

Design Statement



59 - 61 OAK GROVE
June 2006

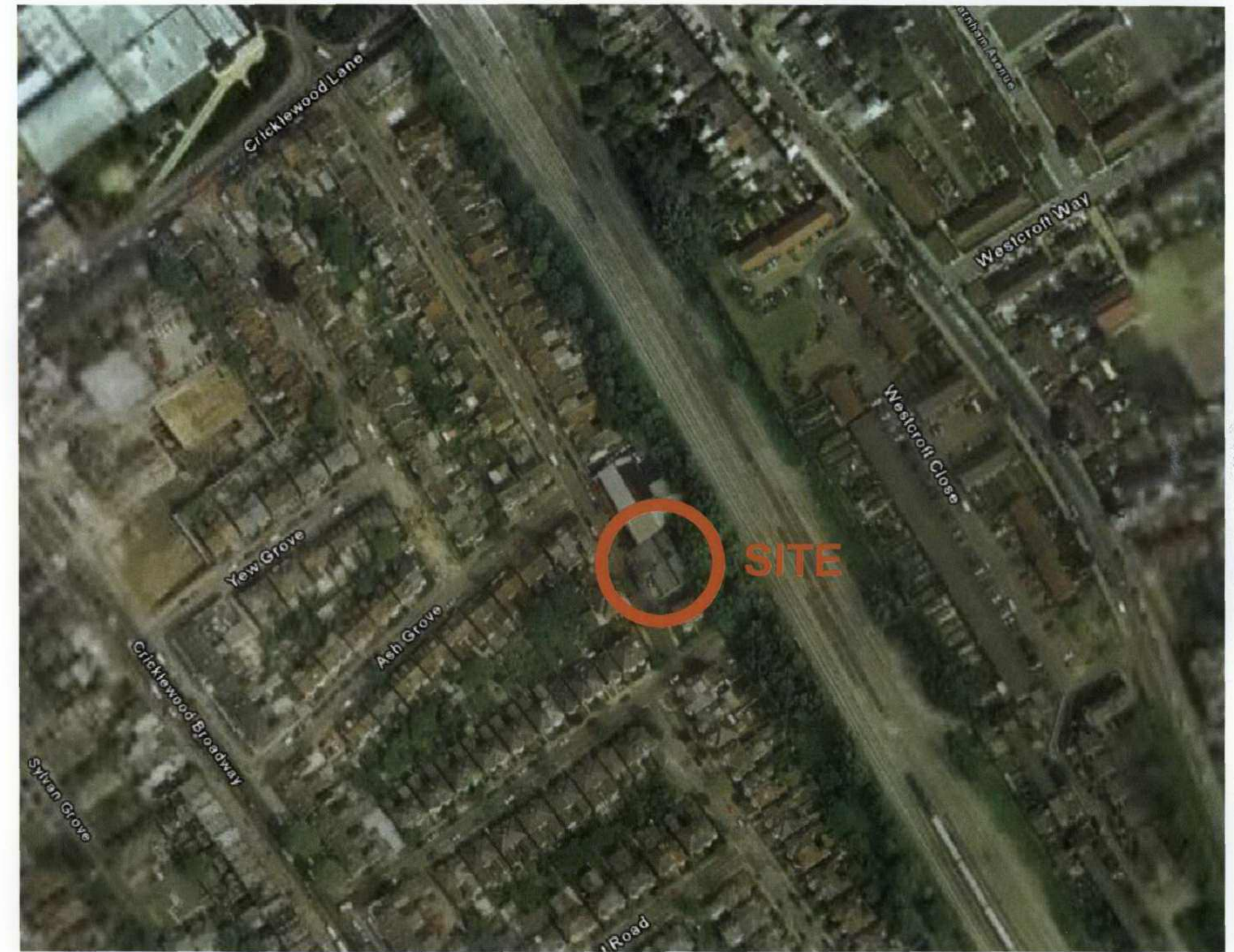
