



Iceni Projects

Academic House, 24-28 Oval Road, London NW1 7DJ

Design, Access and Heritage Statement

20th March 2025

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1. Introduction

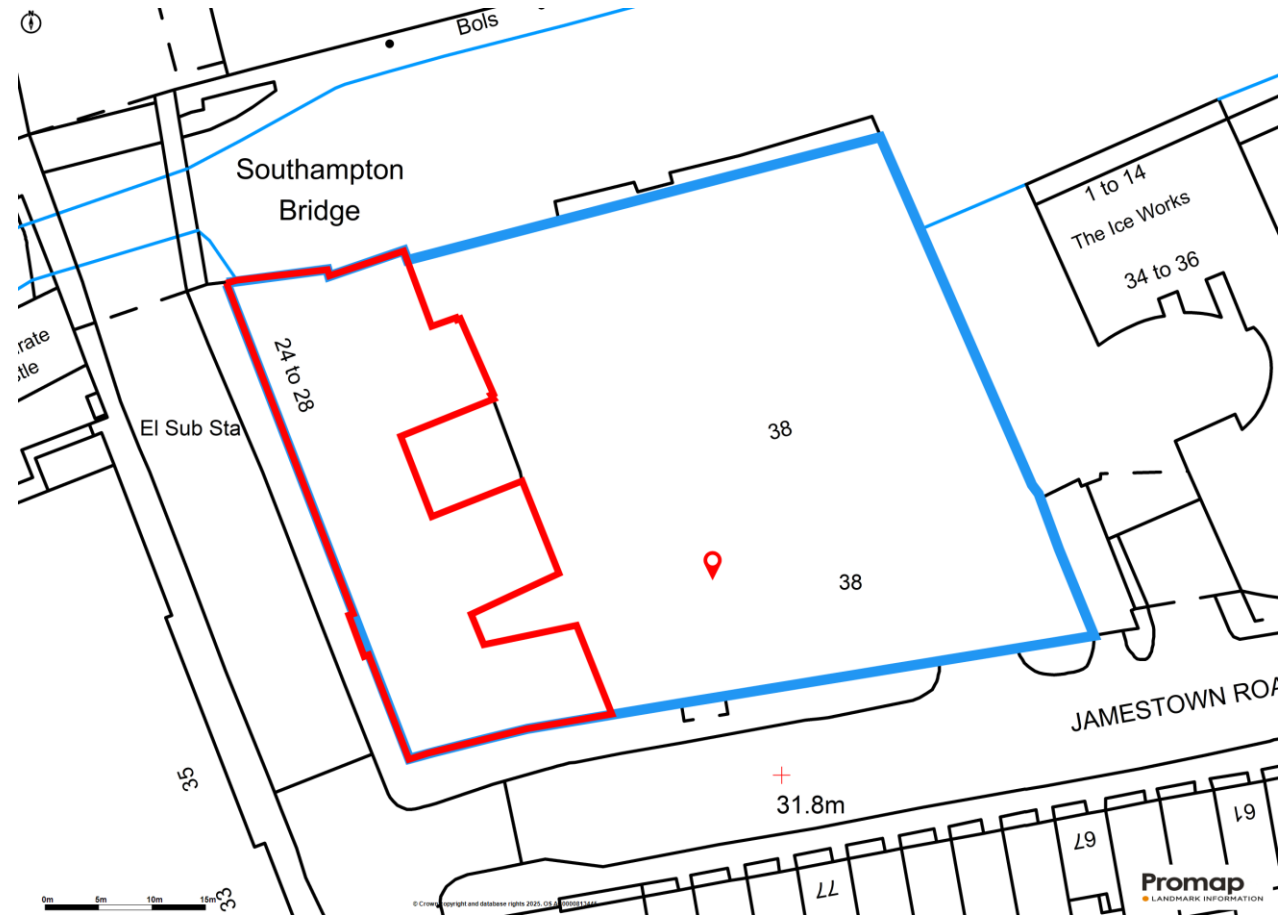
1. This Design, Access and Heritage Statement has been prepared by Iceni Projects Ltd and Lane and Frankham on behalf of Central Metropolitan Estates ('the Applicant') for the proposed development at Academic House, 24-28 Oval Road, London NW1 7DJ ('the Site').
2. Metropolitan Estates is the freehold owner of Academic House. The building's lawful use is Use Class E. It is partially occupied with a recording studio at basement level together with office use at basement, ground and sixth floors.
3. The application is for the change of use from office (Class E) to enable a flexible office use (Class E) and education use (Class F1) at Academic House. There are no physical external or internal alterations proposed as part of the application.
4. This Design, Access and Heritage Statement provides design and access information and heritage considerations in support of the proposed development at Academic House. This document should be read alongside the Planning Statement and other material submitted as part of the application.



2. Site Context and Proposed Development

1. Academic House (originally known as Gilbeys House) is a prominent building located on the corner of Oval Road and Jamestown Road in the London Borough of Camden.
2. The building is positioned south of Regent's Canal, contributing to the area's historical and architectural landscape. It spans approximately 4,600 sqm and is currently in use as an office, under Use Class E.
3. The building is largely vacant however, the basement is currently used as a recording studios and offices, the ground floor is used as a lobby and offices, and the sixth floor is also in use as offices. The entire building which includes the basement, ground and first to sixth floor is the subject of this application.
4. The Site Local Plan is provided at figure 1.
5. The proposals would allow the building to function alternately or simultaneously as commercial, business and services (Class E) and an educational facility (Class F1), responding to the current social and economic market needs of the area and making efficient use of the vacant floor space.
6. The proposed description of development is as follows:

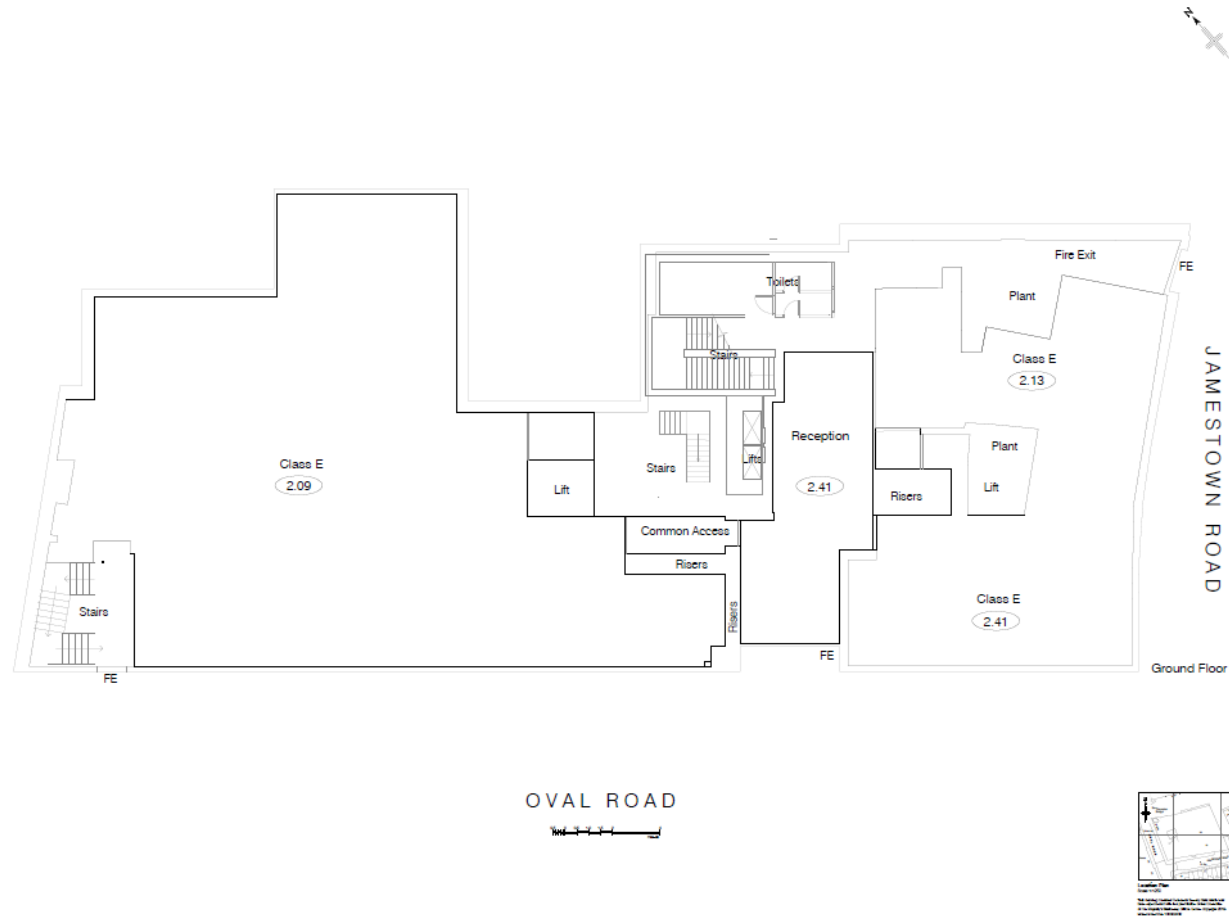
'Change of use from commercial, business and service (Class E) to commercial, business and service use (Class E) and / or education use (Class F1) at Academic House, 24-28 Oval Road, London NW1 7DJ '



