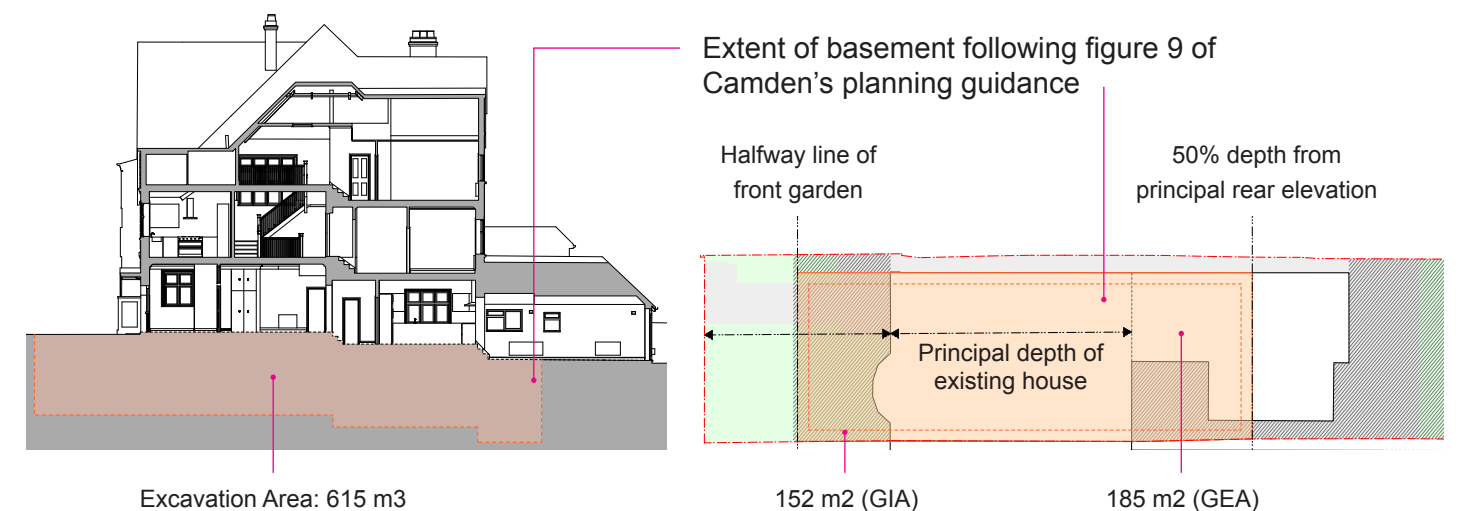
As per Proposed:

Proposed LGF Area: 101 m² (GEA) **less by 74 m²**
 71 m² (GIA) **less by 81 m²**
 218 m³ (Excavation Area) **less by 397 m³**



As per Camden Planning Guidance:

Available Basement Area: 185 m² (GEA)
 152 m² (GIA)
 615 m³ (Excavation)



The impact is far less because the “Figure 9 - Camden Planning Guidance” basement has approximately 80% more area and involves nearly three times more excavation. The proposed design is more sensitive to the structural integrity of the existing building - the construction would be much quicker, entail less temporary works and less risk to the house and its neighbours. The design is also sensitive to the hierarchy of spaces in the listed building - there is no attempt to create a new main living space at lower ground floor level.

The basement is also arranged to sit under the area of the existing rear extensions, and does not extend into any existing areas of soft landscaping. The house plant room is located under the rear extension steps (this is the only feasible space for the plant room given that the proposed scheme uses the loft as further accommodation space).

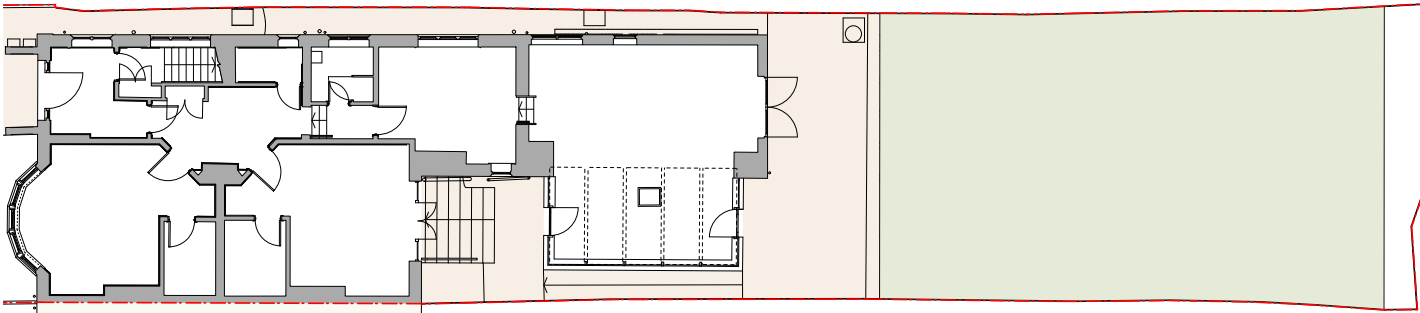


Figure 61: Existing Ground floor plan

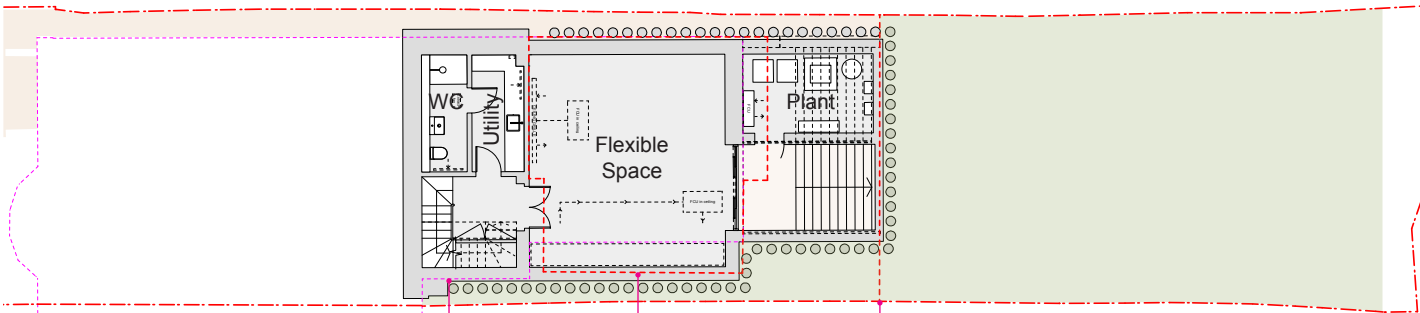


Figure 62: Proposed Lower Ground floor plan

Line of ground floor above
Line of existing rear extension
Extent of existing hard landscaping

A basement was recently constructed under the garden at number 27. This may not be built up to the boundary with number 25, so in accordance with Criterion I (of the SPD) the proposed basement is set in from the boundaries.

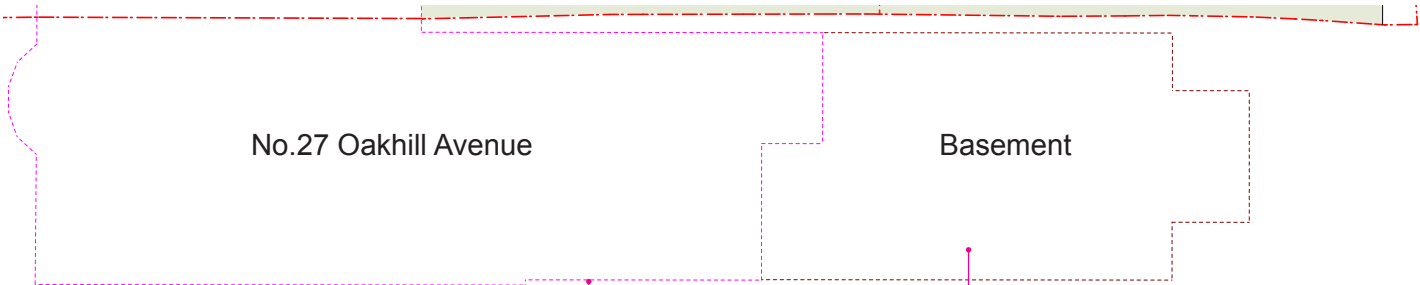


Figure 63: Outline of No27 Oakhill Avenue

Line of ground floor above
Extent of Basement (approximately)



Figure 64: No.27 Oakhill Avenue - Basement extends near enough to the end of the garden

The proposed lower ground floor provides additional area needed to facilitate the proposed ground floor layout, restoring the entrance hall and principal rooms, improving the flow of spaces and enabling the house to function well as a family home. It includes “back of house” rooms for plant, storage and utility. There is also a flexible space for a children’s playroom with good natural light and good access to the garden. The stair down to lower ground floor is positioned to avoid harm to the plan form of the ground floor.

Policy A5 states: “the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property.”

The proposed rear lower ground floor extension:

- Minimises the impact on the host building by being under the proposed rear extension and not under the main body of the original house.
- Minimises the impact on the host building by being much smaller than a basement that extends under the house.
- Is subordinate to the host building in its scale and position and does not seek to create an additional floor under the main part of the house.
- Minimises the impact on the host building and the neighbouring property by resulting in far less excavation than a basement under the house.
- Is sensitive to the listed building and the structural integrity of the existing fabric.
- Does not extend beyond the depth of the existing extensions and does not extend under any area of soft landscaping.
- Does not have any front lightwell, and has no impact on the character of the streetscape or listed frontage of the building.
- Is not built under an existing basement and does not exceed 50% of the garden of the property.
- Is set in from the neighbouring property boundaries
- Does not impact on any trees or mature planting, retains all the existing areas of soft landscaping and biodiversity on the site and surrounding areas.
- Provides the accommodation needed to enable the house to work well as a family home.

The overall design raises the floor level of the ground floor extension. This significantly reduces the depth of the lower ground floor extension to approximately a half storey below the adjacent ground level. This is much less than a full depth basement. Keeping the basement underneath the footprint of the extension also avoids an even deeper basement under soft landscaping areas of the garden.

If the planning authority is concerned that such a basement could be extended under the house in the future, ie. a “back door” way of achieving an overall basement larger than shown in figure 9, this could be resisted under policy A5. If necessary, legal agreements could be attached to consent for a basement similar to the design in this pre-app.

5.5 REAR GROUND FLOOR EXTENSION

As noted in section 3 above, the existing ground floor extensions have several flaws and do not provide user-friendly spaces for the house.

The proposed design replaces both these extensions with a new kitchen and dining area at the rear, level with the main part of the house. This reduces the depth of the lower ground floor and creates a much better flow of spaces at ground floor level. Parts of the existing rear wing or outrigger will be opened up and the design provides a much improved layout.

The back of the new ground floor extension aligns with the lower ground floor below. The proposed rear elevation is in fact set back nearly 1 metre from the end of the existing brickwork extension and is in line with the back of the existing conservatory.

The extension is formed as a simple but elegant and well-detailed element that provides a much more successful connection between the house and the garden.

Maintaining a consistent ground floor level provides a more open sense of space and allows views through to the garden from the front door, the hallway and from the rear original room.

As with the two storey extension at number 23, the living area is slightly elevated above the garden. This gives an appealing outlook over the garden and soft landscaping and allows a lot of light into the lower ground floor below.



