



LOCKSLEY
ARCHITECTS

Design & Access Statement

8 Oval Road, London NW1 7EB

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TEAM STRUCTURE

Architect

Locksley Architects

Introduction

Site Address

8 Oval Road, London, NW1 7EB

Preface

This Design and Access Statement is submitted in support of a Listed Building Consent and Planning Application for proposed works at 8 Oval Road, London. The proposal includes the infill of a side extension at Lower Ground Floor and Ground Floor Level, as well as a roof extension. The extension will be constructed using materials that match the existing building, including London stock brick, timber sash windows, and doors.

The roof extension will feature slate and timber sash dormer windows at the rear to align with neighbouring examples. The design approach is sensitive to the historic significance of the property and the surrounding conservation area, ensuring that the proposed works will enhance the building while preserving its architectural integrity.

Project Overview

The proposed development includes:

New infill side extension set back 100mm from the existing outrigger and constructed in matching London stock brick with timber sash windows/doors.

The conversion of the existing roof into a new habitable room to match neighbouring examples. The design respects the existing building and neighborhood character, and the proposal seeks to enhance the usability and functionality of the home.

Amalgamation of basement flat with property above to create single dwelling as the existing layout.

Site Overview

8 Oval Road is a Grade II listed property located within a designated conservation area in Camden. The building is a prime example of the local architectural style, with distinctive Victorian features that contribute to the character of the area. The proposed side and roof extensions aim to improve the functionality of the building without compromising its heritage value. The design approach ensures the building's historical fabric is preserved while responding to the need for additional living space in a manner that is respectful of the building's character.

Analysis

Location

The property is located on Oval Road, a street characterised by Victorian terraced houses that contribute to the distinct character of the local conservation area. The surrounding area consists of a mix of residential buildings, many of which are listed or within the conservation area. The area's strong architectural heritage, defined by traditional brickwork, slate roofs, and timber sash windows, has informed the design of the proposed extensions.

Site

The building is a terraced property with a lower ground floor, ground floor, and upper floors, and a traditional pitched roof. While the front elevation and much of the building's fabric remain largely unchanged, there have been some alterations to the rear over the years. The property is visible from the street, with the rear being partially visible from neighbouring properties. The site presents an opportunity for appropriate extensions that respect the building's scale and character.

Local Character

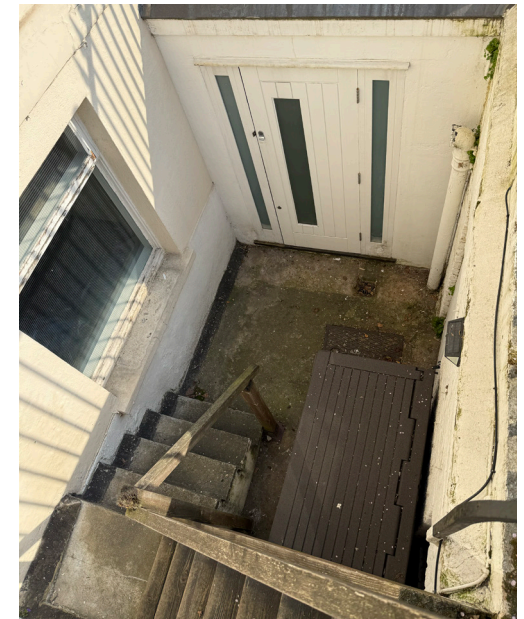
Oval Road and the surrounding area are defined by well-preserved Victorian architecture, with the use of London stock brick, slate roofing, and timber sash windows being consistent throughout. Many of the buildings in the area are listed, and the character of the street and wider conservation area has remained largely intact. The local character also includes some modern interventions, where extensions have been sympathetically designed to preserve the original architecture while providing additional space. These precedents have been considered in designing the current proposal.

Design & Access Statement



Existing Building

The building is a three-storey terraced house with a basement, originally constructed in the mid-19th century. It retains many original architectural features, including London stock brickwork, a butterfly roof, and timber sash windows. The rear of the building has been altered in the past, but the core of the structure and the original detailing are well preserved. The proposed extensions aim to enhance the property's living space while ensuring the preservation of its historic character.