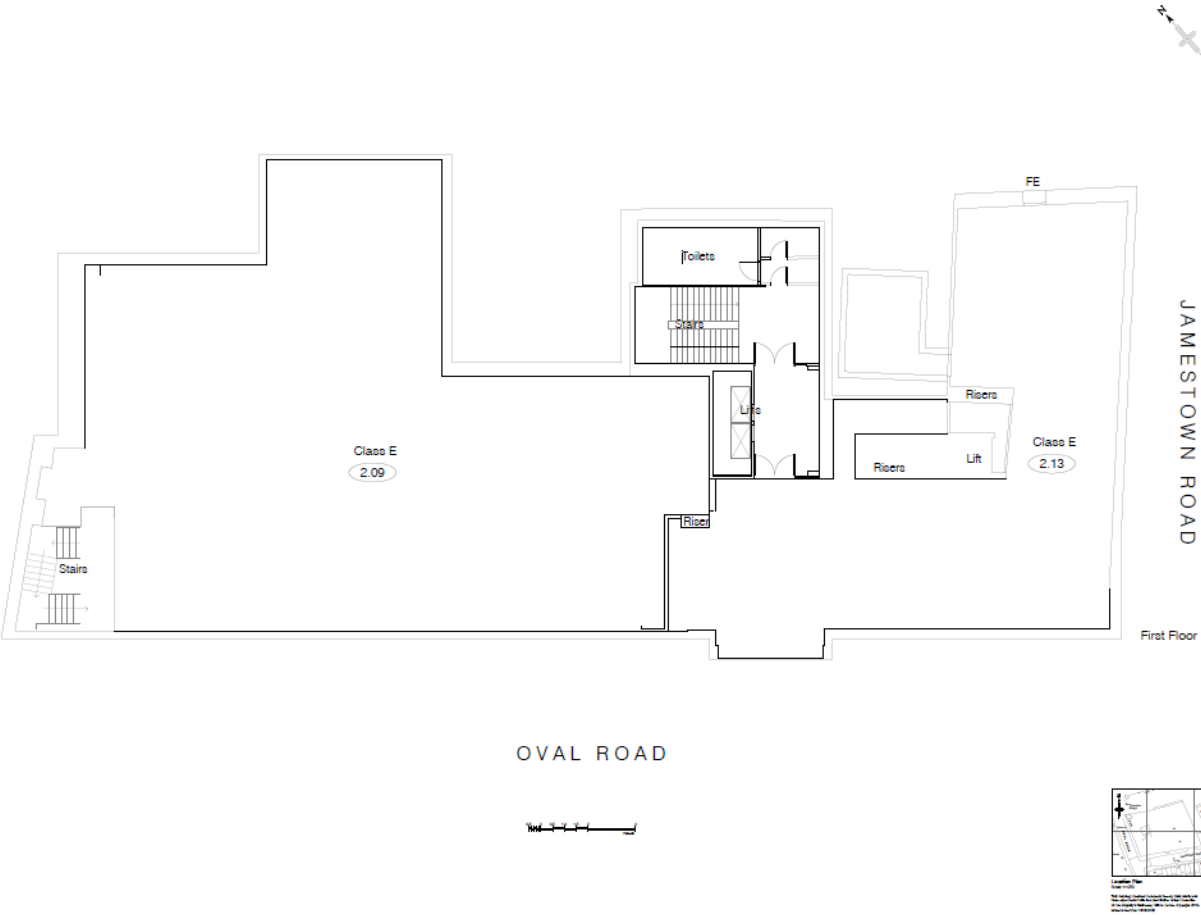
4. Existing Floor Plans - Basement Plan



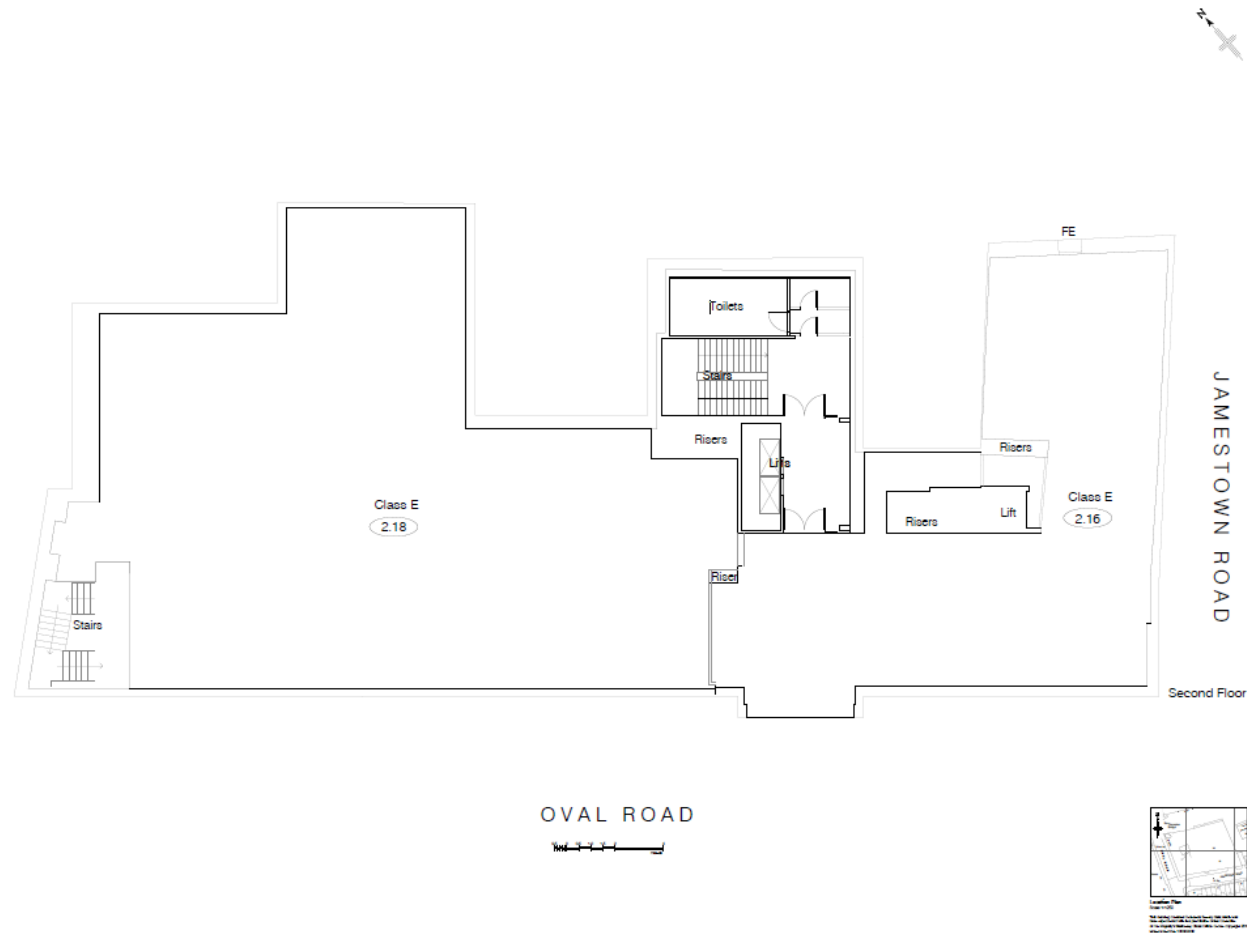
4. Existing Floor Plans - Ground Floor



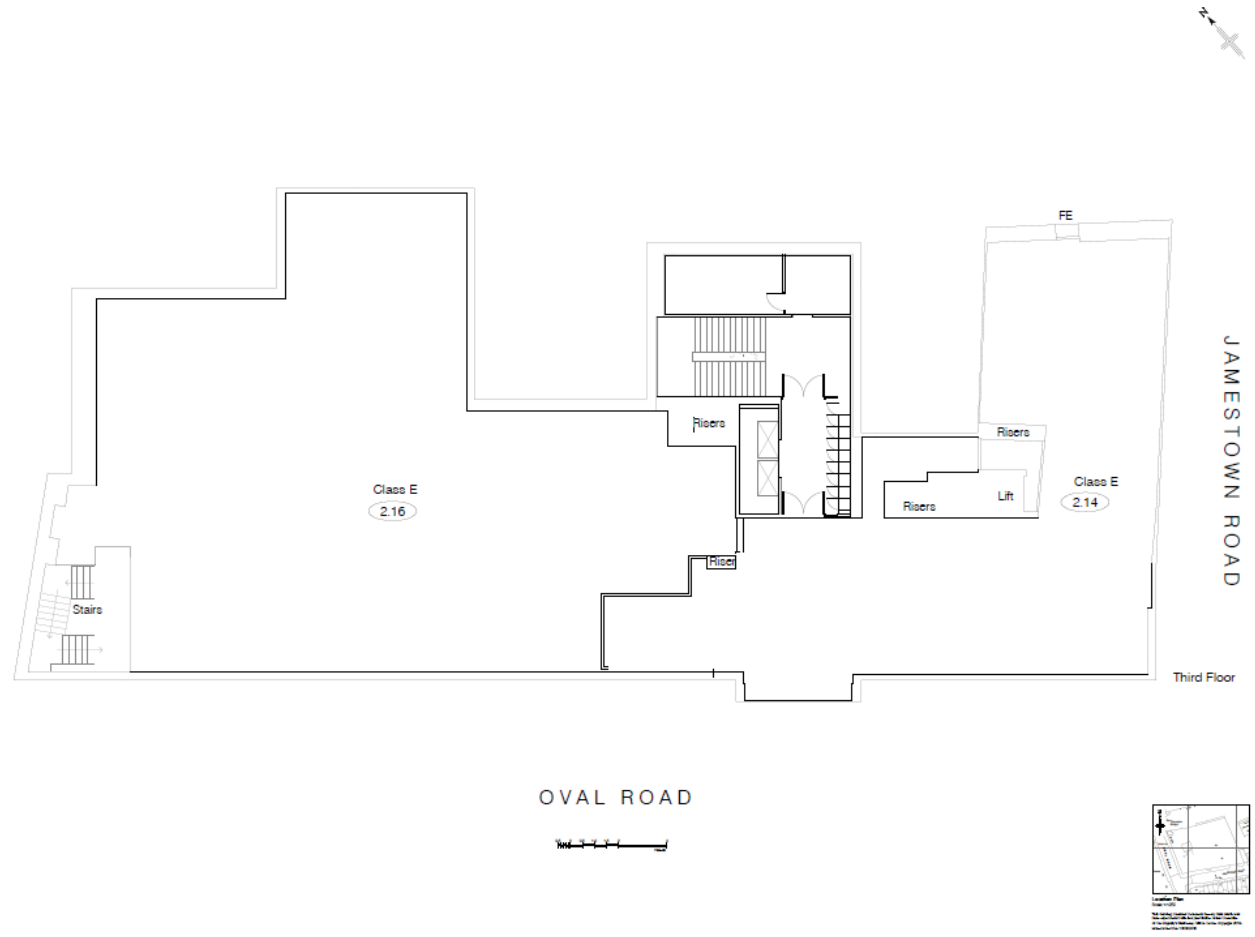
4. Existing Floor Plans - First Floor



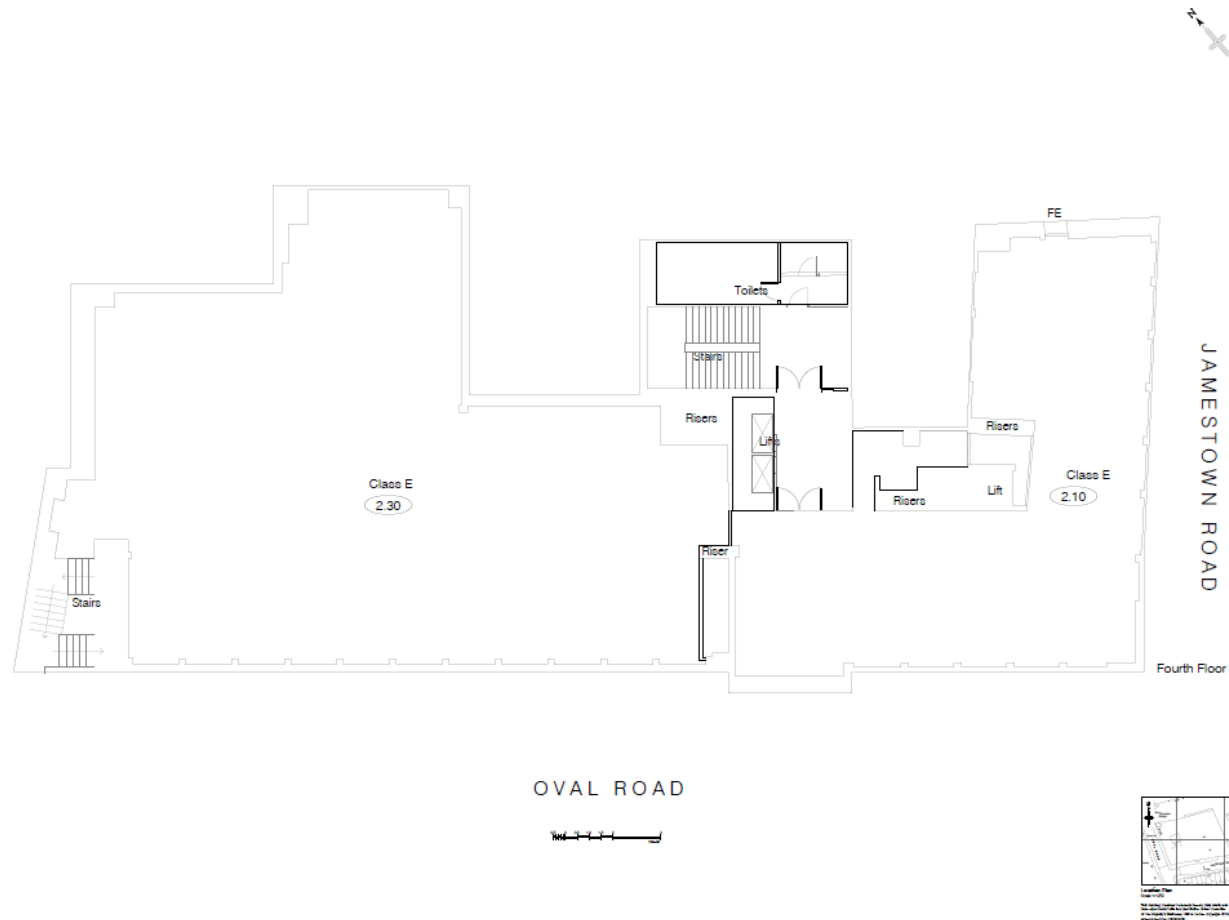
4. Existing Floor Plans - Second Floor



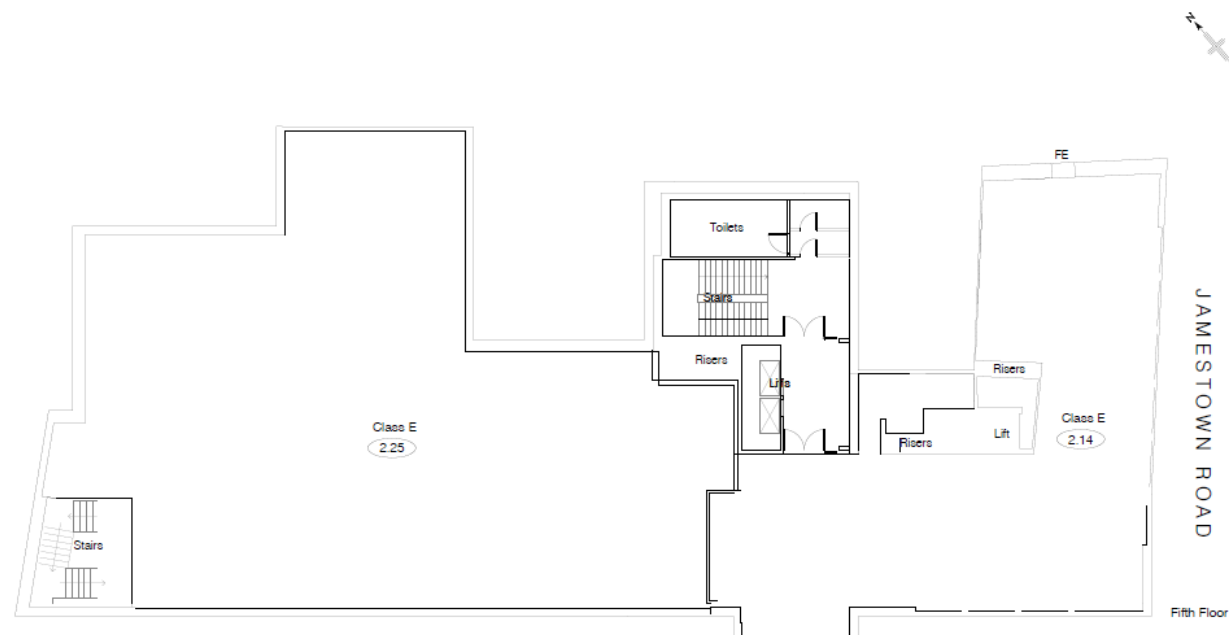
4. Existing Floor Plans - Third Floor



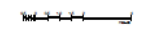
4. Existing Floor Plans - Fourth Floor



4. Existing Floor Plans - Fifth Floor

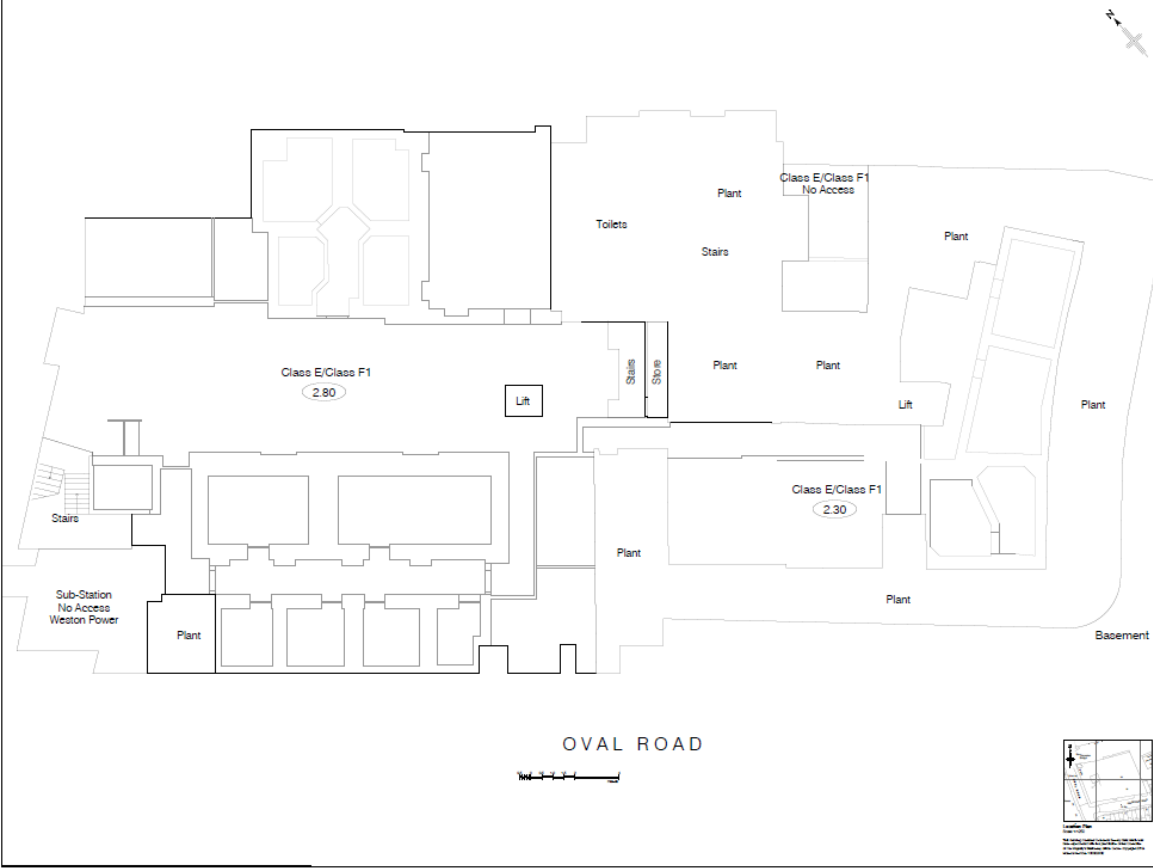


OVAL ROAD

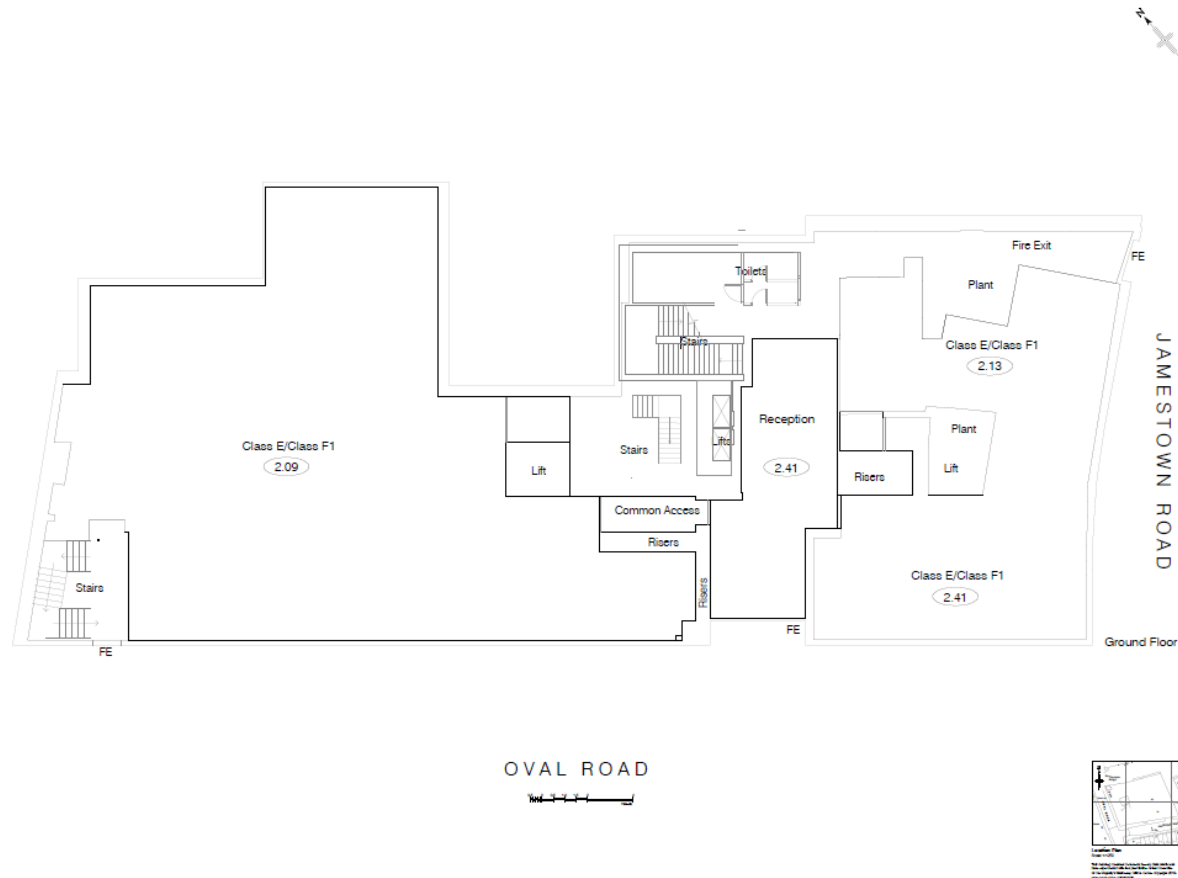




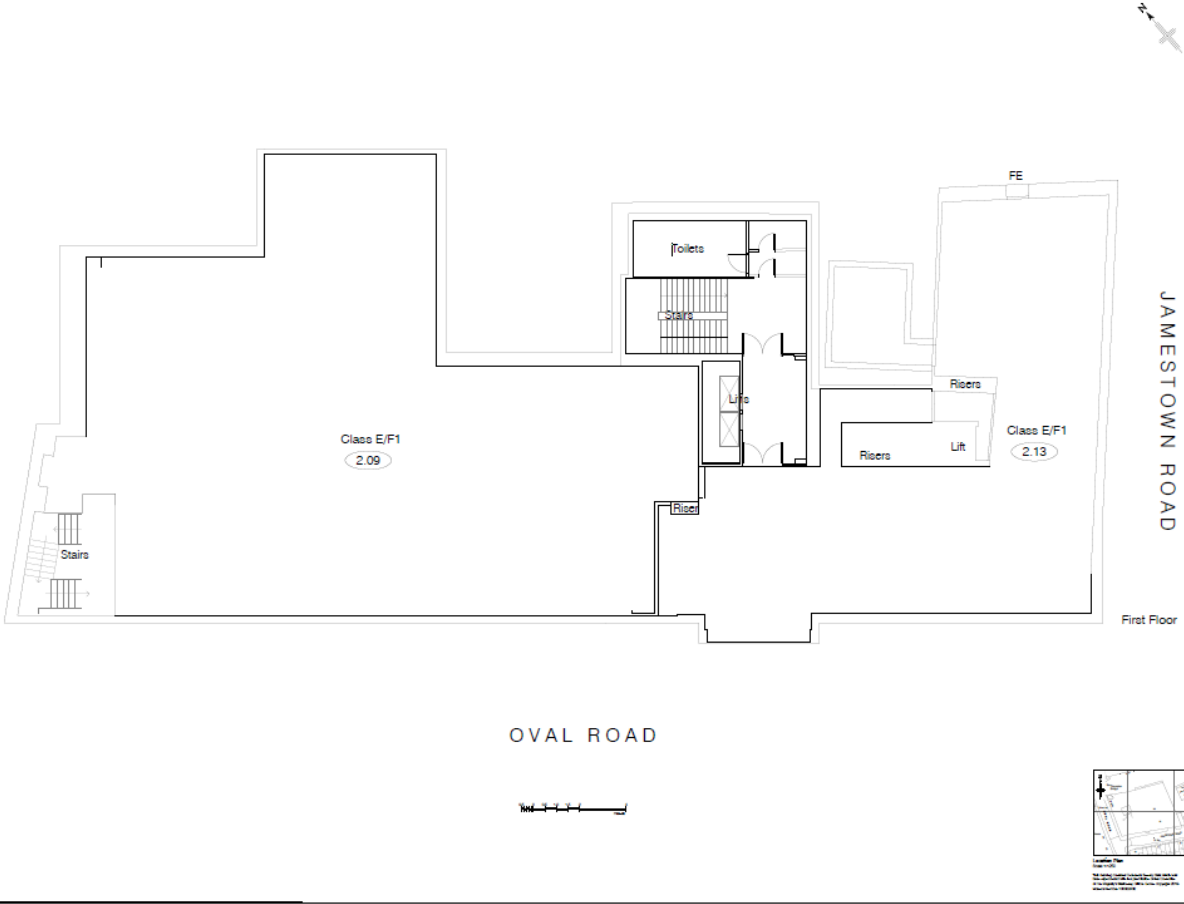
5. Proposed Floor Plans - Basement Plan



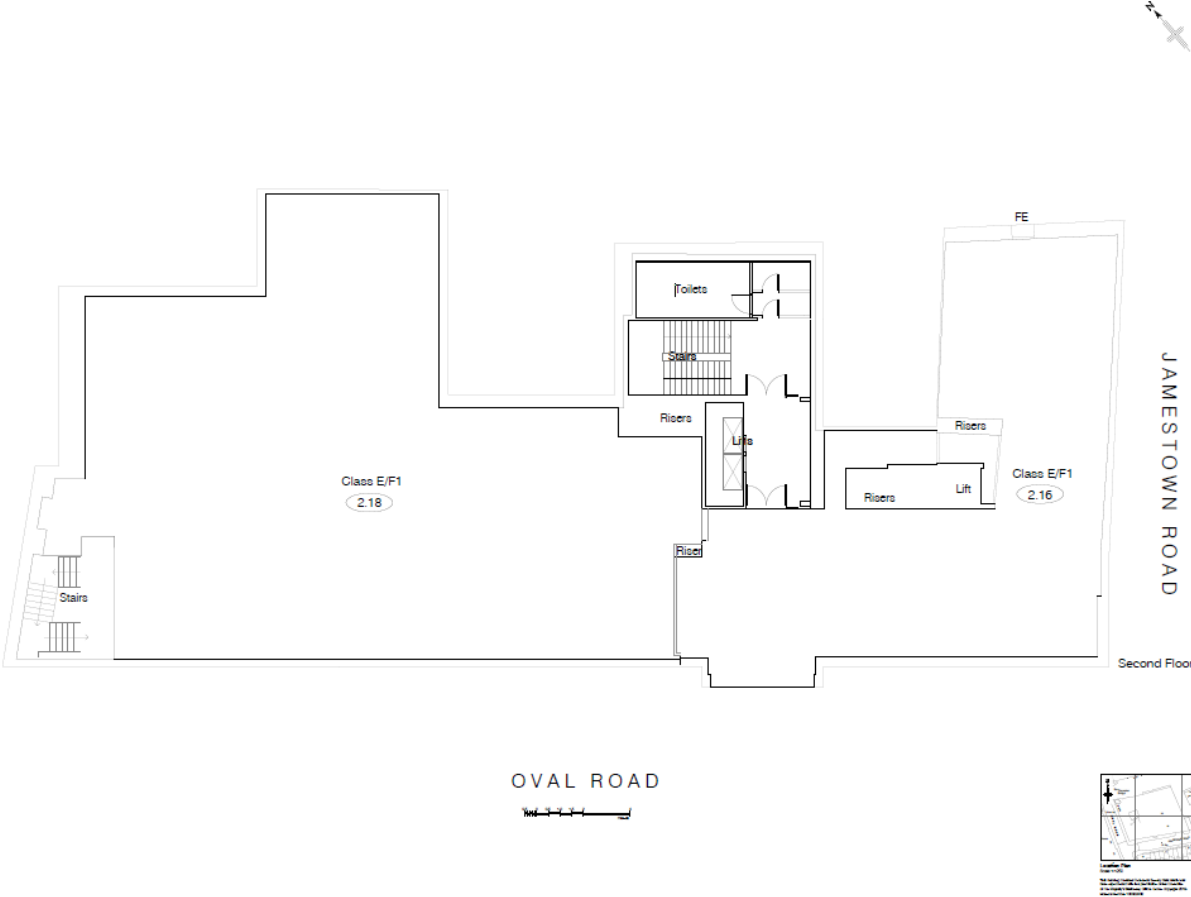
5. Proposed Floor Plans - Ground Floor



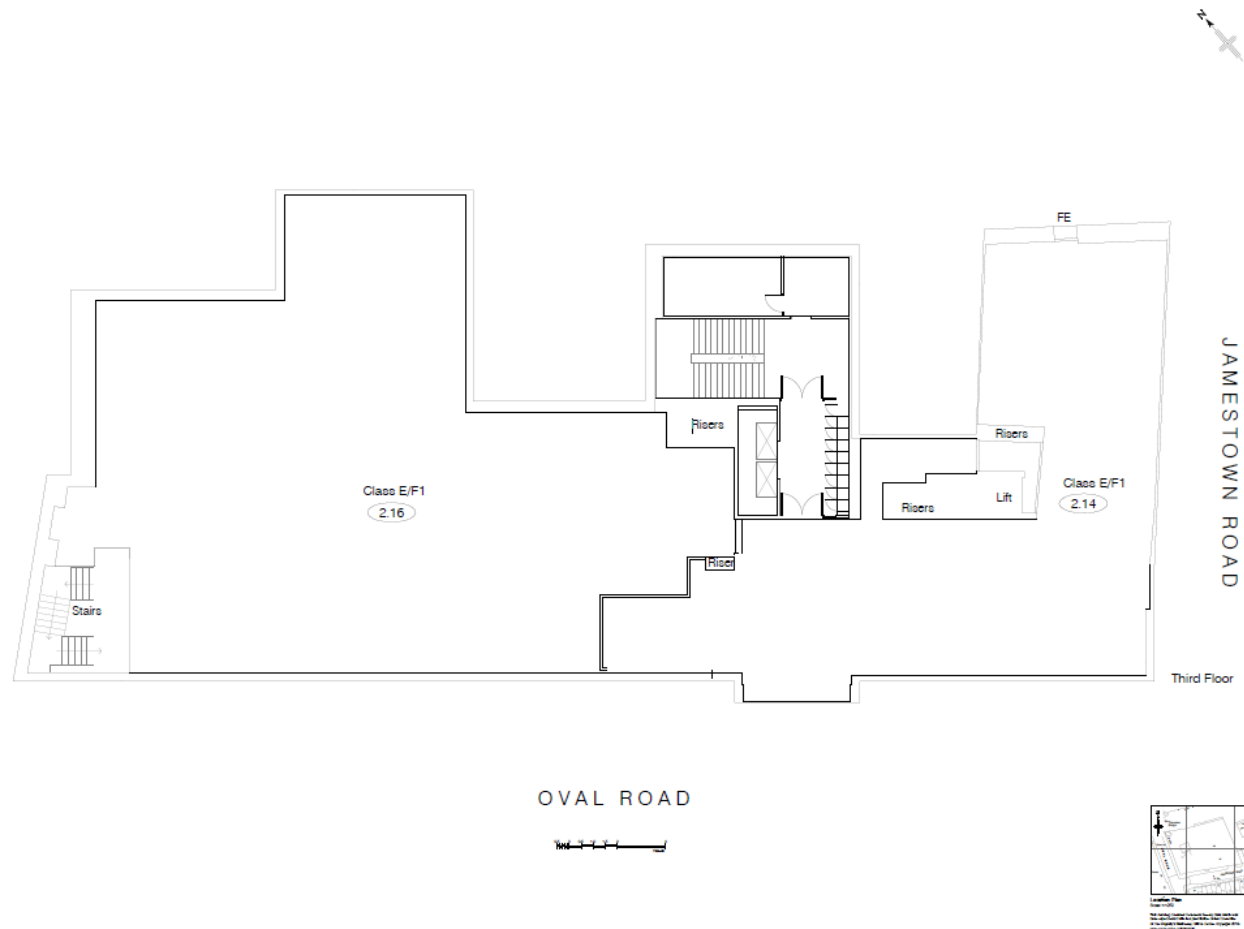
5. Proposed Floor Plans - First Floor



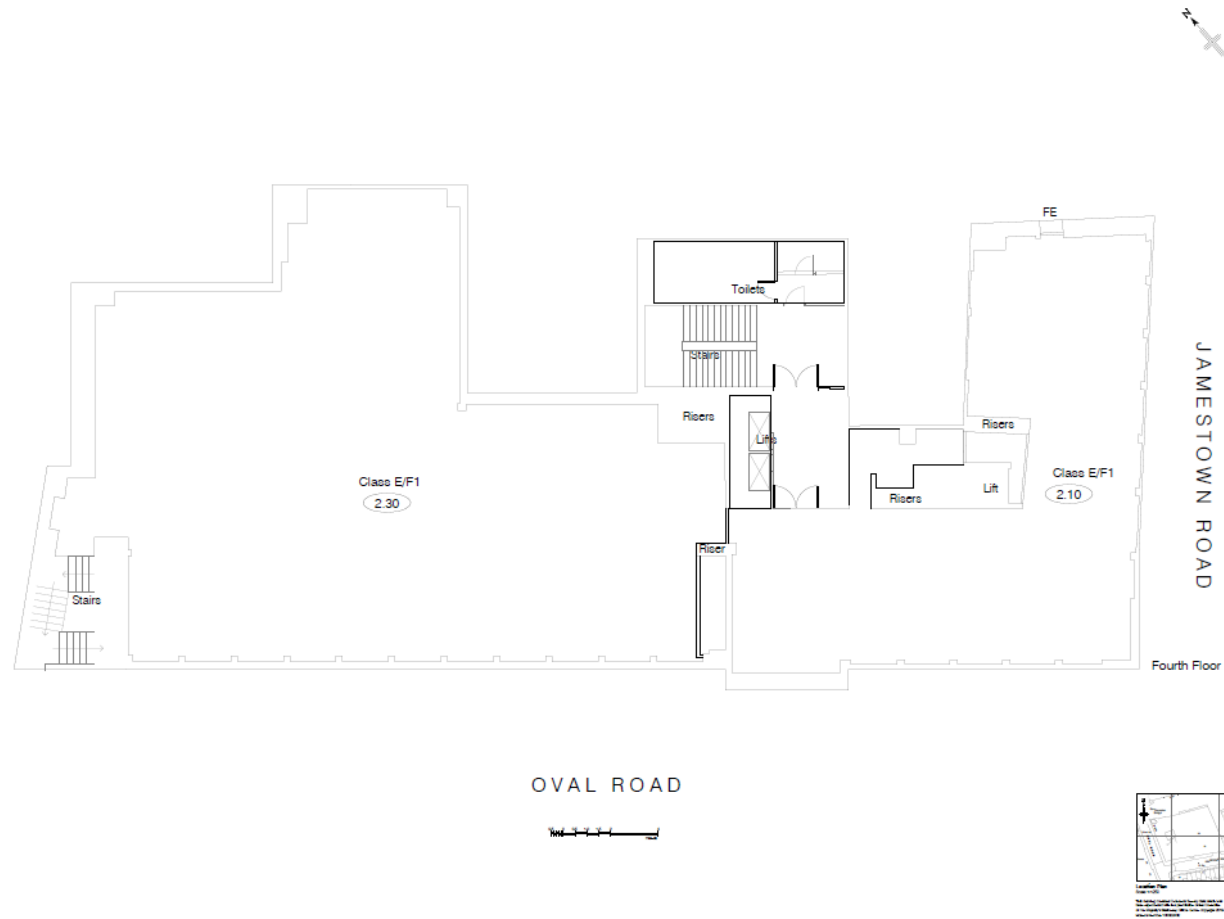
5. Proposed Floor Plans - Second Floor



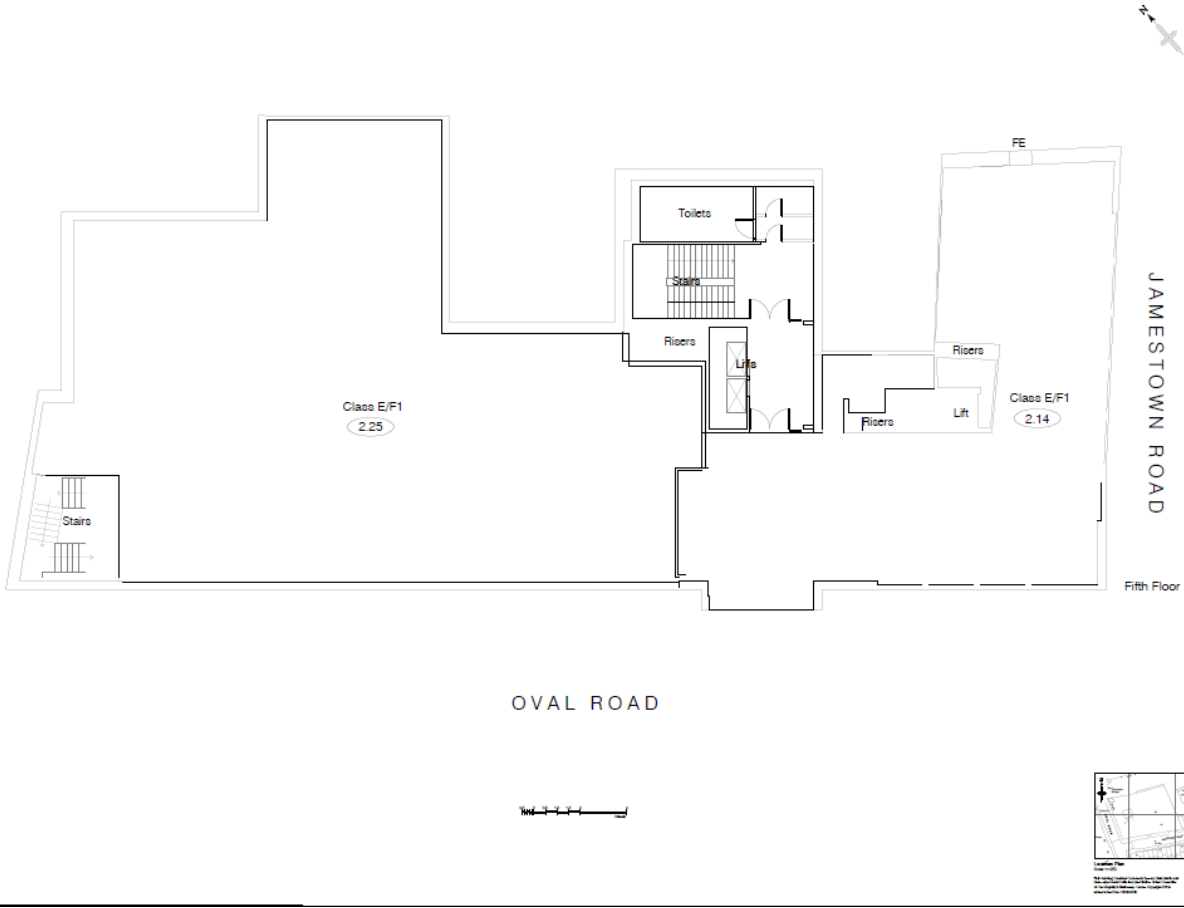
5. Proposed Floor Plans - Third Floor



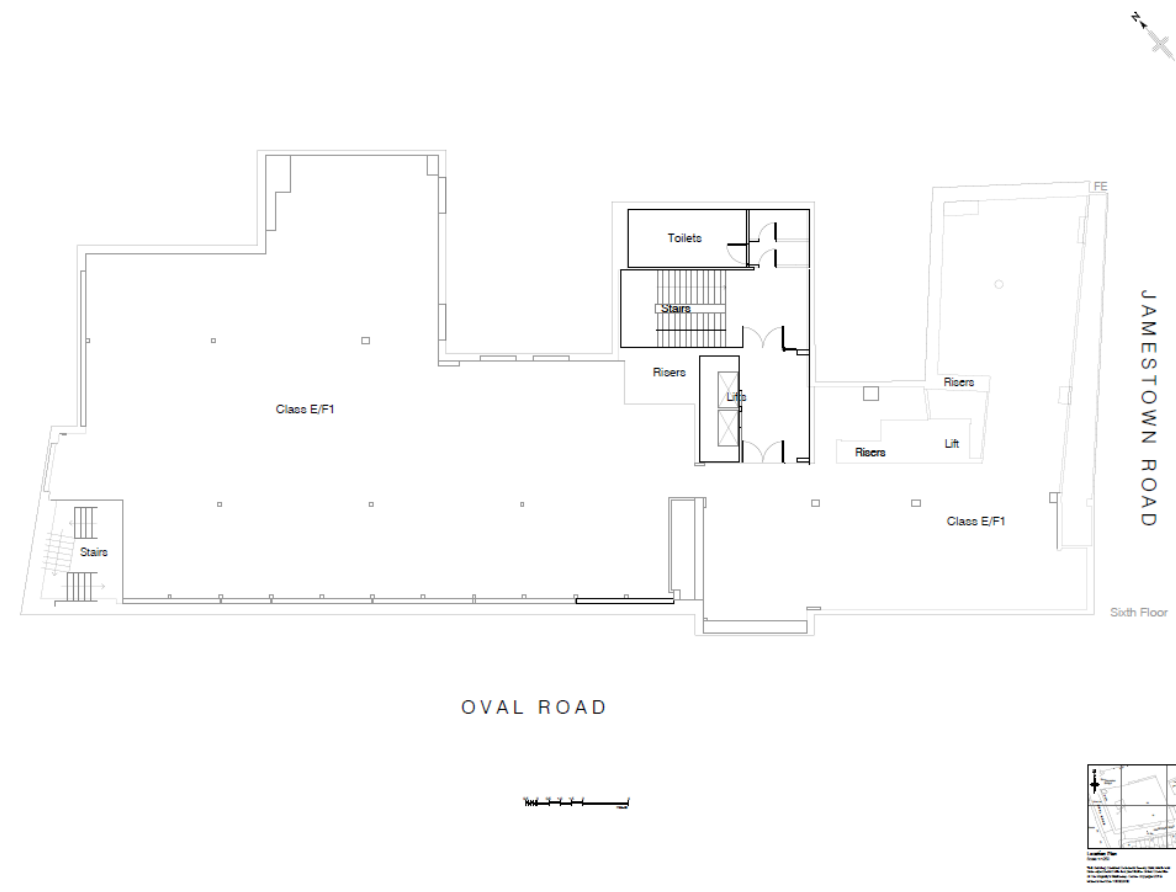
5. Proposed Floor Plans - Fourth Floor