Figure 65: Proposed Ground floor demolition plan

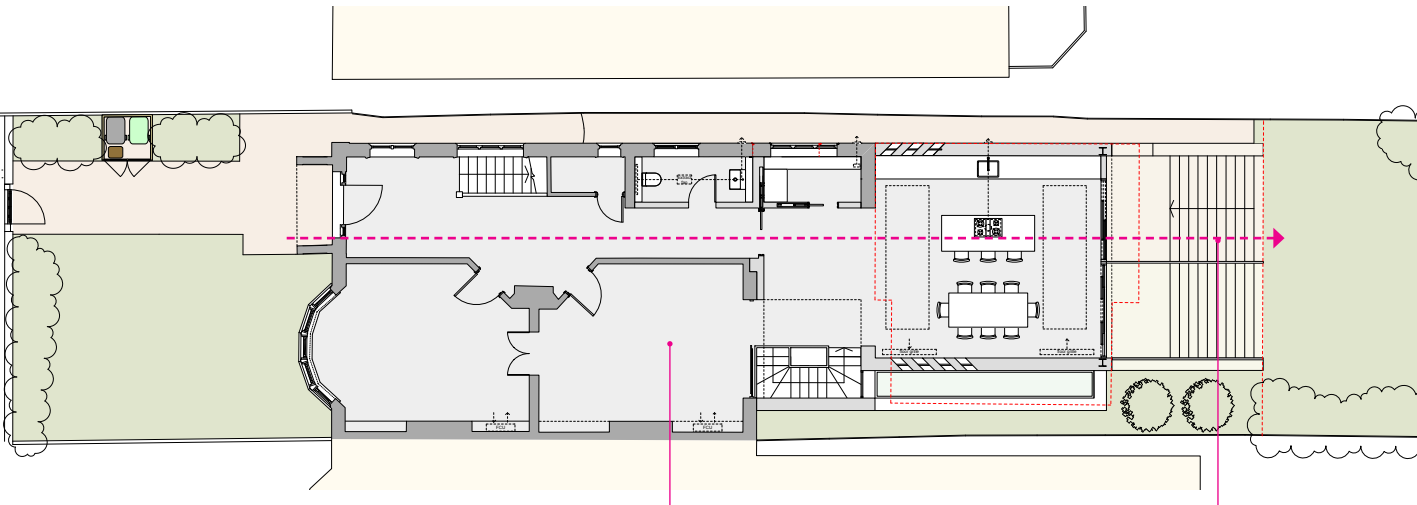


Figure 67: Proposed Ground floor

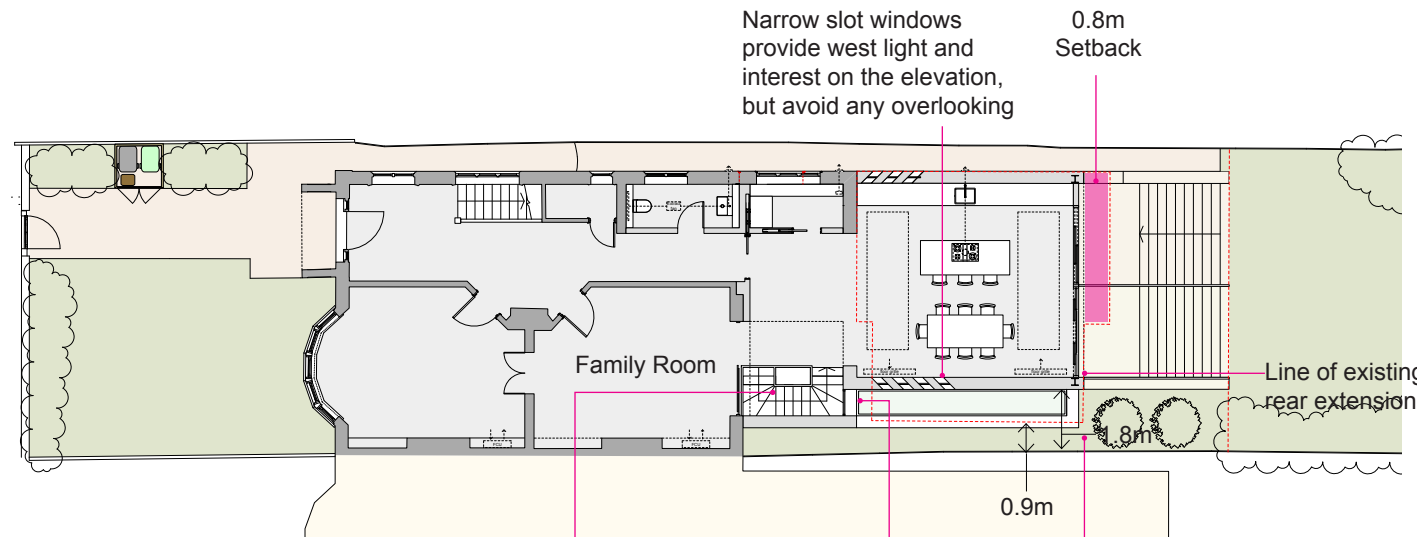


Figure 66: Proposed Ground floor

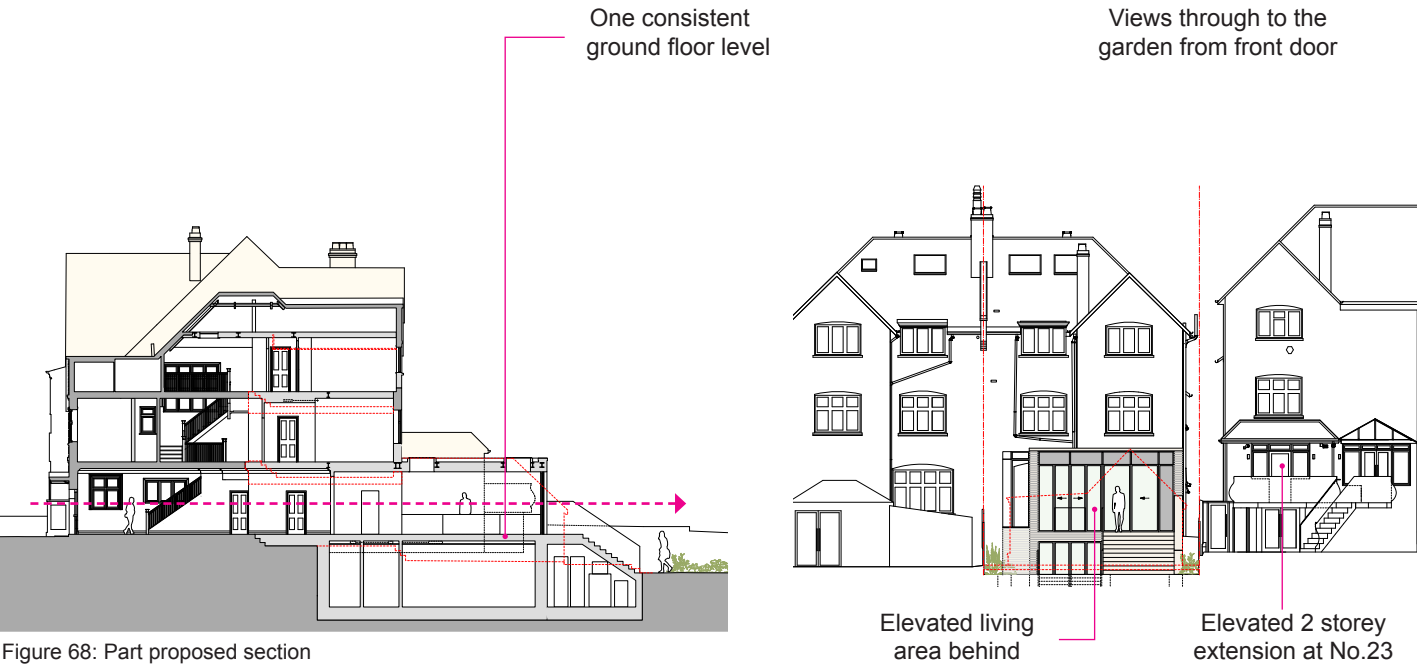


Figure 68: Part proposed section

The existing courtyard area will be enclosed by the new design. This dramatically improves the flow and connection between the new living area and the main body the house. To help with the massing and scale of the design the space is treated as a separate linking volume, distinct from the main rear extension. The size of this enclosure is determined by the existing opening in the principal elevation. The non-original sidelights and French doors are removed but the existing opening is retained, with the new roof and sidewall sitting close to its edges. As you move away from this opening the enclosure steps back to the line of the main rear extension. The glass roof maintains natural light to the original room and provide a legible separation between the original house and the new extension.

The design is sensitive to the relationship with the neighbouring properties and their amenity. Although the proposed extension is higher than the existing conservatory the gap to the boundary with number 27 is much larger. The elevation facing the boundary is mainly a solid wall but includes narrow slit windows that provide interest without creating any overlooking or significant light pollution. The step in the side of extension is glazed to break down the mass into small volumes. The side elevations will be formed in carefully selected red brickwork, laid in English Bond as on the original house.

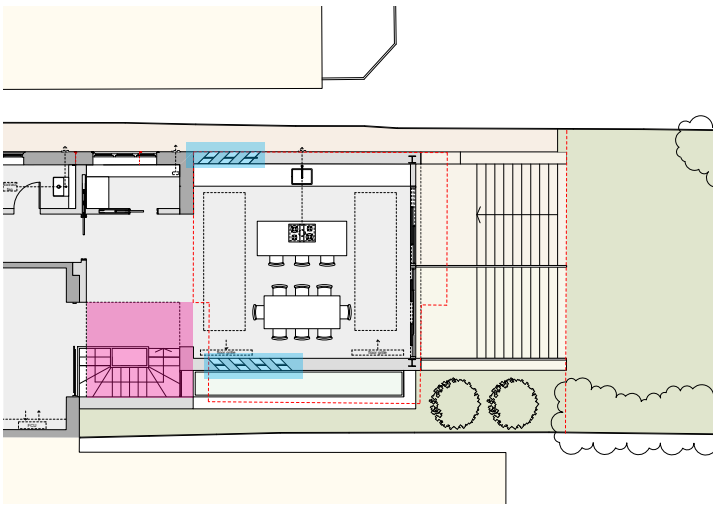


Figure 69: Part Proposed Ground floor plan

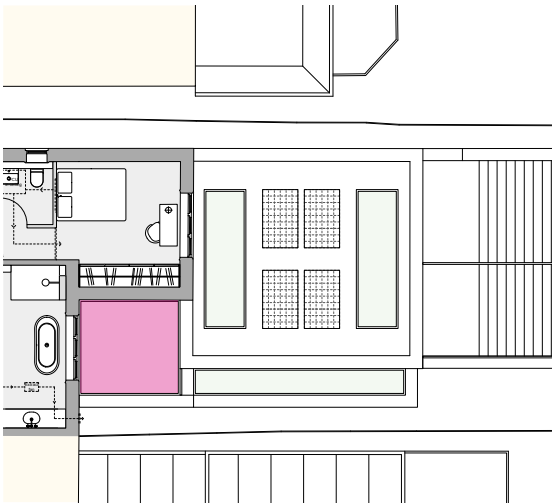


Figure 70: Part Proposed First floor plan

- KEY**
- Existing Courtyard enclosed with separate linking volume
 - Angled glazing

