

Design & Access Statement for
Proposed reinstatement of the
basement flat into the main house and
extensions at basement and ground
floor levels @ 21 Oval Road.

24.01.2014

Prepared on behalf of

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Scheme: Combining basement flat into main house and extensions at basement and ground floor.

Applicant: Mr & Mrs Henebry

Architect: Edward McCann

1 Proposal

- 1.1 The basement flat of 21a to be re-incorporated into the main house.
- 1.2 Extension of basement front light well to the boundary wall matching the light well of the neighbouring property.
- 1.3 Reconfiguration of the door and windows to the basement front elevation introducing a pair of long casement windows aligned and corresponding width as the window of the ground floor, and mirroring the existing widow on the left, to the right of the new casement window.
- 1.4 Extension to the rear at basement level of 2.5 m. Removal of rear basement wall to open it up to the garden. Large sliding glass doors across the width of the façade. The garden to be stepped down to basement level.
- 1.5 Rear extension of the existing side wing to provide a shower area at ground floor.

2 Context

- 2.1 21 Oval Road is a semi-detached Victorian Villa, part of the Primrose Hill conservation area.
- 2.2 The road is flanked by similar semi-detached Villas on the west side, while the east side is a terrace of housing.

- 2.3 The ground floor is stucco rendered while the upper storeys have a plain render. All painted white.
- 2.4 The house has a side wing at ground floor where the front door is situated.
- 2.5 The light well at the front is set back from the street by a front garden which is partially planted. Concrete steps lead down to the basement from the front garden, which are a later addition – possibly to provide access to the basement flat when it was separated from the main house. The boundary to the front garden is defined by a solid masonry wall rather than railings
- 2.6 The light well of the adjacent house has been dug out to the extent of the boundary so there is no front garden and there is an extension at this basement level adjacent to the path to the front door. Other light wells and front gardens along the west side of the road have had various modifications done which means there is little uniformity among the houses that make up this side of the road.
- 2.7 The rear of the house has a steel balcony and steps to the garden from a set of long casement windows in the kitchen on the ground floor. The steps and balcony are industrial in appearance, and the long casements are not original. The garden faces onto industrial buildings to the rear.

3 Planning Context

- 3.1 21 Oval Road is within Sub Area 4 of the Primrose hill conservation area. There are specific policy guidelines to do with extensions, basements and light wells.
 - 3.1.1 Extensions _ PH25 – 30
 - 3.1.2 Front Gardens _ PH36 & 37
 - 3.1.3 Basements & Light wells _ PH38 – 42
- 3.2 Camden Planning Guidance CPG24 _ Basements & Light wells

4 Use

4.1 The proposal is to convert the house into a single residential unit. The basement will become the main living space with kitchen, dining and sitting room with direct connection to the garden.

5 Amount

4.1 The excavation of the front will provide an additional 10 sqm of exterior space at basement level as well as 3.45sqm of external storage space beneath the path up to the front door..

4.2 The rear extension provides an additional 1.25sqm at ground floor for the new shower.

4.3 The basement extension provides an additional 16.5 sqm of space.

5 Design

5.1 The extension of the light well to the front provides a sunken garden for the basement, accessed solely from the living space at the front. It will admit considerably more light to the basement level which is currently relatively dark. The reconfiguration of the elevation at this level provides a rationalised arrangement of windows which reflects the symmetry of the elevation above.

5.2 With particular reference to PH39. The alteration of the lightwell will be unobtrusive and sensitive to maintaining the existing proportions and definition of this part of the building. The light wells along the west side of Oval road have all been modified considerably so that there cannot be said to be an overarching typical character, nevertheless the alterations will bring the light well to reflect that of the adjacent property.

5.3 The main body of the basement will be opened up to provide an open plan living/kitchen/dining space running through to the rear extension.

5.4 The rear wall is opened up to the garden to provide light and visually connect the interior to the outside.

5.5 The rear extension at basement level is one storey and is framed within the flanks of the two garden party walls. It extends a relatively small distance leaving the majority of the garden undeveloped. The rear façade is predominantly sliding glass within a rendered structure, providing a simple rationalisation of the house at this level.