Constraints & Opportunities

The primary constraint is the listed status of the building, which requires any alterations to be carefully considered to avoid harm to its historic fabric. However, this constraint presents an opportunity to ensure that the proposed works are of the highest quality and are sympathetic to the building's history. The conservation area and the presence of other listed buildings in the vicinity offer a context that reinforces the need for the new work to be in harmony with the existing architectural language.



New staircase to front lightwell to match neighbouring example



Existing render to be repaired and redecorated



New matching metal balustrade to be installed to adjacent window



New fire place and original features to match existing to be installed

Planning History:

8670444

8 Oval Road NW1

Works of conversion to form one self-contained flat at basement-level and external alterations to the front basement elevation as shown on 2-unnumbered drawings.

FINAL DECISION 18-12-1986 Grant List.Build. or Cons.Area
Consent

8602126

8 Oval Road NW1

Change of use including works of conversion to form one self-contained flat at basement-level and a self-contained maisonette above and external alterations at basement level as shown on 2-unnumbered drawings.

FINAL DECISION 06-11-1986 Grant Full or Outline Perm. with Condit.

Heritage Statement

Design Principles

The design of the side and roof extensions has been developed with a careful consideration of the building's listed status and its location within a conservation area. The following design principles have been applied:

Materiality: The side extension at the lower ground and ground-floor levels will be constructed using London stock brick to match the existing building. Timber sash windows and timber doors will be used to reflect the building's original window detailing and proportions.

Roof Extension: The roof extension will be set back from the front elevation to minimise its visual impact. It will be clad in natural slate, a material that is in keeping with the surrounding properties. Timber sash dormer windows will be used at the rear to match those found on neighbouring properties.

Scale and Massing: The side extension will be set back 100mm from the front elevation, ensuring that it is visually subordinate to the original building. This recess ensures the original proportions of the building are maintained. The roof extension will be modest in scale and will not detract from the building's overall height or massing, preserving the integrity of the original structure.

The internal alterations will retain all the existing features and re-instate with matching where missing elements have been lost. The internal layout will match the existing where possible. Although new rooms are being created to meet modern living standards, care has been made to retain and minimise loss the loss of historic original fabric.

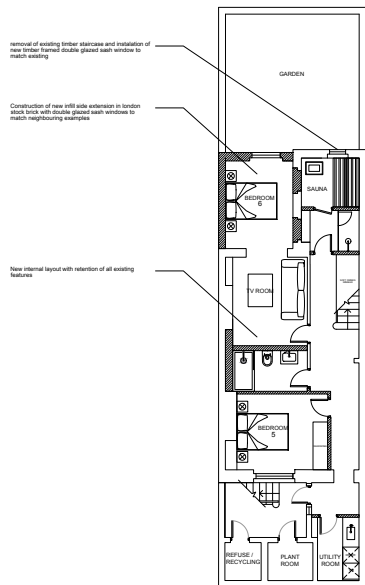
Sympathetic Detailing: The design will incorporate timber sash windows and doors, replicating the detailing of the original windows and ensuring that the new work blends seamlessly with the existing building. We are also proposing to install new 16mm slimline units into existing original timber sash window frames and replacing unsympathetic non original timber windows with new double glazed timber sash windows to match original designs.

It is proposed to retain all original features and where these have been lost it is proposed to install sympathetic features to match the original such as new period fireplaces, skirting and architraves and cornices and external balustrades.

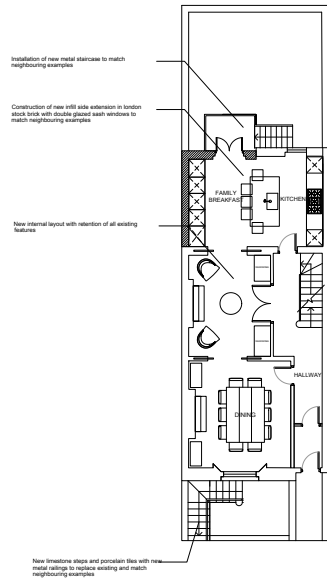
The extension will be designed to ensure it is clearly distinguishable as a modern addition while being sympathetic to the existing architecture.