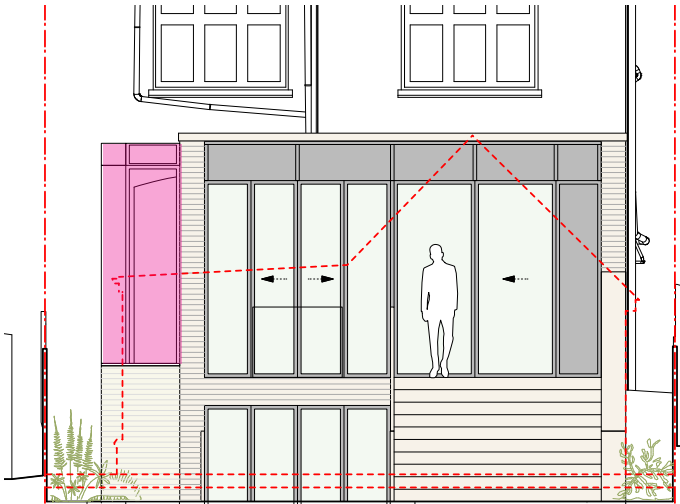


Figure 71: Part Proposed rear elevation

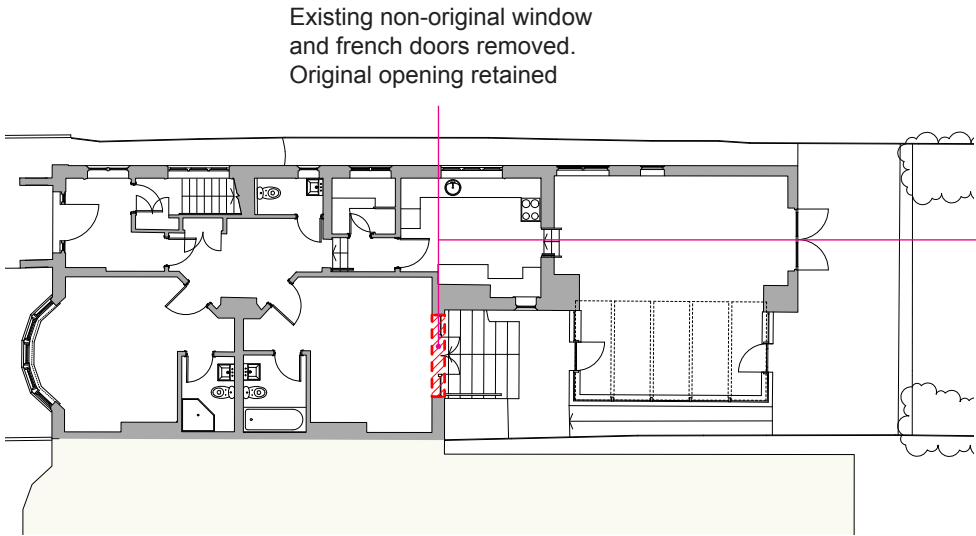


Figure 72: Existing Door on ground floor to be removed



Figure 73: Existing French Doors

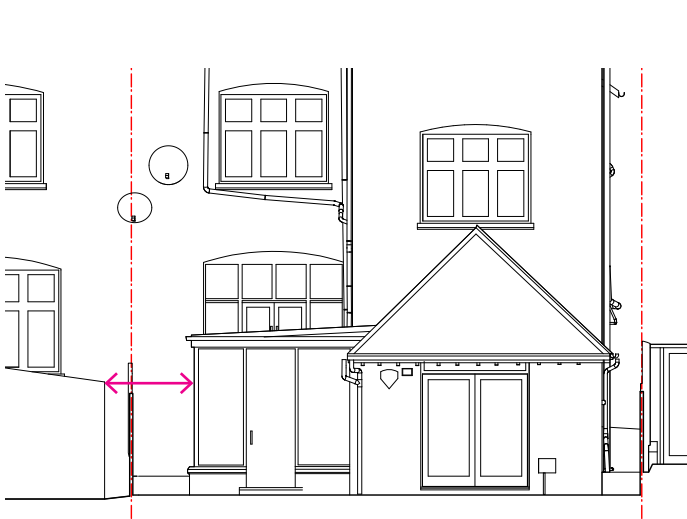


Figure 74: Existing part rear elevation

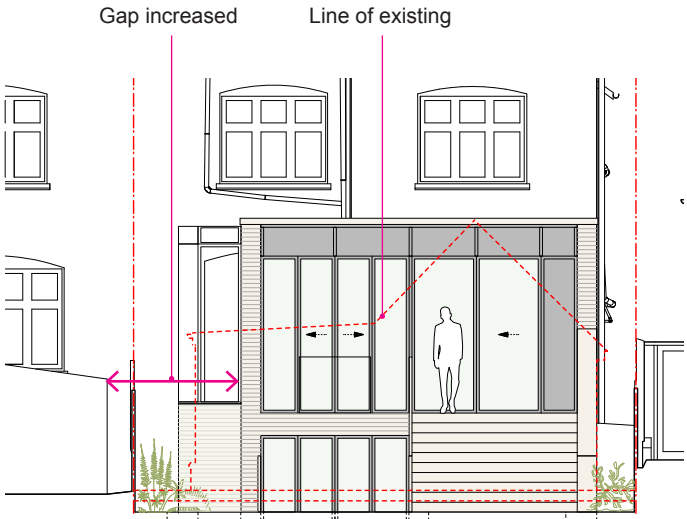


Figure 75: Proposed part rear elevation

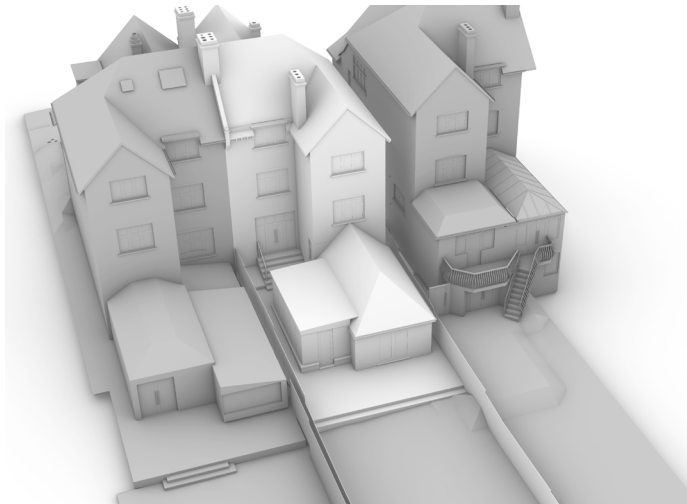


Figure 76: Existing rear massing view

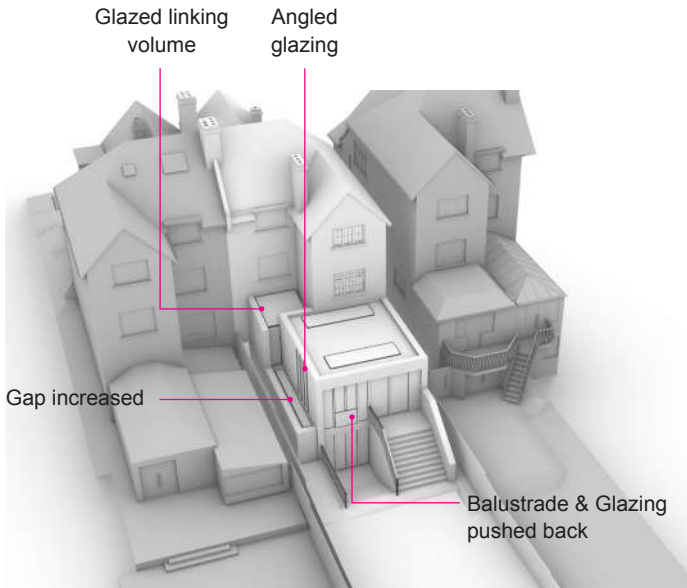


Figure 77: Proposed rear massing view

On the eastern side facing number 23 the design follows the position of the existing brickwork extension, but does not extend as far, and the passage through to the garden is maintained. Although the side elevation is higher than the existing eaves, it is still lower than the adjacent extension at 23. This keeps the pattern of extension volumes stepping down the hill.



Figure 78: Proposed rear elevation

At the rear of the living area the glazing is set-in with deep reveals. This creates a layered, stronger architectural design.

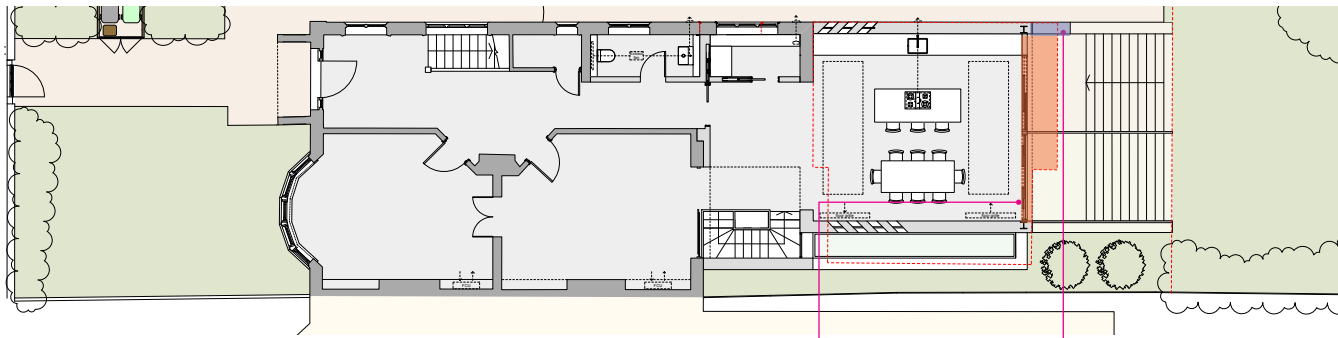


Figure 79: Proposed Ground floor

The ground floor extension is no higher than the ridge of the existing pitched roof extension, and even by adding the courtyard area, the footprint is only 1 sqm bigger than the existing extensions. It is lower than the extension at number 23 and set back from the boundary with number 27.

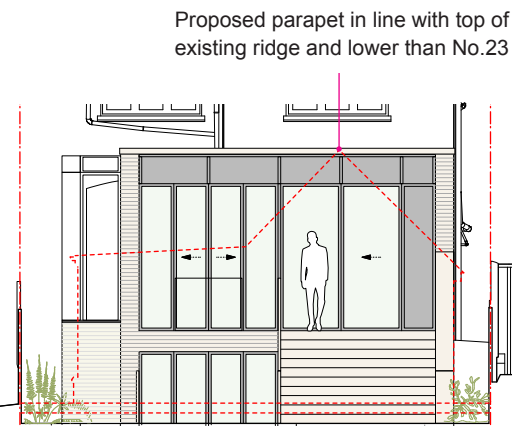


Figure 80: Proposed part rear elevation

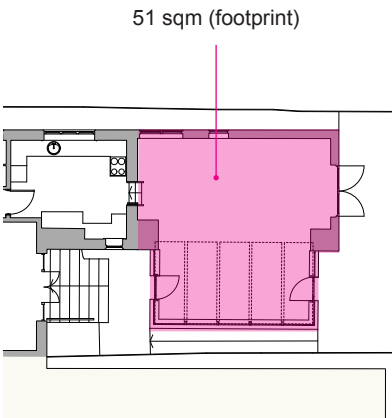


Figure 81: Existing extension

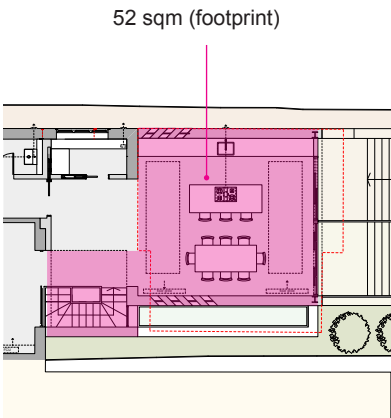


Figure 82: Proposed extension

5.6 IMMEDIATE CONTEXT

The below image demonstrates the scale of extensions to the rear of the properties in the immediate vicinity of the application site. All of the properties have rear extensions, the majority of which extend across the full width of the rear.

No.27 also has a basement which extends towards the end of the garden and No.23 has a basement under the main house and rear extension. The extent of basements in the remainder of the properties highlighted below is unknown.

As described in the previous section 5.5, the proposed rear extension is less than the full width of the rear of the house (narrower than all of the neighbours extensions), and the design is sensitive to the relationship with the neighbouring properties and their amenity.

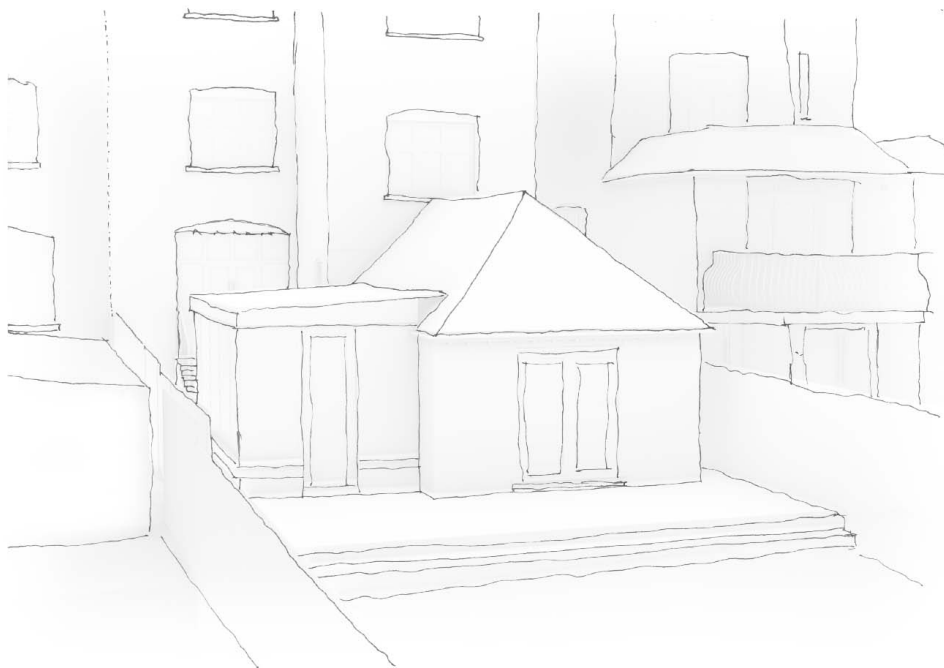


- No.15 : Half width extension. Basement condition unknown
- No.17 : Full width extension. Basement condition unknown
- No.19 : Half width extension. Basement condition unknown
- No.21 : Full width extension. Basement condition unknown
- No.23 : Full width extension plus basement under house and extension
- No.25 : Application site
- No.27 : Full width extension plus basement in garden

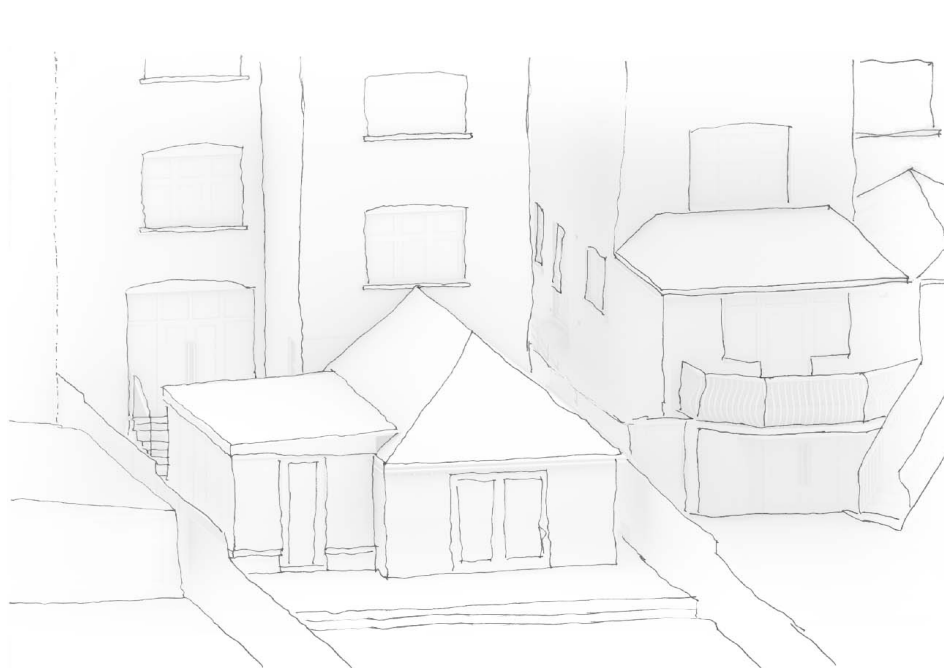
Figure 83: Aerial view of Oakhill Avenue looking North