5.6 From the exterior this in combination with the removal of the steel balcony and stair and reinstatement of the sash window where currently there is a long casement window, produces a more composed rear elevation, maintaining clear definition between the basement which is rendered in a contemporary manner and the upper storeys which are refurbished to their period status.

5.7 A new stair re-instated in the original location connects the house to the basement.

5.8 The rear extension of the side wing fills a niche currently defined by the main body of no.21 and the side wing of the neighbouring property @ 23 Oval rd. It will be partially set back from the main part of the house to remain subservient to the principle elevation and it will be rendered and painted to match so as to appear as a congruent part of the house. A sash window to match those on the rear elevation will be installed in the shower area looking to the garden, while at basement level a timber door will provide access to the external store.

5.9 It should be noted that while all the proposals to the rear have been considered in a way that maintains the hierarchy of the rear elevation and are congruent with the building, they are not overlooked and have a view onto industrial buildings and the railway beyond.

6 Sustainable Construction

6.1 The proposed modifications will provide improvements to the buildings thermal efficiency, with insulation at basement level and high performance double glazing in the rear extension.

7 Access

- 7.1 Access to the house will be directed solely through the existing front door at pavement level, with the stairs to the front basement light well removed.
- 7.2 Internal access to the basement will be reinstated via a new portion of stair continuing in what would have been the original location.
- 7.3 Access to the garden will be through the rear sliding doors at basement level. Access to the garden from the ground floor will be removed.

8 Consultation

- 8.1 The Primrose Hill Conservation Area statement
- 8.2 Camden Planning Guidance 4 _ Basements & Light wells.
- 8.3 Pre Application Advice _ ref: 2013/7208/PRE. This scheme had an extension into the light well at the front. The comments were as follows:
 - 8.3.1 Infilling the front lightwell in order to extend the basement level is considered to be unacceptable in principle as it would alter the character of the existing building. Both the proposed glass over the front lightwell and glazed blocks in the front garden are considered to harm the character and appearance of the conservation area and unacceptable in design terms. In response to the extended front lightwell at no.19 in your design and access statement the Council has no planning history records for it.
 - 8.3.2 Provided that the front lightwell is retained a storage or utility space (like a vault) could be created under the front garden. This arrangement should look similar to the existing front garden and open front lightwell arrangement.

- 8.3.3 The proposed alterations to the rear elevation and the proposed rear extension at basement and ground floor levels are considered to be acceptable in design terms.

9 Conclusions

- 9.1 The incorporation of the basement into the main house is necessary to serve the current occupants family needs, and in doing so reinstates the house to its original configuration,
- 9.2 The extension of the basement into the light well at the front reflects exactly the configuration of the neighbours light well, and provides more outdoor space, storage space and light into the basement. The changes to the openings are in keeping with the style of the house and have been considered in a way that is entirely subservient to the existing structure.
- 9.3 Opening up the basement wall to the rear is necessary to bring light into the basement and provide both the physical and visual connection to the garden. The rear basement into the garden is limited to one storey and framed within the flanks of the garden party walls. It only extends a small way into the garden leaving the majority undeveloped. The design is simple in form and arrangement and remains subservient to the main building above.
- 9.4 The proposal respects the logic and hierarchy of the building retaining the aesthetically contemporary changes to basement storey while refurbishing and reinstating period features on the upper storeys. The removal of the steel stairs and balcony and reinstatement of the sash window reinstate some formality to the rear elevation.
- 9.5 The rear extension on the ground floor is unobtrusive and subservient to the main building while providing additional shower/WC space on the ground floor.
- 9.6 The rear of the building is not overlooked.

9.7 In conclusion, all the proposals have been considered in a way that respects the existing building and its locality, while providing a much improved reconfiguration of the house for family life. All the works will be carried out to the highest standards and will provide changes that genuinely enhance this property, and make a positive legacy.

