

EMIL EVE



43 Oak Village, NW5 4QL

Design, Access and Heritage Statement
August 2023



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0.0 Introduction

Dear Camden Council Planning Officer,

This application seeks householder planning permission to 43 Oak Village, London NW5 4QL. The proposals include: **side return extension, alterations to rear fenestration and modifications to the rear roof slope.**

43 Oak Village is a Victorian terrace house built c. 1853. The area is not a conservation area, but the buildings on the street are locally listed. The road is characterised by consistent form, scale and materials, synonymous with the era in which they were built.

The designs for the proposed extension and alterations have been developed with careful consideration for the local context. Although the proposed work is largely concentrated at the rear of the property, the impact on the existing character of the buildings has been an important consideration in the development of the designs. We sought to find a proposal that would not detract from the scale, character and appearance of the house, and its neighbours.

Furthermore, it is our contention that the proposals are modest when considering other planning applications that have been granted at neighbouring properties, especially those at no. 44 and 49, which, in our view, greatly alter the appearance of the existing building(s).

As a RIBA registered Conservation Architect (RIBA CA Level accredited), I specialise in the sensitive repair and re-use of historic buildings and I also sit on the Hackney Society Planning Group.

As demonstrated within this report, the proposals will complement the character and scale of the existing residential dwelling and are supported by local planning policy and relevant local planning precedents. There are many planning approval precedents for similar and higher impact modifications in the neighbouring properties in Oak Village.

Whilst the modifications aim to upgrade both the general standard and sustainability of the existing accommodation, consideration for the surroundings has been taken in order to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality. We feel strongly that our high-quality design will make a positive contribution to the house and setting as set out below. The key considerations are:

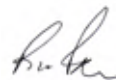
- **Policy and design:** The design has been developed with careful consideration of the existing context, local and national planning policies, and CPGI.
- **Materials:** The proposed external materials have been carefully selected for their quality and to

complement the material palette of the main house and setting.

- **Massing:** The alterations add massing without detriment to the character of the property.
- **Amenity:** The proposals, by reason of their design and layout, would safeguard the amenities of neighbouring residents.
- **Planning precedents:** There are many examples of approved planning precedents for alterations of a similar/larger scale in the immediate vicinity as set out in this document. These include roof alterations and rear extensions.

Please refer to the following pages along with the submitted planning drawings to explain the proposal in context. We would be very happy to discuss any further information that you require (please phone 07815453778).

Yours sincerely,



Ross Perkin, Director, Emil Eve Architects
(Registered Architect (ARB) and Conservation Architect (RIBA CR), SPAB 2013)

1.0 Existing Context

Overview

Oak Village is a predominantly residential street located in the Gospel Oak Ward of the London Borough of Camden.

43, Oak Village is a mid-terrace late Victorian house on the northern side of the street close to Gospel Oak Overground station.

No. 43 sits amongst a group of similar terrace houses, being two storeys in height, with distinctive white render ground floors and traditional London brick first floors. The houses have recessed entrances to create the appearance of semi-detached properties.

Each of the houses are set back around 1.5m from the boundary, creating narrow front yards enclosed with garden walls.

A small lean to extension has been added to the house in the rear side return area.

Designations:

- The property is not listed but is locally listed.
- The property is not in the curtilage of a listed building.
- The property is not within a conservation area.
- The property is not covered by an Article 4 Direction.



↑ 43 Oak Village



↑ Aerial plan view



↑ Aerial view of the rear of 43 Oak Village



↑ Aerial view of the front of 43 Oak Village

● 43 Oak Village

2.0 Heritage Context

Introduction

Oak Village located in the London Borough of Camden within the Gospel Oak Ward.