5.7 EXISTING & PROPOSED MASSING VIEWS

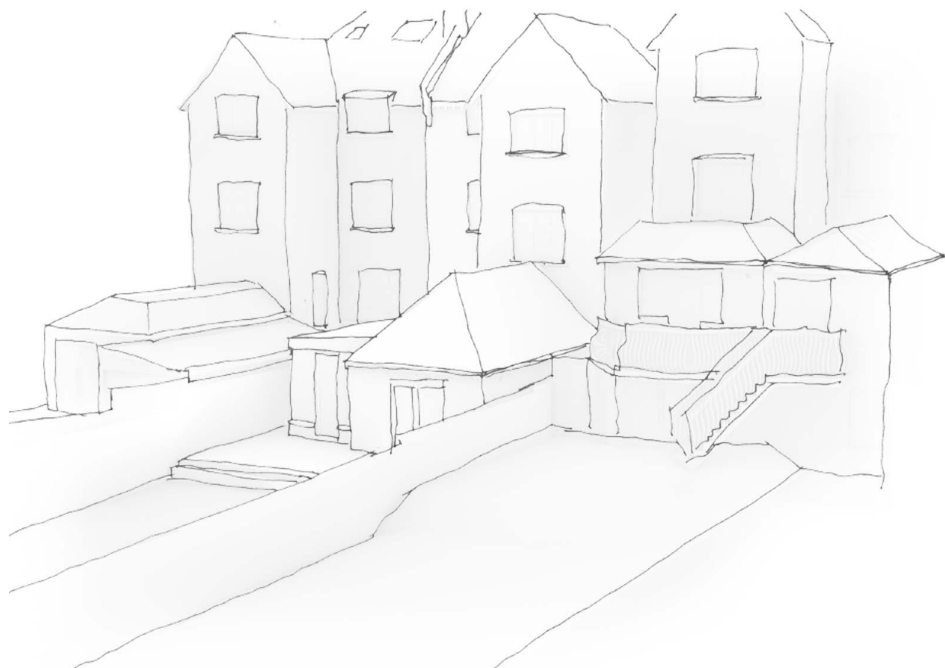
The following section provides comparative 3d views of the existing and proposed massing.



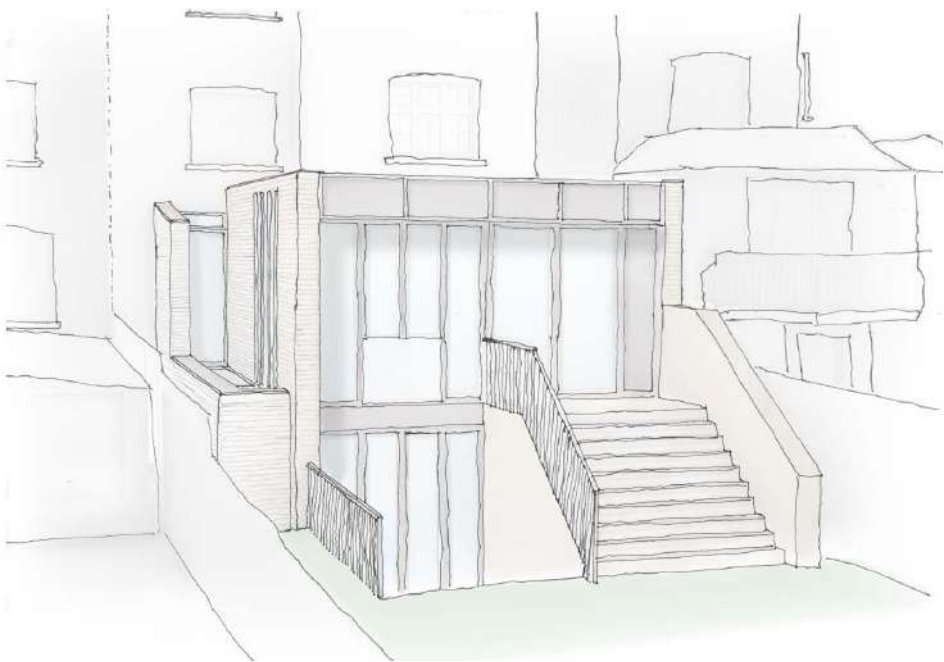
View 1 - Existing



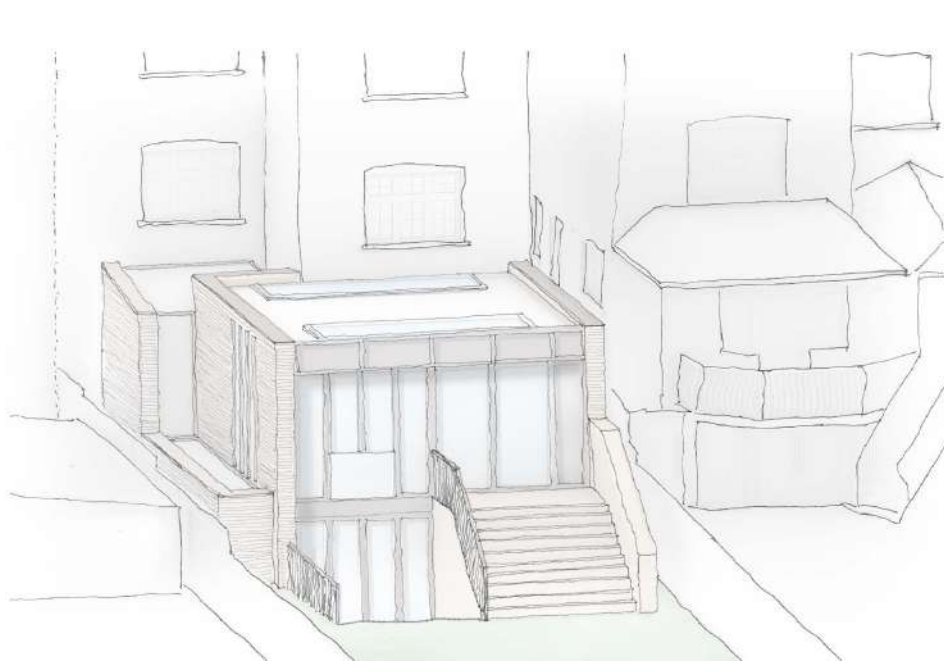
View 2 - Existing



View 3 - Existing



View 1 - Proposed



View 2 - Proposed



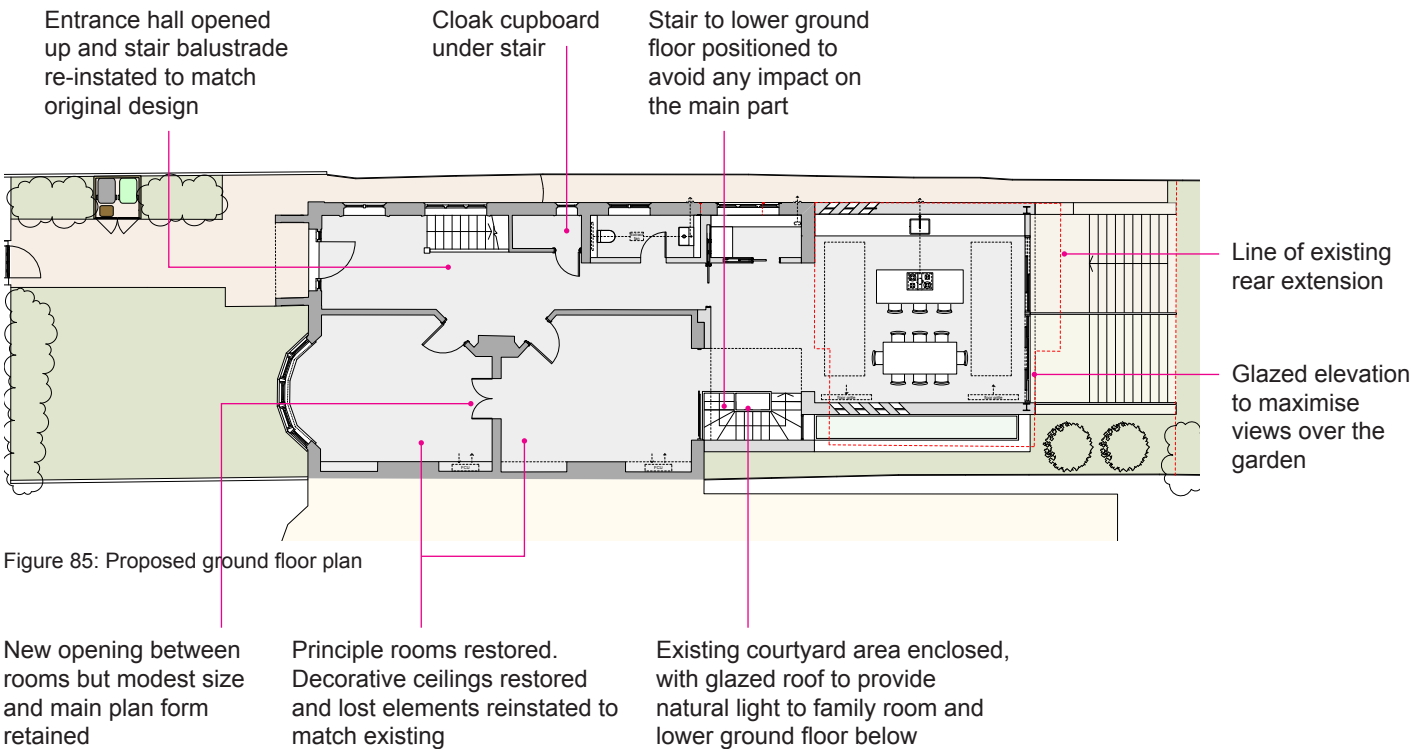
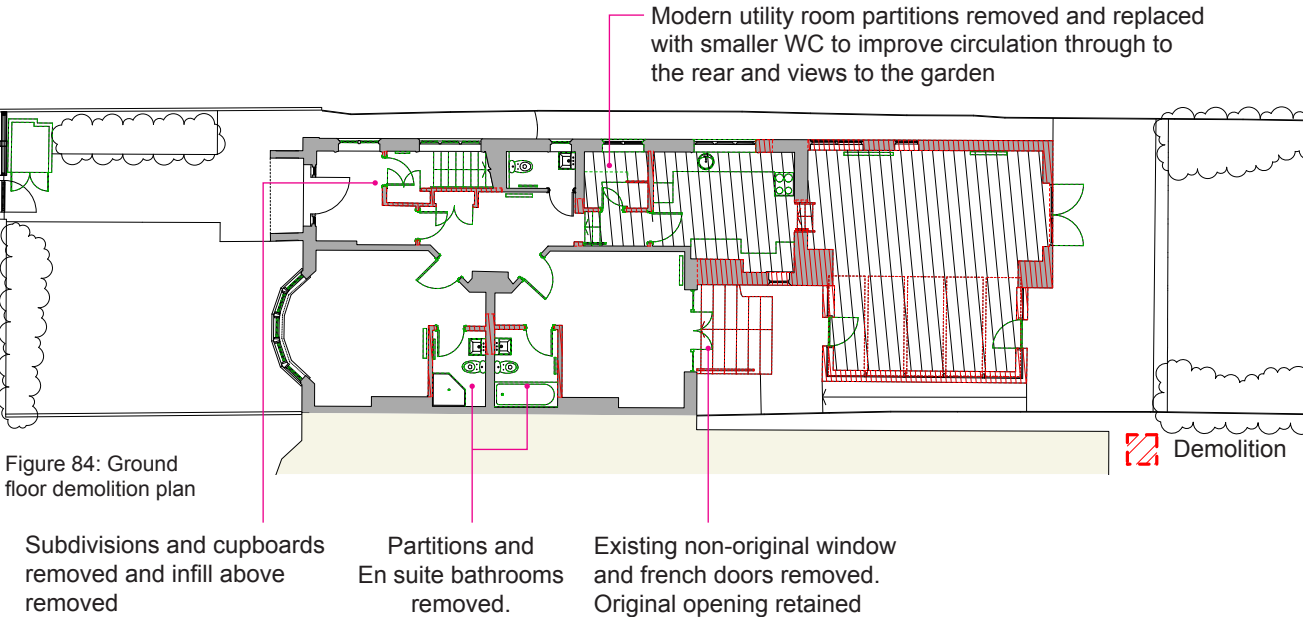
View 3 - Proposed

5.8 GROUND FLOOR ALTERATIONS

The much more useable space provided by the replacement extension enables the original part of the house to be refurbished and restored.

The ensuite bathrooms, cupboards, separating partitions and enclosure of the stair will all be removed. The hallway will be opened up and restored. The distinctive period joinery of the stair is still present on the upper floors and the ground floor balustrade and newels will be reinstated to match the original design. The ground floor stair will be replaced with gentler treads of 250mm depth (the current ground floor stair has a steeper rise and going than the first and second floor stairs above).