Appendix



Figure 1: South Aerial



Figure 3: North Aerial



Figure 2: East Aerial



Figure 4: West Aerial



Figure 5: Street Elevation



Figure 7: Front garden



Figure 6: Boundary wall

Edward McCann _Architecture & Design



Figure 8: Front garden

Planning Application Submission _ 21 Oval Road



Figure 9: Steps to light well



Figure 10: Light well

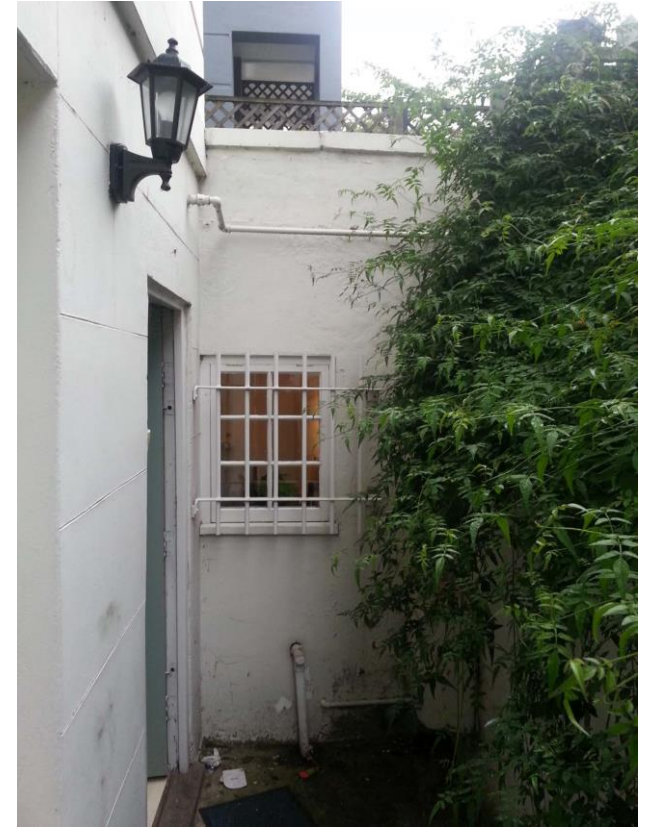


Figure 11: Light well



Figure 12: Neighbours (no.19) light well



Figure 14: pavement boundary



Figure 13: Neighbours (no.19) light well



Figure 15: Front garden party wall



Figure 16: Rear elevation



Figure 17: Rear elevation



Figure 18: Front elevation _ proposed



Figure 19: Front elevation _ proposed

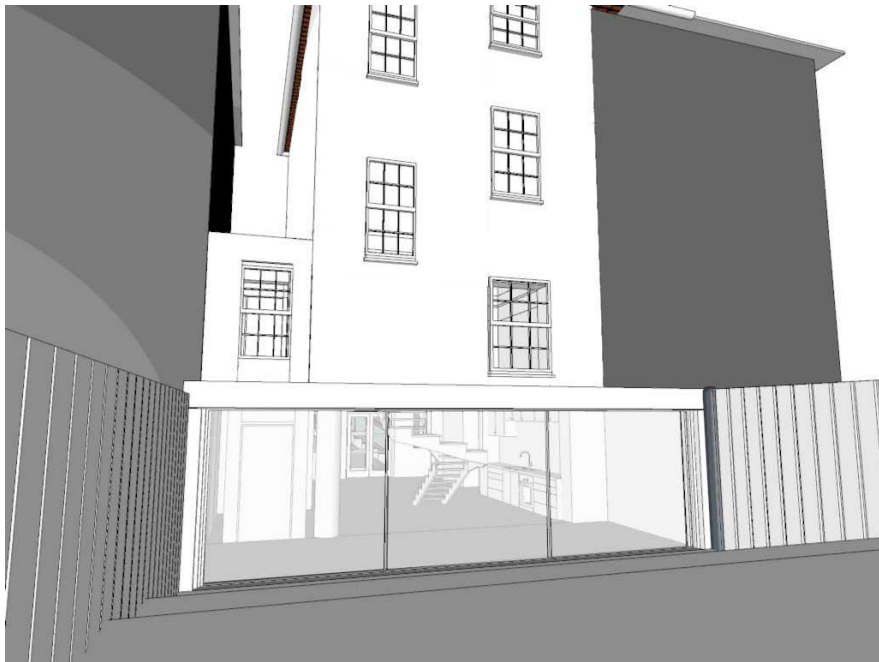


Figure 20: Rear elevation _ proposed



Figure 19: Rear elevation _ proposed