5. Proposed Floor Plans - Fifth Floor



5. Proposed Floor Plans - Sixth Floor



6. Design and Access

1. There are no internal or external works proposed – the current design and access arrangements will remain as existing.
2. The main pedestrian access into the building is from Oval Road, through the ground floor lobby area. The ground-floor entrance leads to a reception area, lift, and stair core. The proposed change of use will not change the current access arrangements to and within the building.
3. The Site is in a highly accessible location with a high PTAL rating of 6a. The proposals would enable the flexible use of the building for Class E and Class F1 floorspace and would not generate an increase in footfall or vehicular traffic. It is expected, given the Site's high public transport connectivity, that users of the building will travel to the building by sustainable transport modes.
4. Camden Town Underground Station is located 0.3 miles (7-minute walk) southeast of the Site. Camden Road Overground Station is located 0.4 miles (10-minute walk) north of Academic House.
5. Bus services operate near the Site along Gloucester Avenue and Camden High Street. Camden Town Station is a 10-minute walk away, with multiple bus routes serving Camden High Street. Key bus services run along Gloucester Avenue and Parkway, south of the Site via Oval Road, as well as Camden High Street and Regent's Park Road, southeast of the Site via Jamestown Road. These four bus services operate at frequent intervals, with buses arriving every 2 to 5 minutes.
6. The building is currently serviced through the front entrance to the southwest of the site along Oval Road with 24/7 access. There is additional access to the building from the northwest. Both access points to the building lead to the goods lift which serves ground to sixth floors.
7. The proposals do not result in any changes to the existing delivery and servicing arrangements currently on Site.



Section 7

Academic House, 24-28 Oval Road, London NW1 7DJ

Heritage Statement

7. Heritage Statement

1. The Historic England List Entry Description related to the Site is as follows:
 - *List Entry Name: 38-46, JAMESTOWN ROAD, 24, 26 AND 28, OVAL ROAD*
 - *Heritage Category: Listed Building*
 - *Grade: 2*
 - *List Entry Number: 1113236*