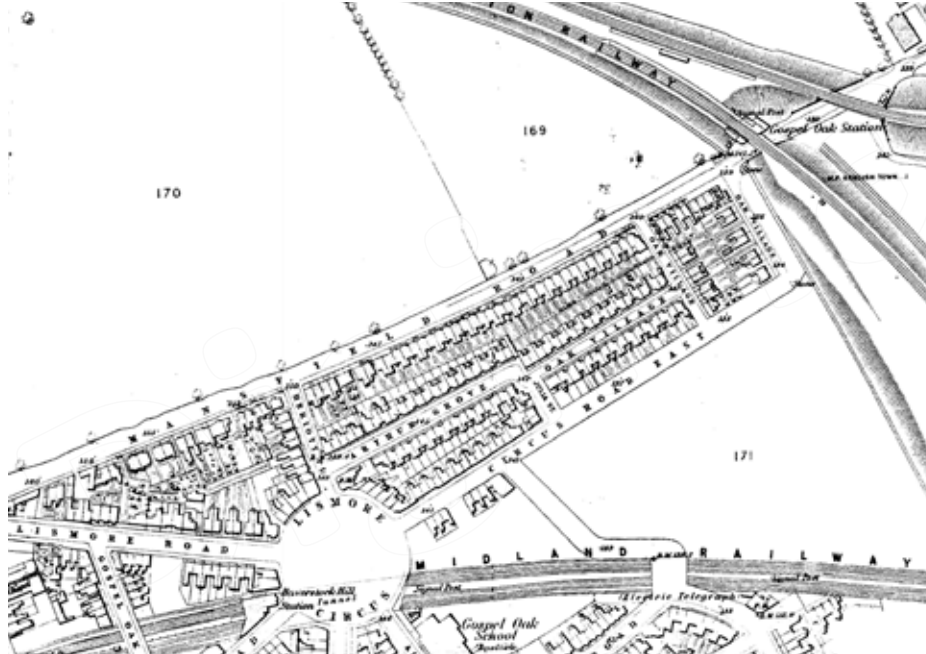
Although not a conservation area, Oak Village is considered a Heritage Asset and is Locally Listed. It lies just south of the Mansfield Conservation Area.

Vestige of wider mid 19th century townscape centred on Lismore Circus which was later demolished for post war housing. Houses in Oak Village were built by 1853, with those on other streets by the 1860s. Picturesque two story cottages with large timber framed sliding sash windows and set behind shall front gardens, either semi detached (on Oak Village) or terraced with deep recesses between pairs to give the impression of semi detached villas. To the east the houses have shallow pitched slated roofs with overhanging eaves; to the west the roof is hidden behind a parapet wall. Stucco to ground floor, stock brick above, and on Elaine Grove a stuccoed parapet cornice. The degree of intactness, uniformity and high level of preservation creates a striking and attractive townscape. York stone paving, historic lamp posts and an Elizabeth II pillar box contribute to the integrity of this group's historic character.

- Camden's Local List, January 2015



↑ Gospel Oak Ward Map with conservation areas and local listings indicated.



↑ Historical Map of Oak Village c.1870



↑ View of Oak Village. Recessed entrance areas give the appearance of semi-detached properties. 43, Oak Village is to the right of the image.

3.0 Design and Access Statement

Summary

The proposed extension and alterations to 43, Oak Village have been carefully considered with respect to the Local Listing designation and the proximity to Conservation Areas.

The proposals can be separated into three elements:

- **Removal of an existing lean-to structure to the rear of the house, and erection of a single storey side return extension with a flat roof and patent glazing.**
- **Alterations to openings at rear ground floor to remove the existing kitchen window and replace it with a narrower, full height window.**
- **Alterations to the rear roof slope to incorporate a conservation opening roof window.**

In the following pages we will describe each of these elements in detail.

Whilst the modifications aim to upgrade both the general standard and sustainability of the existing accommodation, consideration for the surroundings has been taken in order to minimise any potential impact upon adjacent buildings and their occupants through a sensitive approach to scale, design and materiality.

Summary of the key planning considerations:

- **Policy and design:** The design has been developed with careful consideration of the existing context and local and national planning policies.
- **Materials:** The proposed external materials have been carefully selected for their quality and to complement the material palette of the main house and setting.
- **Massing:** The proposed additional massing is modest in scale, and discrete in its positioning.
- **Amenity:** The proposals, by reason of their design and layout, would safeguard the amenities of neighbouring residents.
- **Planning precedents:** There are many examples of approved planning precedents for alterations of a similar/larger scale in the immediate vicinity as set out below. These include roof alterations and rear extensions.



↑ Diagram showing neighbouring planning applications granted along Oak Village. 43 is highlighted red, and shows the proposed infill extension.

3.0 Design and Access Statement

Proposed Alterations - Rear Extension

43 Oak Village is a modest terraced property with a traditional layout consisting of bedrooms and living spaces within the main range of the building, and kitchen and bathrooms situated in an outrigger to the rear.

The proposed addition has been carefully considered in terms of its scale, proportion and construction ambitions to compliment the existing house and its neighbours.