Any missing areas of cornice or decorative ceiling in the principal rooms will be reinstated. A new door opening is also proposed between these two rooms but the main plan form is retained. The existing modern plain flush doors will be replaced by traditional joinery doors to match the panelled doors that still remain elsewhere in the house.



First floor balustrade and newels to be copied on the ground floor



Ceiling to be retained and reinstated where appropriate

En suite bathroom to be removed

5.9 UPPER FLOOR ALTERATIONS

At first floor level the well to the stair has been infilled as part of previous works to separate the two flats. The well will be re-opened and the surrounding balustrade and newel reinstated to match the adjacent original design.

The two front rooms have been fully opened up to form an open plan kitchen in the upper flat. The kitchen will be removed and the wall reinstated to restore the plan form here and create separate bathroom.

At the rear, in the outrigger, it is proposed to raise the floor level to provide level access around the first floor. The same alteration is proposed on the second floor above. The windows to the these two upper level outrigger rooms will be raised a little to suit the higher floor level. The windows will be refurbished and re-used and the brickwork made good to match existing, including the arched head.

Similar alterations have already been carried out at number 27. Raising the windows at number 25 means they will now align with the windows in the other half of the semi-detached pair.

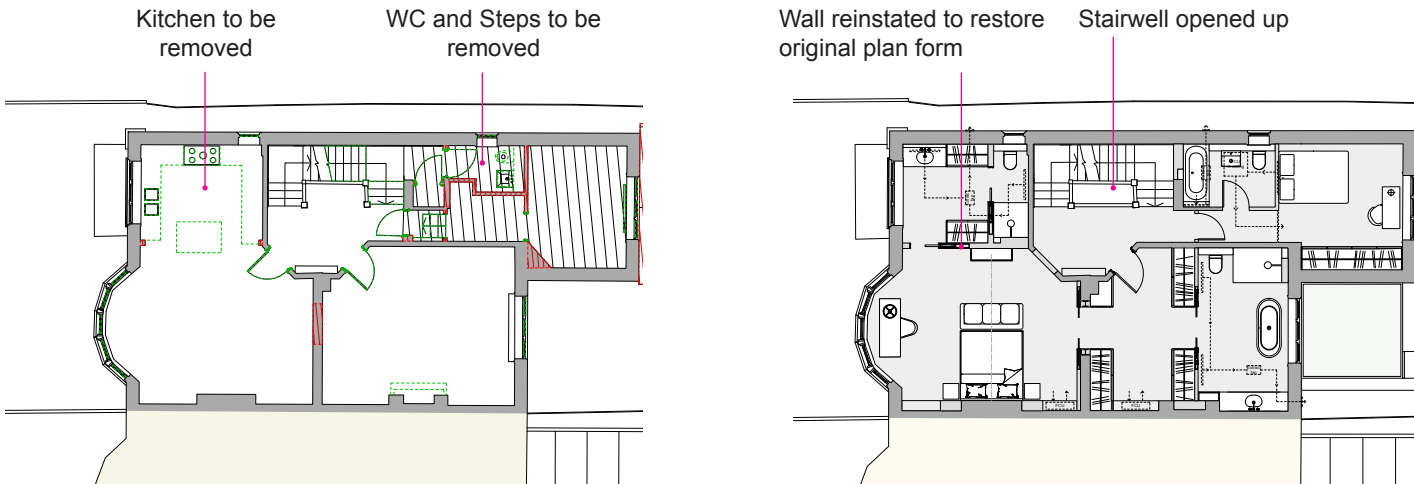


Figure 90: Existing First floor demolition plan

Figure 91: Proposed first floor plan

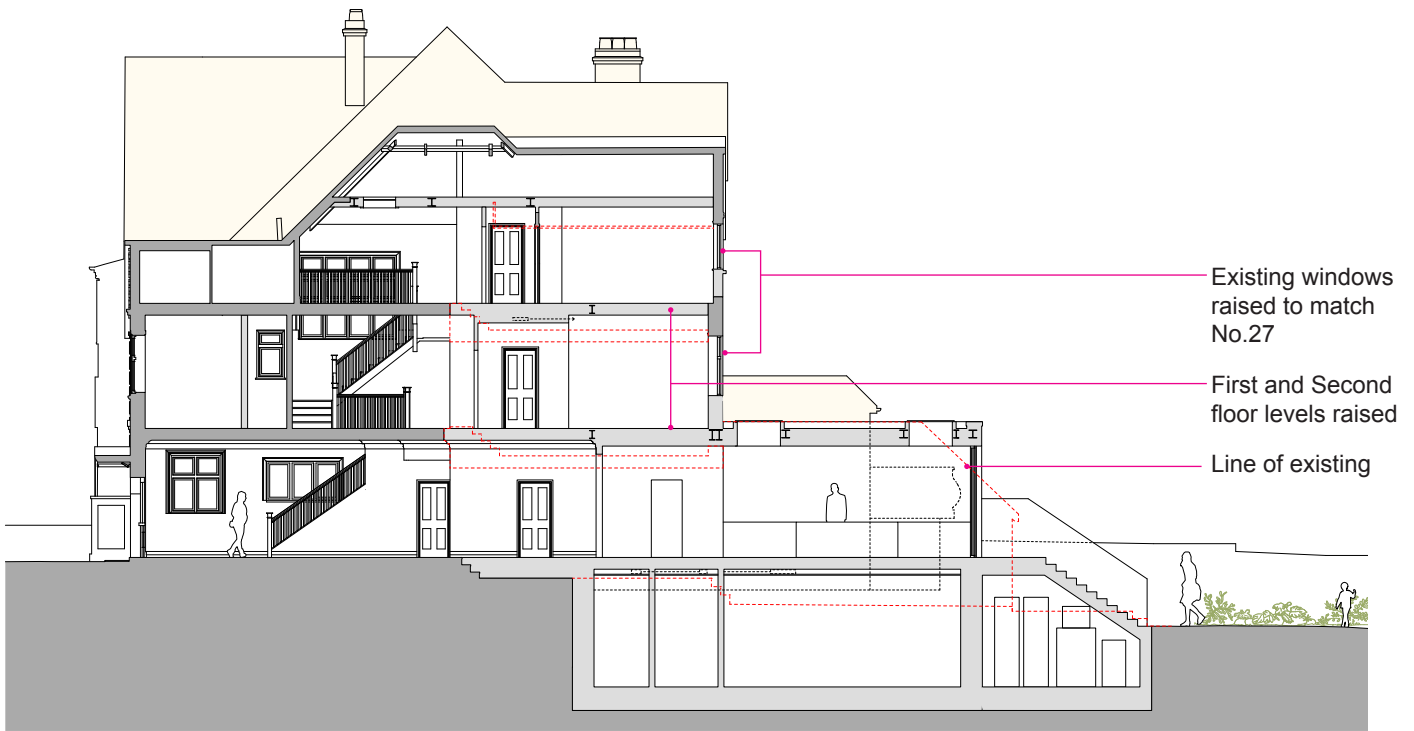


Figure 92: Proposed section



Figure 93: First floor staircase and landing

Stairwell to be opened up



Figure 94: Rear view

Existing windows to be raised to match No.27

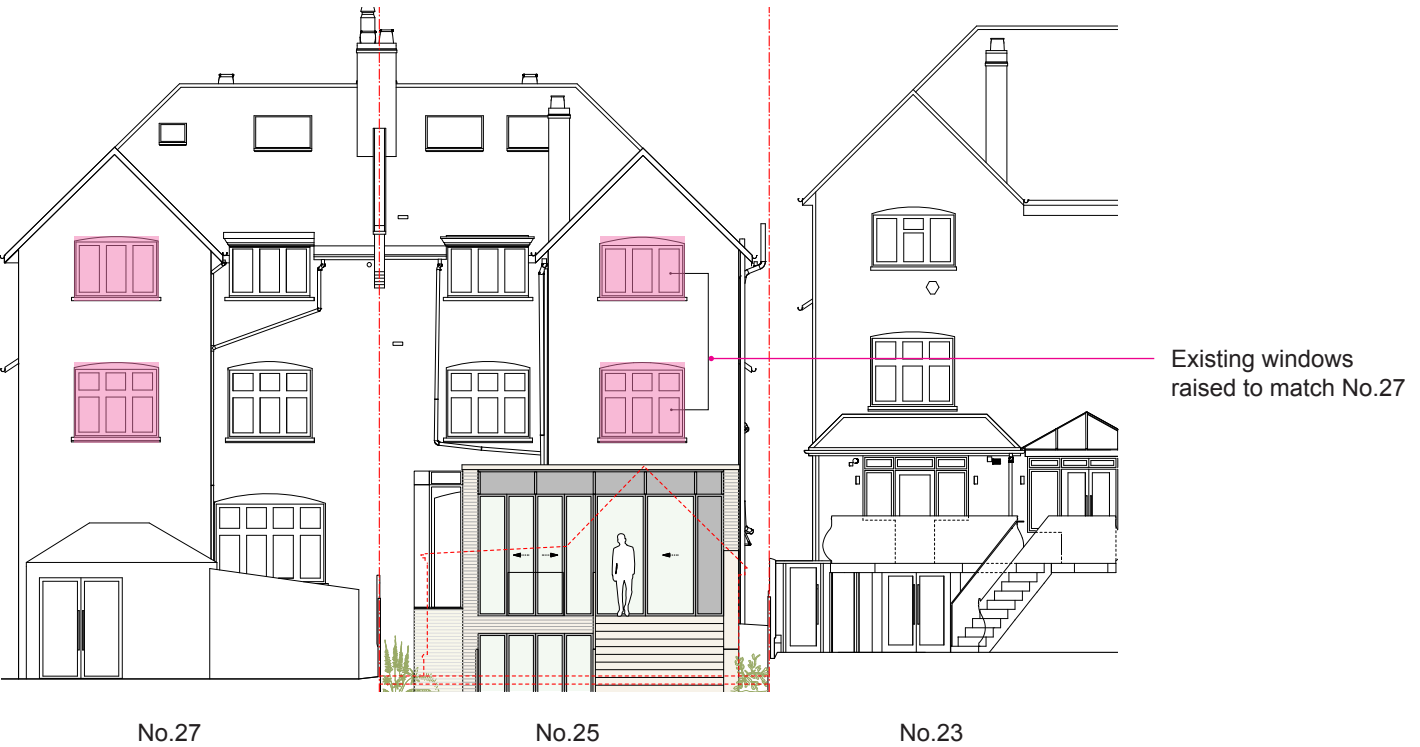


Figure 95: Proposed Rear elevation

At second floor level there is an additional bathroom proposed to serve the rear bedroom with the existing bathroom layouts improved and remodelled. The new stair to serve the loft space is located in a discrete location as not to compromise the landing space.

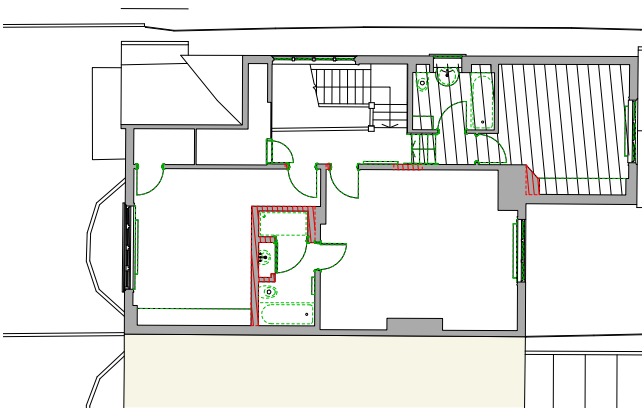


Figure 96: Existing second floor demolition

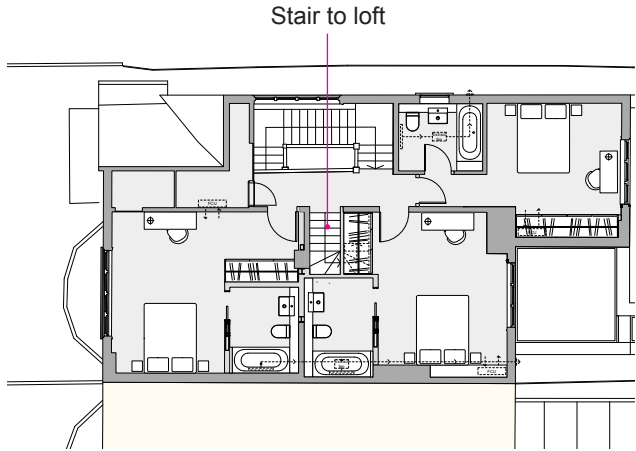


Figure 97: Proposed second floor plan

The existing loft space is currently usable storage space with power connections however there is no natural light. It is proposed to be utilised as habitable space thus further making use of existing floor space. This helps provide slightly more accommodation as part of creating a long term family home. Access to the roof eaves is maintained. The loft space will be fully insulated to improve the energy performance of the house and rooflights will be added for natural light.

