

Flat 4, 11 Oval Road, London NW1 7EA.

Design statement

The flat is on the top (second) floor of 11 Oval Road. The roof of no. 11 is clad in concrete tiles and has deflected with the weight of these over time. There is considerable ingress of water, failed wooden fascia and dilapidated guttering.

The proposal is to replace the concrete tiles with natural slate tiles and to utilise the attic space as a study, accessed internally from the existing flat below.

To give light to the proposed attic space, a Velux conservation rooflight is shown on the side elevation of the house on the hip of the roof. On the rear elevation of the roof two Velux Cabrio rooflights are set as a pair to form one window. Where exposed, the cheeks and floor of the enclosure containing these rooflights is to be clad in lead. Both the conservation rooflight and the Cabrio rooflights are set with the pitch of the roof. The lower section of the Cabrio rooflights is indented into the profile of the roof.

The rear of the house faces over a large garden and the main railway tracks from Euston. The building opposite, on the other side of the railway tracks, on Regent's Park Road is seventy six metres away. The rear of the house cannot be seen from any public road or path.

Access Statement

The house would be scaffolded on the front side & rear facades with a rigid roof whilst the works are being carried out to repair the roof. Materials would be lifted by a hoist. There is off street space to store materials and to place a skip in front of the house and within its boundaries.