The original outrigger to the rear is lower than that of the main house, with a low hipped roof, giving a squat appearance, subservient to the main range of the house, when viewed from the rear garden.

The designs are cognisant of this attribute and the interventions seek to retain this apparent hierarchy at the rear of the property by proposing a modest addition that does not interfere with the existing language of the building.

Within the resultant side return area, a single storey is proposed as a lightweight canopy structure spanning between the party wall and the outrigger extension. The structure is proposed as a timber lattice structure supporting a traditionally glazed roof.

The rear elevation of the extension, consists of timber framed glazing below a small parapet wall. It is proposed the wall is finished with stone tiles.



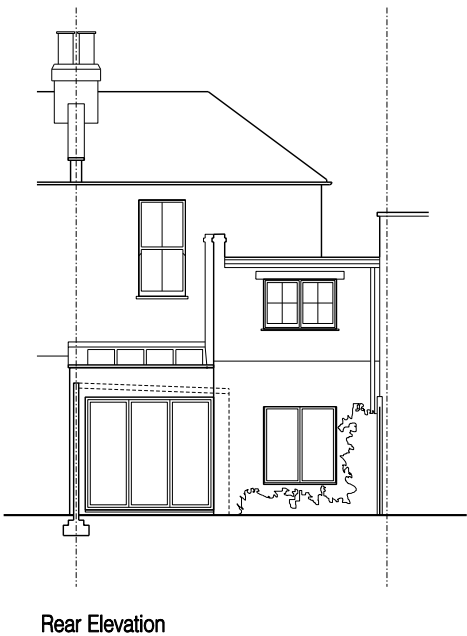
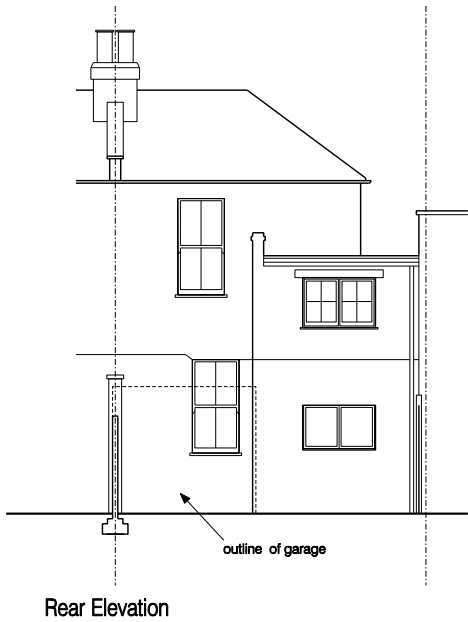
↑ Existing rear elevation



↑ Proposed rear elevation

3.0 Design and Access Statement

Planning precedents - Rear Extension



Application: 2008/2931/P

Single storey side return extension.

Location: 28 Oak Village

Outcome: Permission granted

Application: 2009/1940/P

Single storey side return extension.

Location: 49 Oak Village

Outcome: Permission granted

Application: 2008/2931/P

Single storey side return extension.

Location: 22 Oak Village

Outcome: Permission granted

3.0 Design and Access Statement



↑ View of rear of house showing proposed infill extension, alterations to existing ground floor window, and proposed roof window at first floor.

3.0 Design and Access Statement

Use

The proposal does not change the property’s existing use as a single family home - use class C3(a).

The proposals would not create, or be capable of creating, a separate dwelling.

The proposal rationalises the current spaces within the house, creating a more usable home with the addition of more natural light and a better connection to the garden.

Amount & Scale

The proposals make a modest addition. The proposals are in keeping with the scale and the proportions of the building, remaining subservient at all times to the existing property.

Amenity To Neighbours

The proposal, by reason of its design, scale and layout, would safeguard the amenities of neighbouring residents and adjoining land users.

The proposed extension would not enable overlooking or overshadowing to neighbours.

The proposed new glazing to the rear elevation has the same aspect over the garden as existing glazing therefore does not alter the current impact.

Landscaping and External Works

As part of the proposed works, pollinator-friendly planting will be planted, alongside sustainable drainage strategies.

The proposed garden patio will incorporate sustainable surface drainage. A water butt will be installed in the rear garden to collect rainwater.

Access

There will be no reduction to the existing parking provision or change to the existing access to the property.