Preservation of Historic Features: The proposed works will ensure that the original architectural features of the building are preserved, with no significant alterations made to the front elevation or the core structure. The side extension at the rear and dormer windows will be designed to be in keeping with the historic context, ensuring minimal impact on the original building. All the existing internal features shall be retained, repaired and redecorated and new external stone steps and metal ironwork is proposed to be installed to match the original features that have been lost.

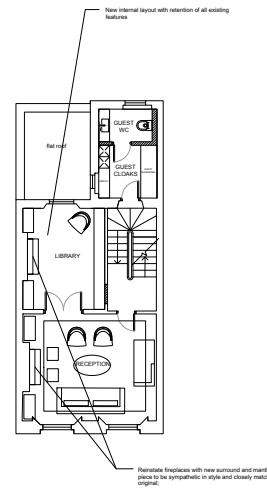
It is also proposed to combine the existing basement flat with the main property above, restoring the original single dwelling classification.



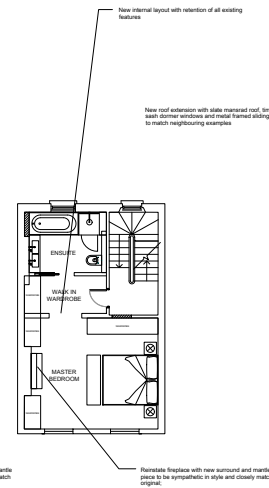
Lower Ground Floor Plan
57.8sqm



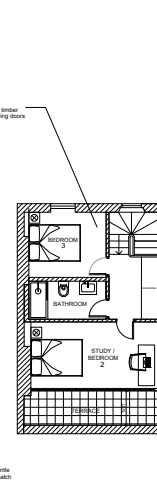
Ground Floor Plan
51.8sqm



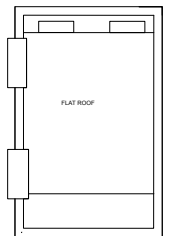
First Floor Plan
42.6sqm



Second Floor Plan
34.6sqm



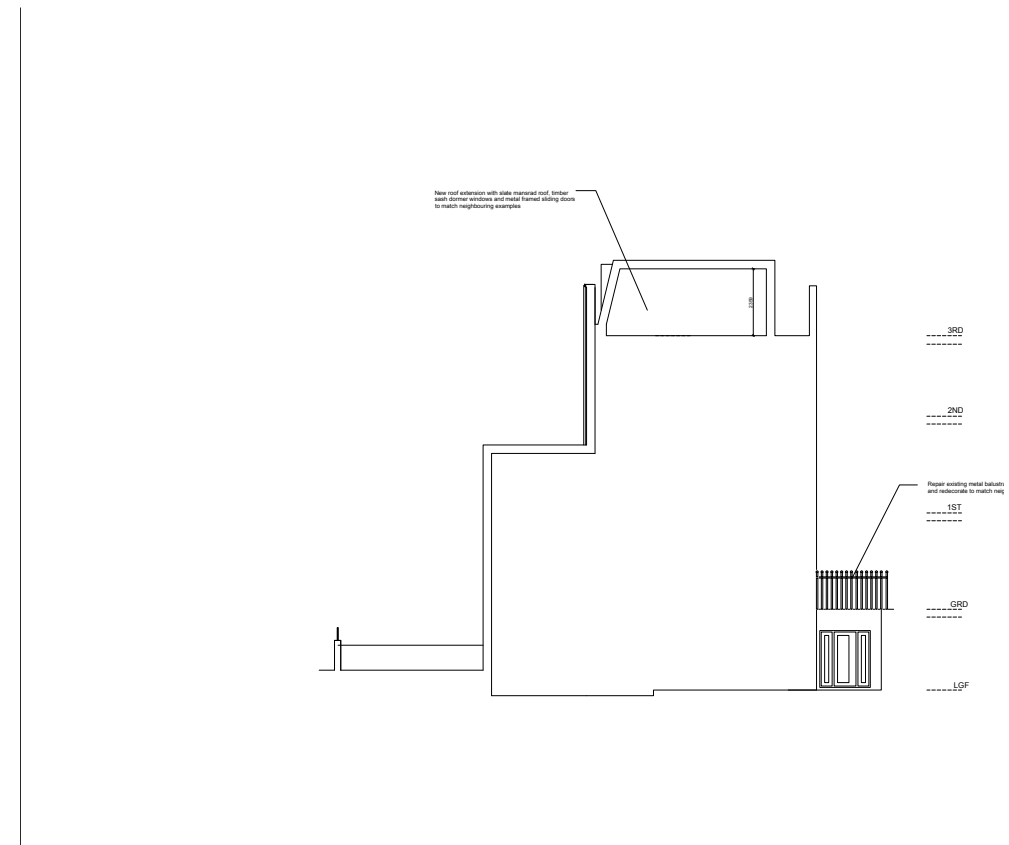
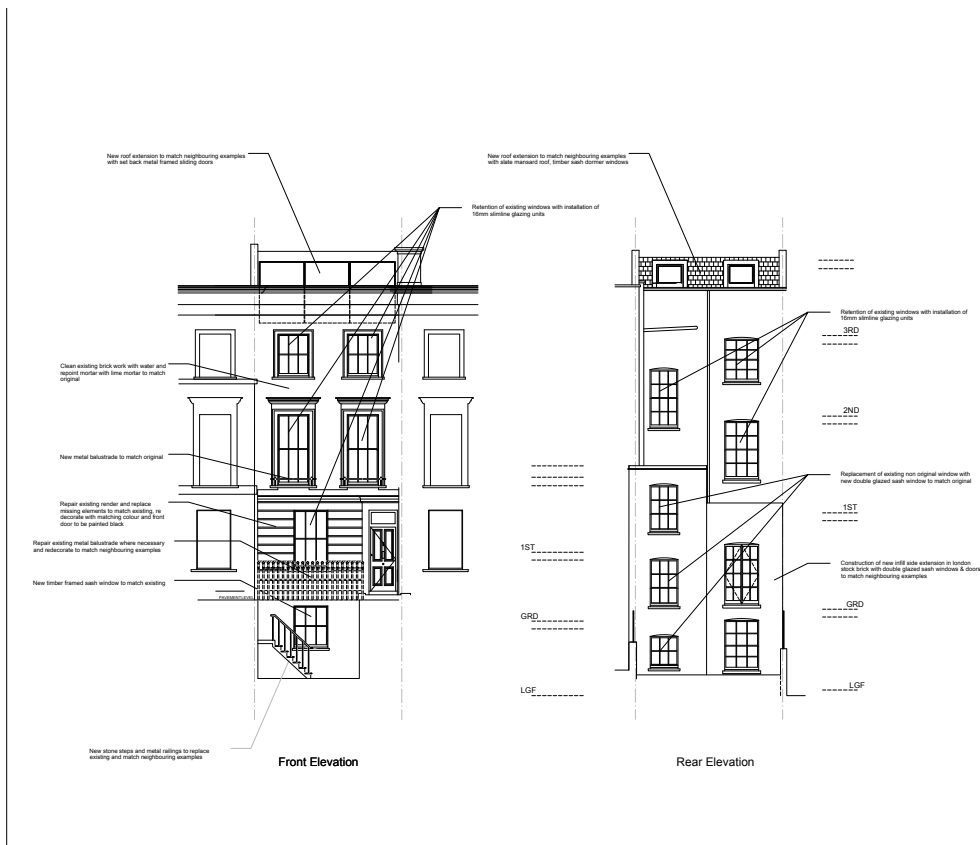
Third Floor Plan
35.5sqm



Roof Plan

Lower & Ground Floor Plan

First, Second & Third Floor Plan



Conclusion

Conclusion

The proposed side and roof extensions at 8 Oval Road are designed with the utmost respect for the building's Grade II listed status and the surrounding conservation area. The materials, scale, and design details have been carefully chosen to ensure that the proposed works will not only enhance the functionality of the property but also preserve its architectural integrity. The design draws upon the local character and responds to the context of the surrounding area, ensuring that the extensions will be in harmony with the building and its setting.

The proposal complies with the relevant planning policies that seek to protect and preserve the heritage value of listed buildings and conservation areas. We believe the proposed extensions will make a positive contribution to the building's future and to the wider architectural context of Oval Road and Camden.

We respectfully request Camden Council's approval of the Listed Building Consent and Planning Application.



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