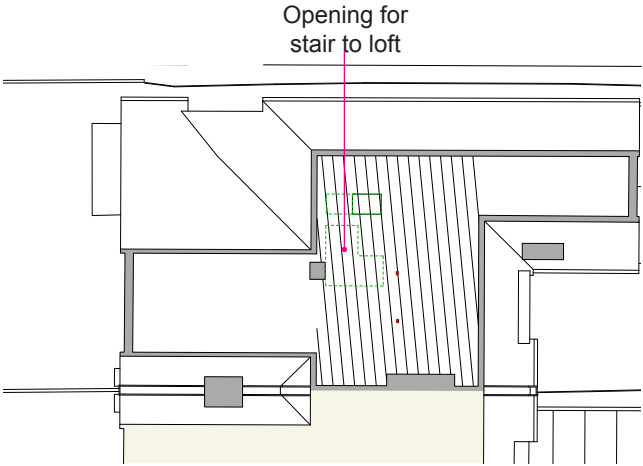


Figure 98: Existing loft demolition plan

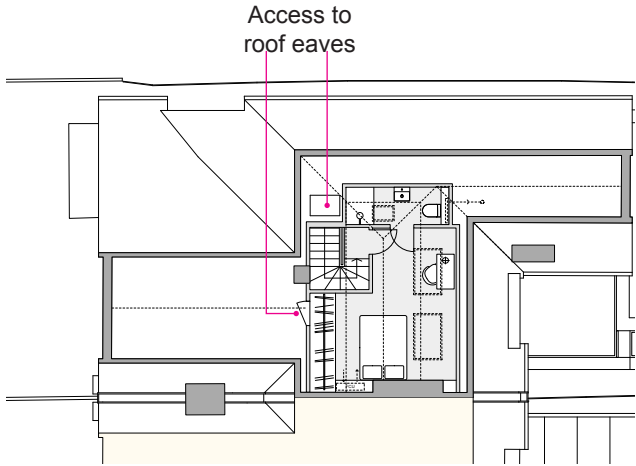


Figure 99: Proposed loft plan



Figure 100: Existing loft storage space.



Figure 101: Existing loft storage space.

5.10 GENERAL FIT OUT PROPOSALS

Replacement of modern skirtings, cornices and internal doors

Modern skirting, cornices and internal doors will be replaced where not original.

Replacement of modern floor finishes

The existing modern floor finishes in the house are to be replaced throughout.



Figure 102: Existing modern floor finishes at ground floor.



Figure 103: Existing modern floor finishes at first floor.



Figure 104: Existing modern plain door blank at ground floor.



Figure 105: Existing modern plain door blank at ground floor.



Figure 106: Existing modern skirtings at second floor.

Updating mechanical and electrical services

It is proposed to update the existing mechanical and electrical services to bring the services up to modern standards and replace equipment getting towards the end of its serviceable life. A shallow under floor heating system is to be provided to floors throughout. Care will be taken to minimise damage to the existing fabric and if required existing finishes will be carefully made good and restored as existing. Comfort cooling is proposed in some locations as is shown on the TFF proposed drawings, this has been carefully integrated into joinery or in existing ceiling voids to minimise impact on the layouts. The services consultant Cooper Homewood carried out an Overheating Report (included in this application) which concludes that it is necessary to provide comfort cooling due to the anticipated overheating risk as confirmed by the assessment with high internal gains recorded. In line with the local policy requirements, the cooling strategy will be implemented in an energy efficient way by using low carbon VRF (Variable Refrigerant Flow) heat pump system to meet the cooling and heating requirements.

Updating lighting control and lighting design

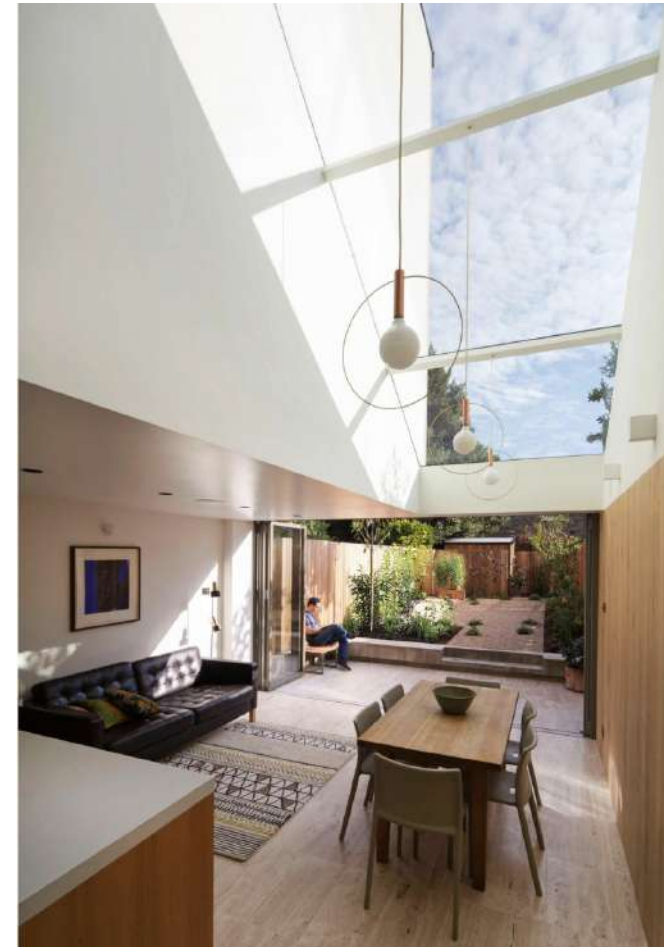
It is proposed to update the existing lighting control and lighting design and bring it up to modern standards as it is at the end of its serviceable life. Care will be taken to minimise damage to the existing fabric and if required existing finishes will be carefully made good and restored as existing.

Replacement thermal elements

Additional insulation to the existing walls is currently not proposed due to the listed nature of the existing building, and space constraints caused by insulation being installed internally. However, replacement thermal elements (windows) will be improved through the specification of slimline double glazing with the proposed sections maintaining the same relationship with the window frame reveal than existing. A Low-E coating to the windows is also proposed to limit excessive heat gain. Refer to TFF existing and proposed window details for further information.



6.0 PRECEDENTS



7.0 SUSTAINABILITY STATEMENT

The proposed design has carefully considered energy, materials, and resources from the viewpoint of maximising sustainability. The strategy focuses on maximising site reductions in regulated CO2 emissions with a cost-effective, viable and technically feasible approach.

Services Consultants Cooper Homewood have provided an Energy Statement document (included within this application) which provides details on the proposed energy strategy for the scheme. As part of this document energy modelling was undertaken in accordance with Building Regulations Part L (2022), under SAP 10.2. Energy efficiency measures were considered throughout, including enhanced building fabric; insulation; high performance glazing; low energy lighting; and high efficiency ventilation systems. They have enabled the proposed development exceeds the requirements for Building Regulations Part L in terms of emissions, fabric efficiency and primary energy rates, and achieves an 76% improvement over a Building Regulations Part L1b baseline.

The design proposals associated with the overall energy strategy are summarized below:

Existing Building

This site is protected by its listing and by the conservation areas, but notwithstanding these measures, one of the most sustainable approaches to building is to re-use and adapt existing building stock to make it energy efficient and fit for modern day living. This project retains the existing building and its remaining features and includes alterations to significantly improve its energy efficiency and make a desirable and workable family home.

Air Source Heat Pumps

Air Source Heat Pump is proposed which will deliver a significant energy and emissions savings and has been proposed to provide high efficiency heating and hot water production whilst eliminating on site emissions.

The ground and lower ground floors will require far less energy to keep them warm and are suitable for heating by air source heat pumps. These pumps can also heat the whole house, with isolated areas of top-up heating in some older parts, and also provide hot water.

The air source heat pumps will be at the end of the garden, screened by planting and within a timber enclosure. A planning compliance noise survey report was carried out by KP Acoustics (this is included in this application) which states that noise emissions from the proposed plant units would not have an adverse impact on the nearest residential receivers.

Photovoltaic Panels

The flat roof to the extension faces south and will house a series of photovoltaic solar panels to provide electricity for the house. In order not to be visually intrusive the panels will be installed with a low incline of 10 degrees. This is not the optimum angle but the orientation means they will still be very efficient.

Insulation

The proposed extensions replace heavily glazed and uninsulated thermally inefficient structures with new construction, built to high standards of air tightness and insulation. The enclosure of the courtyard area reduces the extent of external walls and further improves the thermal performance of the ground floor.

The roof will be thoroughly insulated and where it can be added sensitively, slimline double glazing will be provided.

Newly constructed elements within the extension will also be highly insulated.

Heating

Heating controls will also be optimised with the use of time and temperature zone controls allowing the control of individual zones throughout the dwellings, typically each room being a separate zone which will exceed the requirements of the Domestic Building Services Compliance Guide.

Natural light

Due to being an existing building the orientation is fixed. However, the rear extension to the south has been designed to incorporate large openings to maximise internal daylighting levels and passive solar gains. Roof lights are also proposed.

The design provides good levels of natural light, including in deep plan areas, which avoids heavy reliance on artificial lighting, but avoids the solar gain and poor thermal performance resulting from excessive areas of glazing. The design also allows for good levels of natural ventilation.

Basement construction

Adding the basement is an efficient use of the land. In this instance the basement design is also an efficient method of construction. The basement is only partially below ground level and involves far less excavation and associated resources than excavating and forming a basement under the house, and it also forms the foundations for the ground floor extension. Compared to a basement built under the house and extending 50% beyond the principal rear elevation, the proposed basement is significantly more sustainable.

The use of concrete will be kept to a minimum with the basement formed with piling as shown in the Structural Engineers report and on their drawings, with an additional basement box built in concrete inside the excavated ground. The construction method here will avoid any such “doubling up” by making the initial retaining structure also act as the finished box.

The design does not impact on the existing area of permeable ground. The footprint of the extension sits over the existing extension and external steps sit in the area of existing tight decking.

Lighting

External lighting will be fitted with appropriate controls to prevent inappropriate use, with controls applied based on the intended use utilising PIR and photocell sensors as required.

Energy loads will be reduced through the specification of low energy, LED lighting throughout.

Ventilation

The dwelling will have mechanical ventilation provided to all kitchen and bathroom spaces, this will remove warm, moisture laden air, reducing condensation and potential mould growth in high humidity areas. Fresh air will subsequently be brought in to the dwelling via trickle vents or through the building fabric.

Openable windows will also be provided, and will be the primary method of purge ventilation as and when required by the occupant.

8.0 BASEMENT IMPACT ASSESSMENT

A Basement Impact Assessment was carried out which is included within this application.

The BIA has not indicated any concerns with regard to the effects of the proposed basement on the site and surrounding area. It has been concluded that the impacts identified can be mitigated by appropriate design and standard construction practice.

9.0 EXISTING & PROPOSED DRAINAGE

Existing below ground drainage

The existing building’s drainage survey was carried out by Drainsmart in September 2022, and it was confirmed that foul and surface water is collected above ground and discharged into the local sewer network under gravity. There are four manholes shown on the survey drawing (Figure 107), two in the side passage, one in the courtyard, and one internal as well as a fifth concealed manhole (Manhole 1) which would be exposed as part of the works to check its condition. It was concluded in the report that some repair works are necessary to the existing drainage system including replacing interceptor trap, these works are proposed to be carried out.

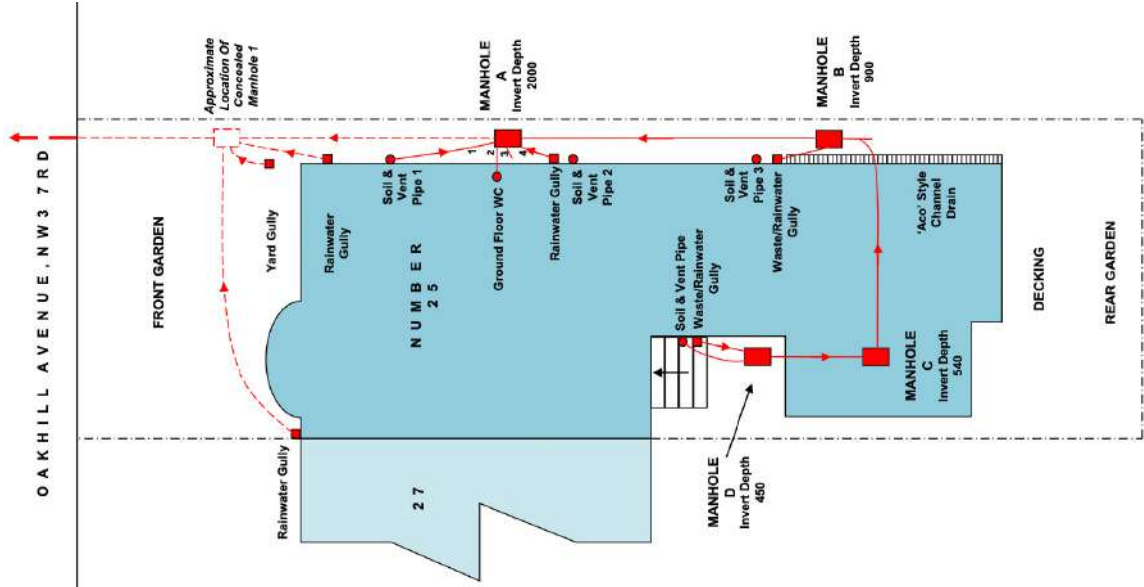


Figure 107: Extract from survey drawing made by Drainsmart.