The proposals make reconfigurations to the layout and extend to the rear, and do not effect the overall access to the property. All internal level changes are in line with Statutory regulations.

The additional of secure bike storage will enable the homeowners to increase their use of their bikes, reducing their reliance on other forms of transport.

Refuse + Recycling

The proposals do no change the current waste collection strategy.

The proposals include a small bin store to the front of the property to conceal unsightly bins, but this will have no material affect on the collection of waste.



↑ Collage showing section through kitchen and living spaces

3.0 Design and Access Statement

Materials
The proposed materials have been carefully considered to complement the material palette of the existing house and setting.

Infill extension: The new side-return extension consists of a roof structure and a garden-facing elevation. It is proposed the roof structure will be flat patent glazing over an exposed internal timber canopy structure. On the elevation, a timber frame parapet will sit above timber glazing and will be clad with tiles.

Rear glazing: Hardwood timber has been chosen for the windows and doors. The proposed material is oak, with subtle hues that are complimentary to the surrounding materials.

Roof alterations: The existing roof tiles will be retained. The proposed sloping roof lights will be conservation grade patent glazing or steel framed units, with thin frames and finished in black/dark grey.

Garden and Landscaping: The proposed materials in the garden include brick setts to most hard surfaces, with sustainable surface drainage. Hard landscaping is surrounded by already verdant flower beds, with pollinator friendly shrubs and bushes being added where needed.

Green oak will be used for fitted garden furniture (benches).

Infill extension



↑ Tile cladding

Rear glazing:



↑ Oak windows and doors

Roof alterations + Landscaping:



↑ Existing slate roof retained



↑ Patent Glazing



↑ Brick paving



↑ Timber cladding to bike and bin storage



↑ Pollinator-friendly planting

4.0 Sustainability Measures

Sustainability Measures

The modifications aim to upgrade the thermal performance and carbon footprint of the property.

Measures will include:

- Upgrading of existing windows to high performing double-glazed - draughts will be sealed
- Addition of insulation at roof level
- Upgrading of heating system to incorporate efficient under-floor heating and pipe insulation
- Upgrading of all lighting to LED fittings
- Addition of bike storage

MEASURE	CONSIDERED Y/N	INCLUDED? SPECIFICATION
Loft insulation	Yes	Will be incorporated
Pipes/boiler tank insulation	Yes	Will be incorporated with overall heating system upgrade
Draught proofing	Yes	Will be incorporated - existing sash windows upgraded, new windows with high thermal performance
LED lighting	Yes	Lighting upgraded throughout with LED fittings
Cavity wall insulation	No	No new external walls
Room in roof insulation	Yes	Will be incorporated
Internal wall insulation	Yes	Will be incorporated
Floor insulation	Yes	Will be incorporated
Solar PV (electric)	No	Insufficient space
Upgrading windows/new windows (single to double glazing)	Yes	Existing sash windows will be upgraded to double glazed
Ground source heat pump	No	Not enough space
Air source heat pump	Yes	To be considered at later date
External wall insulation	No	Would alter appearance of historic property

5.0 Heritage Statement

Statement of Significance

As a RIBA registered conservation architect (RIBA CA Level accredited) we specialize in the sensitive repair and re-use of historic buildings. We feel strongly that these proposals will make a positive contribution to the immediate setting as well as the wider context.

A high quality renovation to the house is a positive enhancement to the building, in accordance with the principles of Camden’s Core Strategies and SPG, and these enhancements will protect the building’s long-term significance and use as a family home.

The proposal conforms to the local and national policy guidance as well as the local SPDs and local list. These documents have strongly informed the design proposals. The proposed works to the main house sit comfortably alongside the existing detailing and the adjacent neighbours and remain subservient to the host building. The material and detailing will complement the existing fabric and will therefore be contextually appropriate.

The proposals seek to preserve and enhance the character and appearance of the host building and surrounding locally listed buildings as evidenced by the improvements to the front of the house:

- Renovation of roof structure with traditional detailing to suit original roof. Reinstatement of damaged cills, coping and mouldings.
- Clearing of overgrown front yard and provision for concealed bin storage, improving the appearance.
- Existing sash windows replaced with heritage doubled glazed sash windows. Glazing bars and frame design to match existing / original design

The proposals will not disrupt the existing rhythm and unity in the terrace as the massing to the main house remains unchanged.