 - *Date first listed: 6th July 1981*
2. Planning History of the site can be found in Appendix 1 of the accompanying Planning Statement prepared by Iceni Projects Ltd.
3. Architecturally, it includes a 1894 factory, store, and office block by William Hucks, featuring early reinforced concrete construction with decorative exterior details. A 1937 addition by Mendelsohn and Chermayeff showcases an International Modern style, incorporating innovative design elements such as floor-to-ceiling glazing and horizontal window strips. Historically, the site was central to Gilbey's alcohol business, a major 19th and 20th-century distiller. It is notable for pioneering construction methods, including floating foundations on cork insulation to protect the alcohol from railway vibrations and early air conditioning systems.
4. Academic House underwent significant refurbishment and re-fronting in 1960 as an extension to the original Gilbey House. The listing includes no. 38-46 Jamestown Road. The original block to the southeast is concrete reinforced with hoop iron. It has a rendered exterior with channelled rustication to the ground floor and channelled pilaster strips rising from the first to fourth floors. The building's architectural features and notable construction methods, including reinforced concrete with decorative exterior details, are the reasons for the building's listing.
5. The proposals do not include any external or internal works and as such there will be no impact on the Grade II listed building.

7. Heritage Statement

1. National Policy paragraph 196(a) sets out the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Furthermore, Camden Council Policy D2 'Heritage' states that the Council will preserve and where appropriate, enhance Camden's rich and diverse heritage assets and their setting, including conservation areas, listed buildings and archaeological remains.
2. Parts of the building are Grade II listed and lie within the Regent's Canal Conservation Area under the Planning (Listed Building and Conservation) Act 1990 (as amended).
3. The Site was later refurbished and re-fronted in the 1960s as an extension to the adjacent building to the west, known as Gilbey's House. Gilbey's House was formerly used as an alcohol distillery and is now occupied