Proposed below ground drainage

The existing ground floor drainage network at ground floor level will be adjusted to suit the new layout with new drainage that connects to the existing SVP’s (Soil Vent Pipes) and RWP’s (Rainwater Pipes), all the foul and surface water below the ground floor level will be collected in separate pumping chambers and then pumped up to ground floor level to be discharged through the last manhole into the sewer network. There will be an attenuation tank at low level that will reduce the run off of rain water, two pump chamber types will be included in the scheme:

- Type 1: To collect and manage the foul water from the installations below ground floor level and to collect and manage any surface water that passes below ground floor level.
- Type 2: To collect and manage any ground water that passes into the drained cavity secondary waterproofing system adopted in the basement construction.

Both these chambers have storage capacity, to attenuate the flow into the sewer system, and operate on a “backup” dual pump arrangement. Both these systems have their own integrated non-return valve flood protection.

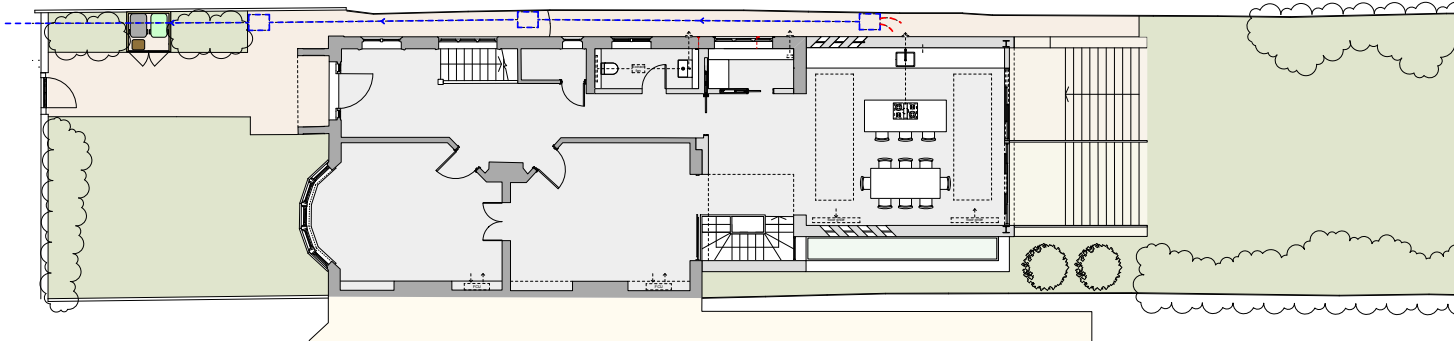


Figure 108: Proposed ground floor plan with existing drainage route shown in dashed blue line.

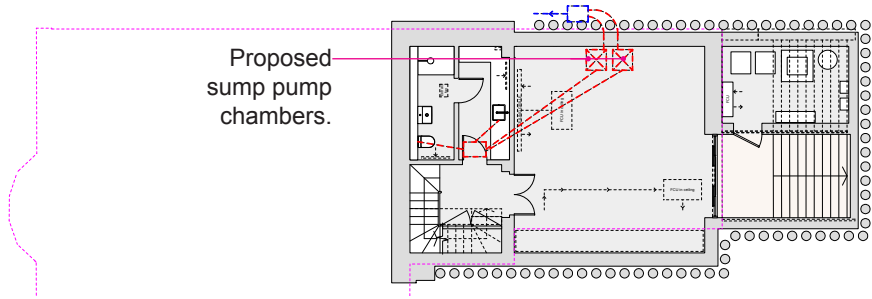


Figure 109: Proposed lower ground floor plan with proposed drainage shown in dashed red line.

The foul will be pumped to ground floor level and discharge into the public sewer. The drainage system for foul and surface water will remain unchanged and works by combining gravity flow from the above ground structure and new pumped flow from the basement. There will also be no increase in surface water run-off and it is discharged, as it is currently, directly to the public sewer. The drainage system would be maintained regularly.

10.0 WASTE STORAGE & COLLECTION

The existing waste storage is built up to the existing front garden boundary wall and is formed of unsightly brick. It is proposed to form a new more discrete timber waste storage which is slightly set back from it’s existing location to have a positive effect on the streetscape whilst still being accessible. The new store will lower in height than existing. Space is allowed for general, recycled and organic waste bins.



Figure 110: Existing waste storage.

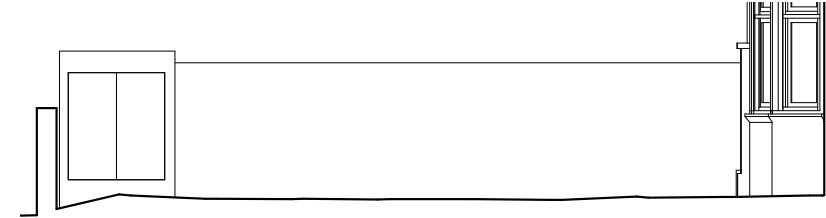


Figure 111: Existing waste storage elevation.

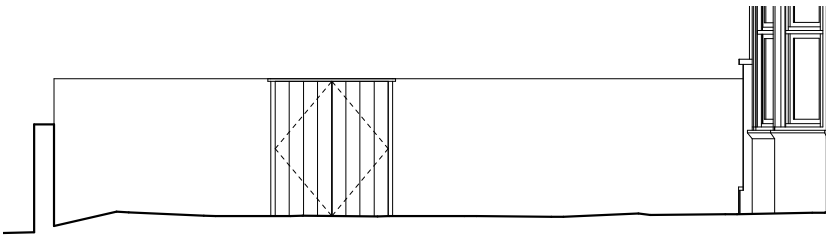


Figure 112: Proposed waste storage elevation.

11.0 PROPOSED SCHEDULE OF WORKS

This section provides a floor by floor summary of alterations included within this Listed Building Consent application. Please refer to the application drawings for further details.

Lower Ground Floor

- LGF 1 - Carry out excavation for basement.
- LGF 2 - Form RC piling, underpinning and RC lining walls.
- LGF 3 - Provide waterproofing to internal concrete ‘shell’.
- LGF 4 - Provide sump pumps and connect to existing drainage.
- LGF 5 - Form RC stairs from lower ground to garden, with tiled stone finish.
- LGF 6 - Provide new WC, Utility and Flexible Space.
- LGF 7 - Provide new plant room.
- LGF 8 - Fit extract fan to serve WC and Utility (concealed within dropped ceiling void).
- LGF 9 - Fit comfort cooling units within dropped ceiling to serve the Flexible Space and ground floor kitchen above.
- LGF 10 - Install glazed sliding doors in metal frame to access garden.
- LGF 11 - Provide under floor heating system throughout this floor.
- LGF 12 - Install rooflight to side of Flexible Space.

Ground Floor

- GF 1 - Carefully strip out existing modern kitchen, utility, WC and En-Suite’s.
- GF 2 - Demolish existing modern brick extension.
- GF 3 - Demolish existing modern conservatory.
- GF 4 - Form new opening between proposed Study and Family Room rooms.
- GF 5 - Open up Hall with removal of partitions.
- GF 6 - Re-instate stairs and balustrade to ground floor stair to match original design.
- GF 7 - Replace ground floor stair treads to give gentler going of 250mm depth.
- GF 8 - Restore principle rooms with decorative ceilings restored and lost elements reinstated to match existing.
- GF 9 - Form new rear extension in carefully selected red brickwork to match the host property, laid in English Bond as on the original house.
- GF 10 - Form glazed elevation in new rear extension.
- GF 11 - Provide narrow angled slot windows to new rear extension and rooflights.
- GF 12 - New built-in kitchen to proposed extension.
- GF 13 - Form new steps down to garden from new rear extension.
- GF 14 - Enclose existing rear courtyard area, with glazed roof.
- GF 15 - Form new stair from proposed extension to lower ground floor.
- GF 16 - Raise floor level of outrigger wing extension to provide one consistent floor level to ground floor.
- GF 17 - New partition walls to proposed Pantry and WC.
- GF 18 - Raise the existing windows to the proposed WC and Pantry slightly (due to the proposed change in floor level at ground floor in this location), these windows will be refurbished and re-used and the brickwork made good to match existing, including the arched head.
- GF 19 - Fit new extract fan to WC.
- GF 20 - Provide wall mounted comfort cooling units to serve proposed Study & Family Room which are concealed within new built-in joinery.
- GF 21 - New floor finishes to replace existing modern floor finishes throughout this floor.
- GF 22 - Provide shallow under floor heating system throughout this floor, strip out existing radiators and radiator housing boxes.
- GF 23 - Provide new slimline double glazing to existing front bay window.
- GF 24 - Provide new slimline double glazing to existing side elevation windows.
- GF 23 - Replacement of existing modern internal doors with new in traditional style.
- GF 24 - Replacement of existing modern skirtings with new in traditional style.
- GF 25 - Provide built-in joinery to Study and Family Room.
- GF 26 - New lighting design throughout this floor.

First Floor

- FF 1 - Strip out modern kitchen.
- FF 2 - Strip out modern WC.
- FF 3 - Strip out modern internal doors.
- FF 4 - Strip out modern fireplace surround to existing Living Room.
- FF 5 - Stair ‘well’ to be opened up (infilled as part of previous works to separate the two flats). The well will be re-opened and the surrounding balustrade and newel reinstated to match the adjacent original design.
- FF 6 - Raise floor level of outrigger wing extension to provide one consistent floor level to first floor.
- FF 7 - Raise existing window to outrigger room on rear elevation to suit the higher floor level. The window will be refurbished and re-used and the brickwork made good to match existing, including the arched head.
- FF 8 - Reinststate wall between existing kitchen and existing dining room to restore original form.
- FF 9 - Provide new partition wall to separate Dressing Room from En Suite.
- FF 10 - Form three en-suite bathrooms.
- FF 11 - Unblock existing window in existing kitchen to provide natural light to WC.
- FF 12 - Provide new photovoltaic panels to roof of new rear extension of ground floor below.
- FF 13 - Replacement of existing modern internal doors with new in traditional style.
- FF 14 - Replacement of existing modern skirtings with new in traditional style.
- FF 15 - Provide built-in joinery to Dressing Room.
- FF 16 - Provide built-in joinery to Bedroom 2.
- FF 17 - Provide wall mounted comfort cooling units to serve proposed Bedroom 1 & Dressing Room which are concealed within new built-in joinery.
- FF 18 - Fit new extract fans to en-suite bathrooms.
- FF 19 - Provide shallow under floor heating system throughout this floor, strip out existing radiators and radiator housing boxes.
- FF 20 - Provide new slimline double glazing to existing front bay window.
- FF 21 - Provide new slimline double glazing to existing side elevation windows.
- FF 22 - Provide new slimline double glazing to existing rear elevation windows.
- FF 23 - New floor finishes to replace modern floor finishes throughout this floor.
- FF 24 - New lighting design throughout this floor.

Second Floor

- SF 1 - Strip out modern bathrooms.
- SF 2 - Strip out modern wardrobes in existing bedrooms.
- SF 3 - Strip out modern internal doors.
- SF 4 - Raise floor level of outrigger wing extension to provide one consistent floor level to second floor.
- SF 5 - Raise existing window to outrigger room on rear elevation to suit the higher floor level. The window will be refurbished and re-used and the brickwork made good to match existing, including the arched head.
- SF 6 - Remodel two existing bathrooms.
- SF 7 - Provide en-suite to rear bedroom 4.
- SF 8 - Provide a new timber stair with timber balustrade to serve the loft space (this is located in a discrete location as not to compromise the landing space).
- SF 9 - Provide new cornices in a traditional, sympathetic style to all rooms (currently there are no existing cornices on this floor).
- SF 10 - Replacement of existing modern internal doors with new in traditional style.
- SF 11 - Replacement of existing modern skirtings with new in traditional style.
- SF 12 - Provide new built-in joinery wardrobes to bedrooms.
- SF 13 - Provide wall mounted comfort cooling unit to serve proposed Bedroom 3 (installed in Store in roof eaves) and wall mounted comfort cooling units within joinery to serve Bedroom’s 4 and 5.
- SF 14 - Fit new extract fans to en-suite bathrooms.
- SF 15 - Provide shallow under floor heating system throughout this floor, strip out existing radiators and radiator housing boxes.
- SF 16 - Provide new slimline double glazing to existing side elevation windows.
- SF 17 - Provide new slimline double glazing to existing rear elevation windows.
- SF 18 - New floor finishes to replace modern floor finishes throughout this floor.
- SF 19 - New lighting design throughout this floor.

Loft

- L 1 - Replacement of part of existing timber joisted floor with new timber joisted floor with associated beams to support proposed accommodation.
- L 2 - Provide new loft eaves access hatch.
- L 3 - Fit out loft with new internal partitions to form additional bedroom.
- L 4 - Provide insulation to new partitions and roof.
- L 5 - Form openings and provide three small conservation style rooflight's.
- L 6 - Provide en-suite bathroom.
- L 7 - Provide built-in joinery wardrobe.
- L 8 - Fit extract fan to en-suite bathroom.
- L 9 - Provide shallow under floor heating system throughout this floor.
- L 10 - Provide wall mounted comfort cooling unit concealed within joinery to serve bedroom.
- L 11 - Provide lighting and electrical works to suit.