↑ Existing Front Elevation

6.0 Relevant Planning Policy

Overview

1. National Guidance

The National Planning Policy Framework 2012
Planning Policy Guidance (PPG)

2. Development Plan

The Development Plan is comprised of the London Plan 2016 and the Camden Local Plan. The Camden local plan was adopted in 2017. The following policies of the development plan are considered relevant to this application:

A) The London Plan 2016 - Spatial Development Strategy for Greater London
Policy 7.4 Local Character
Policy 7.6 Architecture

B) Camden Local Plan
Core Strategic Policies

- Policy A1 Managing the impact of development
- Policy A3 Biodiversity
- Policy CC2 Adapting to Climate Change
- Policy D1 Design
- Policy D2 Heritage

3. SPD/SPGS

Camden Supplementary Guidance

- CPG – Design (2021)
- CPG – Home improvements (2021)
- CPG – Amenity (2021)
- CPG – Energy efficiency and adaptation (2021)
- CPG – Biodiversity (2018)

4. Local List

Planning Ref346.

Emil Eve: Practice Profile

Emil Eve Architects is an award-winning East-London based studio. We create imaginative and inspiring buildings and spaces for people who love architecture - from design-focused home owners to creatively-driven developers and commercial clients.

Innovative, ambitious and pragmatic, we enjoy problem-solving and specialise in challenging briefs. A commitment to sustainability informs all of our work.



↑ Geldeston Road



↑ Waghorn Street

"From our very first meeting with Emil Eve, we knew they were the right architects for us. Ross and Emma spent a considerable amount of time understanding how we use our space and challenging us to consider how our needs may evolve in the future. They understood that we were not just asking them to design a house; we were asking them to help us create our home"

Sharon Lee, Waghorn Street

Emil Eve: Selected Projects



↑ Waghorn Street



↑ Blurton Road



↑ Farley Farmhouse



↑ St John Street



↑ Blurton Road

Emil Eve: Awards and Press



Awards

Shortlisted: RIBA East Awards 2023
Shortlisted: AJ Retrofit Awards 2023
Winner: Surface Design Awards 2023
Winner: RIBA London Awards 2022
Winner: Wood Awards 2021
Shortlisted: AJ Small Projects Awards 2021
Winner: AJ Specification Awards 2020
Shortlisted: Hackney Design Awards 2020
Winner: St Martins Church International Design Competition 2019
Winner: Hotel & Spa Awards 2019
Shortlisted: Hotel Designs Brit List 2019
Winner: AJ Small Projects Communities Award, 2010

Press

Our projects have been featured in publications nationally and internationally, online and in print, including the following:

- Wallpaper Magazine
- Elle Decoration
- The Guardian
- The Modern House
- Architects Journal
- Grand Designs Magazine
- Building Design
- AJ Small Projects Communities Award, 2010
- Dezeen
- The Evening Standard
- Remodelista
- Frame Magazine

Who We Are



Ross Perkin - Director

MA(hons) MArch ARB SPAB RIBA + RIBA Cons

Ross is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Emma. Ross is an ARB qualified Architect with extensive experience in creative regeneration and contemporary architecture. As a SPAB scholar, Ross spent 12 months traveling around the UK, learning about the use of traditional building materials and the repair and re-use of historic buildings.

Ross has extensive experience overseeing complex construction projects and has recently completed work on The Weston visitor centre at the Yorkshire Sculpture Park. Before this he worked on a number of projects with RIBA Gold Medal winner David Chipperfield including acting as one of the Project Architects on the refurbishment of The Royal Academy of Arts.

Ross is a RIBA Conservation Architect and a member of the Hackney Society Planning Group.



Emma Perkin - Director

MA(hons) MArch ARB FHEA

Emma is director and co-founder of Emil Eve Architects, starting the practice in 2009 alongside Ross. With a background in architecture, interior, lighting and exhibition design Emma brings a diverse range of experience to the practice.

Emma qualified as an ARB qualified Architect 2012 and has overseen an extensive range of projects from inception to completion. Prior to founding Emil Eve, Emma worked for studios in London and Paris including leading the Interior Design Team on the multi-award winning National Museum of Estonia with DGT Architects and the refurbishment of Barrington Court, a Grade II Listed National Trust property with Levitate Architects.

Emma combines practice with teaching and is a design tutor at the University of Westminster where she has gained recognition as a Fellow of the Higher Education Authority.

Emil Eve Architects

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