by residential apartments. The building is considered an early example of reinforced concrete construction which also incorporated technical innovations including foundations floating on cork insulation to protect the alcohol from the vibration of nearby trains.
4. 38-40 Gilbey's House, Jamestown Road is not subject to the application; it is situated within the Applicant's ownership and encompasses the outline of the listed building. In preparing the application, a review of the building's history and context, including earlier alterations, has been undertaken and demonstrated through the site's planning history (Appendix 1 of the Planning Statement prepared by Iceni Projects Ltd).
5. Introducing an educational component not only optimises the site but will also ensure continuous, active use, which is essential for its upkeep and conservation. The proposals encourage the maximum use of the partially vacant Site and ensures its continued contribution to the local character while maintain its historical integrity.
6. The flexible office and education use are complementary, fostering a dynamic environment. The proposals to change the use of the building do not result in a material change or external or internal alterations to the listed building and are in accordance with national and local policies.
7. The proposals would have no impact on the Grade II listed building and would maintain its architectural integrity.

8. Conclusions

1. The proposed development for a *'Change of use from commercial, business and service (Class E) to enable a flexible commercial, business and service use (Class E) and education use (Class F1) at Academic House, 24-28 Oval Road, London NW1 7DJ'*, would not result in any changes to the design or access to Academic House.
2. The proposals would not result in any changes to the external or internal structure or design of the building. Therefore, there will be no impact on the Grade II listed building.
3. The development proposals optimise the use of the partially vacant site, ensuring its long-term viability and efficiency by making full use of the Grade II listed building by maintaining a similar function to its existing use.
4. Therefore, the proposals should be considered acceptable and the development approved without delay.