Site

- S 1 - Provide new improved waste storage for bins at front of property in timber.
- S 2 - Provide new timber store for plant at rear of garden. Not to be higher than adjacent Party fences.
- S 3 - Provide new timber store for garden storage at rear of garden. Not to be higher than adjacent Party fences.

12.0 ACCESS

12.1 ACCESS TO SITE

Vehicle and pedestrian access to No.25 is from Oakhill Avenue, which in turn can be accessed from Bracknell Gardens from the West and Redington Road from the East.

The area is quite well served by public transport with Finchley Road and Frognal overground and Hampstead underground station a 15 minute walk away. Oakhill Avenue is a quiet residential road, not on any bus routes itself, but with several bus routes in fairly close proximity.

There is public on-street parking available the length of the road, with restrictions in place for permit holders at certain times of the day.

12.2 ACCESS TO THE BUILDING

Pedestrian access to the site and building is direct from Oakhill Avenue. There are wide pedestrian pavements along either side of the street. Access from the street to the entrance of No. 25 is level, with a single step up to the porch and at the front door. The entrance porch and doorway are key parts of the character of the listed building and the proposals retain the existing access here.

12.3 ACCESS WITHIN THE BUILDING

The current arrangement has numerous level changes within the building, spread over every floor level. The proposals have one consistent level on each floor to provide much easier access.

The existing stairs are a comfortable design and are retained. A new and separate stair is provided to access the lower ground floor level, designed to be a comfortable gradient compliant with current regulations.

A WC is provided on each floor level.

12.4 REAR GARDEN ACCESS

The garden is currently accessed in three different ways: via the side passage with a few minor steps, via steep steps to the courtyard space, and via two sets of internal steps to get to the rear extension, then steps at the threshold and the edge of the decking.

The proposed design keeps the existing access via the side passage. The garden is also accessed via new steps down from the ground floor extension, or up from the lower ground floor extension. Both sets of steps will have a shallow gradient. A small terrace is also provided at ground floor with level access from the kitchen & dining area.

Overall, the proposed design improves the access arrangements for the house.

13.0 CONCLUSION

The amalgamation of the two existing self-contained flats to revert the property back to its original use as a single family dwelling has been previously approved in 2005, 2011 and 2021, but not implemented.

The proposed alterations within this application are associated with the amalgamation of the flats and are required to create a practical, accessible and well-balanced family home for modern day living.

The proposals comprise a thoughtful and sensitive package of restoration, refurbishment and alterations that meet the design objective set out in section 5.0.

The design removes previous detrimental insertions and alterations and is sympathetic to the listed building and the conservation area. Many areas of the original house will be restored as traditional rooms.

The proposed extensions are a significant change at the rear but they sit within the depth of the existing extensions and are no higher than the existing ridge. The design provides a generous set-back from the boundary with number 27 and avoids overlooking or any sense of over-bearing. The neighbouring houses both have full width extensions at the rear and the proposed extension sits at level in-between them, following the descent of the hill.

The proposed lower ground floor is much smaller and less impactful than many basement scenarios indicated in the local authority guidance and is subordinate to the host building. The combined extension over both floors also has minimal impact and does not overpower the main house. Their contemporary design is very well-considered, has a clear delineation between new and old and complements the existing building.

The extension also has many sustainability benefits and facilitates heritage benefits within the main house.

The proposed design has carefully considered energy, materials, and resources from the viewpoint of maximising sustainability.

The design returns the property to a single dwelling, creates a much improved layout, respects the existing building and provides a practical, well-balanced family home suitable for modern day living.

14.0 APPENDIX

A: HERITAGE STATEMENT

Heritage Statement for 25 Oakhill Avenue, Hampstead, NW3 7RD:

Significance of the heritage asset

25 Oakhill Avenue was built in 1909 and is a three-storey semi-detached house designed by Charles Quennell. It was listed in 1999 as a pair with number 27 Oakhill Avenue and given Grade 2 status. The listing statement states:

“Pair of semi-detached houses. 1909. By CHB Quenelle; 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 overnights. 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.”

First laid out in 1907 as Barby Avenue, Oakhill Avenue was renamed in 1912, meaning that numbers 25-27 are among the oldest houses in the road, as are numbers 17-19 and 21-23, two pairs of similar houses also designed by Quennell and built by King. In fact Charles Quennell designed so many houses in the Redington and Frognal conservation area that Pevsner and others referred to it as ‘Quennell-Land’.

The Oakhill Avenue houses typify Quennell’s style, with soft red brick, plain clay roof tiles and tile hanging to the elevations embodying a restrained Arts and Crafts style. As noted in the listing statement, number 25 is characterised in particular by the generous asymmetrical front gable paired with number 27, the bowed bay window at ground and first floor, the deep arched hood to the front door and the brick detailing including medallions, arches, courses and a distinctive quoin treatment to the left hand corner front elevation.

The side elevation facing number 23 forms a truncated gable to the main transverse pitched roof, with a characteristic valley and swept eaves detail towards the front of the house. A generous mullion and transom window opens to the main stairwell between the first and second floor. Otherwise the elevation is utilitarian in nature with a number of smaller windows and exposed services pipework.

The rear elevation to the garden consists of a projecting ‘outrigger’ wing to the right hand side with rooms at landing level, set approximately three metres ahead of the main rear elevation. First and second floor each have two three-light flush framed windows with a mix of arched and flat tops. At ground floor an arched mullion and transom French doorway with four lights opens from the rear reception room to the garden.

The house has been extended to the rear in two phases, the first being a simple, single-storey extension to the original outrigger. This element is finished with modern red brick external walls and a clay plain tile roof, with a hipped end facing the garden. The date of this extension is unknown.

A second extension, a modern conservatory, was added in 2004. This single-storey structure is finished with aluminium framing, with aluminium fascia and guttering details, and extensive area of glazing. The conservatory is not connected to the main house, but sits to one side of the previous extension, resulting in a somewhat disjointed courtyard outside the original rear reception room.

The front elevation has medium architectural significance, as a fine example of early 20th century domestic architecture and of Quennell’s work, and for its contribution to the group of semi detached houses and streetscape.

The rear and side elevations are less architecturally disciplined. They have low architectural significance.

The extensions at the rear have no particular architectural merit and have not added significance, but they are not of such mean quality to have substantially diminished the significance of the building.

The building’s interior plan form has low architectural significance to the extent of the original “bone structure” layout, now altered and concealed in part by later alterations.

Internally the house has been greatly altered, mainly through changes made to subdivide the house into two flats. This necessitated the insertion of new bathrooms within the original living rooms at ground floor level, and en-suite bathrooms have also been added to bedrooms on the upper floors. The layout on the upper floors has also been altered. Many original internal features including doors and architraves, skirtings, cornices and fire surrounds have been lost. However, some decorative features do remain partly intact, including part of the distinctive balustrade and newels to the main staircase on the upper floors. Some isolated areas of architraves, skirtings, cornice may be original, but need further assessment.

Internal plaster, decoration is very substantially or wholly recent and has no intrinsic architectural significance.

The interior of the building has low architectural significance and this has been reduced by inappropriate alterations to the ground floor. Recent alterations to the upper floors have no architectural significance but are not harmful to the building.

The building has no historic significance of association with nationally important people or events.

Impact of the proposed alterations on the heritage asset

Front Exterior

It is proposed to improve the thermal properties of the building with the specification of slimline double glazing to the bay windows at ground floor and first floor (in the existing situation the other first and second floor windows on the front elevation have slimline double glazing). The proposed window sections will maintain the same relationship with the window frame reveal as existing with the appearance of the windows from the street will be the same. Sensitive repairs are proposed to address cracks and areas needing maintenance. These are to be welcomed as beneficial to the principal elevation and the conservation area.

Side Exterior

The drainage pipe routes which plenty occupy the side elevation will be rationalised to improve the appearance of the side elevation. The existing window to the utility and kitchen will be raised slightly due to the proposed change in floor level at ground floor in this location, these windows will be refurbished and re-used and the brickwork made good to match existing, including the arched head. It is proposed to add slimline double glazing to existing windows, the proposed window sections will maintain the same relationship with the window frame reveal as existing with the appearance of the windows from the street will be the same.

Rear Exterior

Alterations are proposed to replace the rear extensions with new combined ground and lower ground floor extension. The proposed extension does not diminish the garden depth. The proposed extension has a self effacing modern feel and does not endeavour historic mimicry or reference. It is a legible modern addition, subservient to the main house, and has no harmful impact on significance.

Raising two of the windows in the rear elevation of the rear wing is proposed. The proportion and design of the windows, and the brickwork arch to their openings, will be replicated with matching details and materials. The proposed arrangement aligns with similar windows on the adjacent house. These proposed alterations have no negative impact on the architectural composition of the rear elevation and do not impact on

significance.
It is proposed to add slimline double glazing to existing windows on the rear elevation, the proposed window sections will maintain the same relationship with the window frame reveal as existing.

Lower Ground Floor Extension

The rear extension includes a new lower ground floor area, approximately half a storey below the rear garden level. The new area sits under the footprint of the ground floor extension and under the footprint of the original rear wing , but not under the main area of the house. The position and size of the lower ground floor does not negatively impact on the hierarchy of the building. Nor does it create an unacceptable risk to the integrity of the existing building. It does not impact negatively on architectural character or significance.

Ground Floor Interior

Alterations are proposed to remove the bathrooms inserted into the two principal rooms. These are inappropriate recent additions. Their removal is to be welcomed and has a positive impact on significance.

A new doorway between the two principal rooms is proposed. The main plan form is maintained and the proposed alterations do not have any negative impact on the architectural character of the room or on significance.

The current subdivision within the entrance hall will be removed and the lower flight of the stair will be opened up, with balustrade reinstated and the layout at the base of the stair adjusted. The design of these works will be informed by the remaining original stair on the upper levels. This would be restoration without firm evidence of the original configuration, but with high confidence of accuracy and benefit to significance.

The proposed alterations include opening up part of the rear wing, which will become enclosed by the proposed extension. This does not appear to represent unacceptable loss of historic fabric, and occurs in an area of low significance that has been altered in the past.

The French doors and sidelights at the rear of the rear principal room are to be removed. These do not appear to be original joinery. There is no loss of historic fabric and the alterations have no negative impact on significance.

Upper Floors Interior

The proposed re-opening of the well to the stair and landing area, along with associated new balustrade to match the adjacent existing original balustrade, is to be welcomed and has a positive impact on significance.

The wall between the two front rooms has been removed in the past. Alterations to the front of the first floor reinstate the plan form here. This is to be welcomed and but has no impact on significance.

Proposed alterations in the rear wing raise the floor level to align with the main part of the house. The layout has been altered in the past and the area has no architectural significance.

The proposed alterations to the rear wing floor level and layout are in the most part “alterations on alterations” with no impact on significance.

Overall, the proposals are a combination of alterations that have no negative impact and others that make a positive contribution to significance and to the architectural character of the building. None of the proposed alterations have negative impact on significance or architectural character.

B: PLANNING HISTORY

The Site - NO.25 Oakhill Avenue:

The house was converted into two flats in second half of the twentieth century, we believe in the early 1960s.

As noted in the Heritage Statement the property became Grade II listed in January 1999, together with numbers 27, 21 and 23.

In 2004 consent was granted (ref 2004/0282P 7 2004/0283L) for alterations to the existing rear ground floor extension and to replace the conservatory at the side of this extension with a much larger modern conservatory. The dates for the preceding rear extension and conservatory are unknown.

In 2005 consent was granted for converting the two flats into one single dwelling, ref 2005/2654/P This consent was not implemented.

The same proposals were re-submitted in 2011, (ref 2011/0227/P & 2011/0230/L)). Once again consent was granted but was not implemented.
In 2014 proposals for a full width extension at the rear were submitted, along with internal alterations, but were withdrawn.

More recently applications were submitted to once again convert the two flats into a single dwelling (ref: 2021/3579/P & 2021/4092/L). They were granted consent on 19th October 2021. These works have not been implemented. The applicant intends to carry out further improvements to create a family home, in line with the design in this pre application submission.

Adjoining Property - 27 Oakhill Avenue:

Together with number 25, this property forms the semi-detached pair and falls under the same listing from 1999.

Number 27 has also been converted into flats. This took place in the late 1980s, (ref 8770428), in conjunction with rebuilding the rear extension, adding a front side dormer and raising the rear windows to suit levelling the floors. Two flats and one maisonette were formed.

In 1993 consent was granted for the glass roof extension enclosing part of the rear basement, (ref 9301084), positioned close to the boundary with number 25.

Applications 2014/4658/P & 2014/4896/L for a further ground floor extension, a basement under the garden and with a lightwell, were granted consent in March 2015. Associated conditions were discharged in early 2018 and the basement has been built.

Neighbouring Properties:

The other four properties in this group of six very similar semi-detached houses all have rear extensions with consents granted in the 1980s and 1990s.