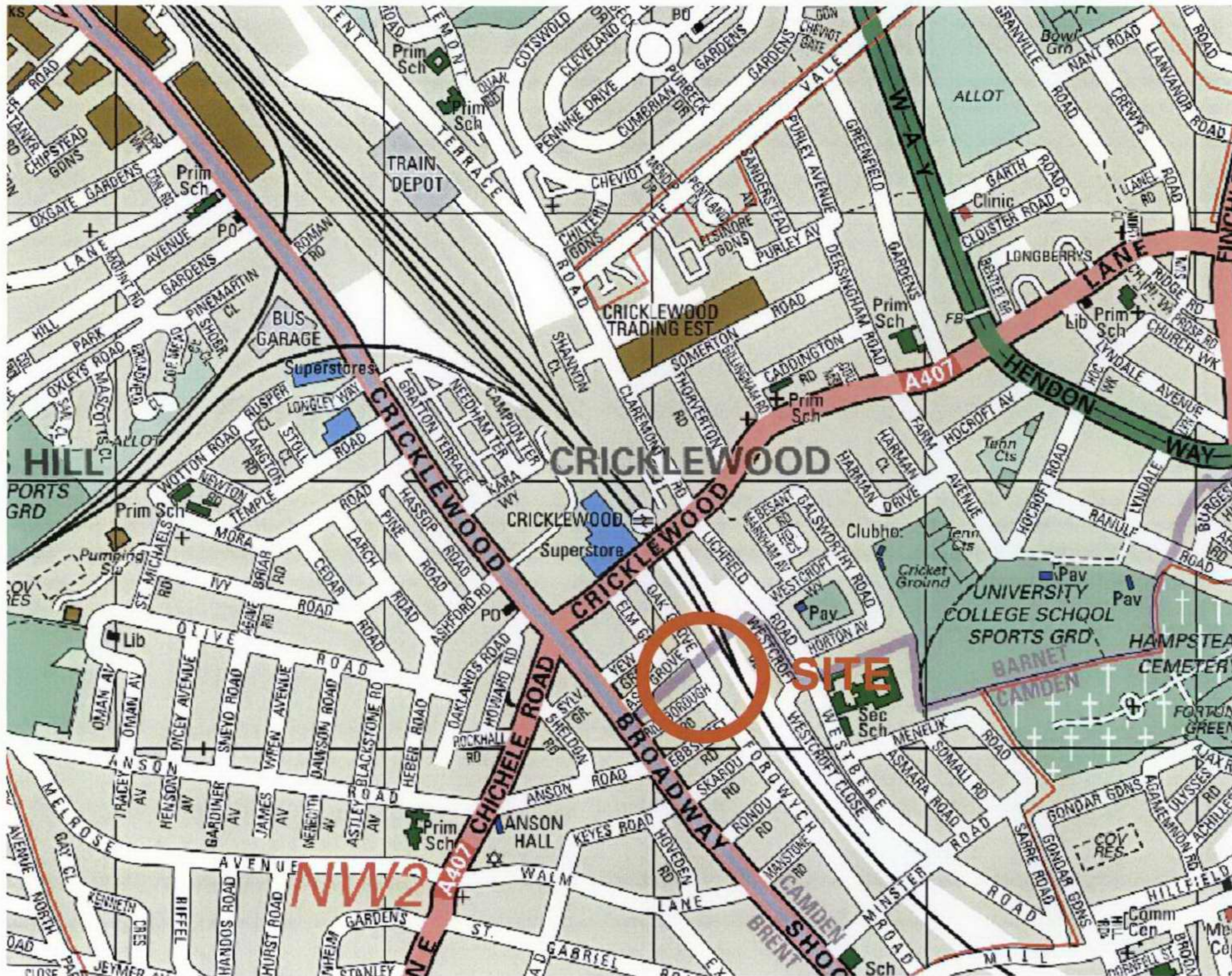
59-61 OAK GROVE NW2

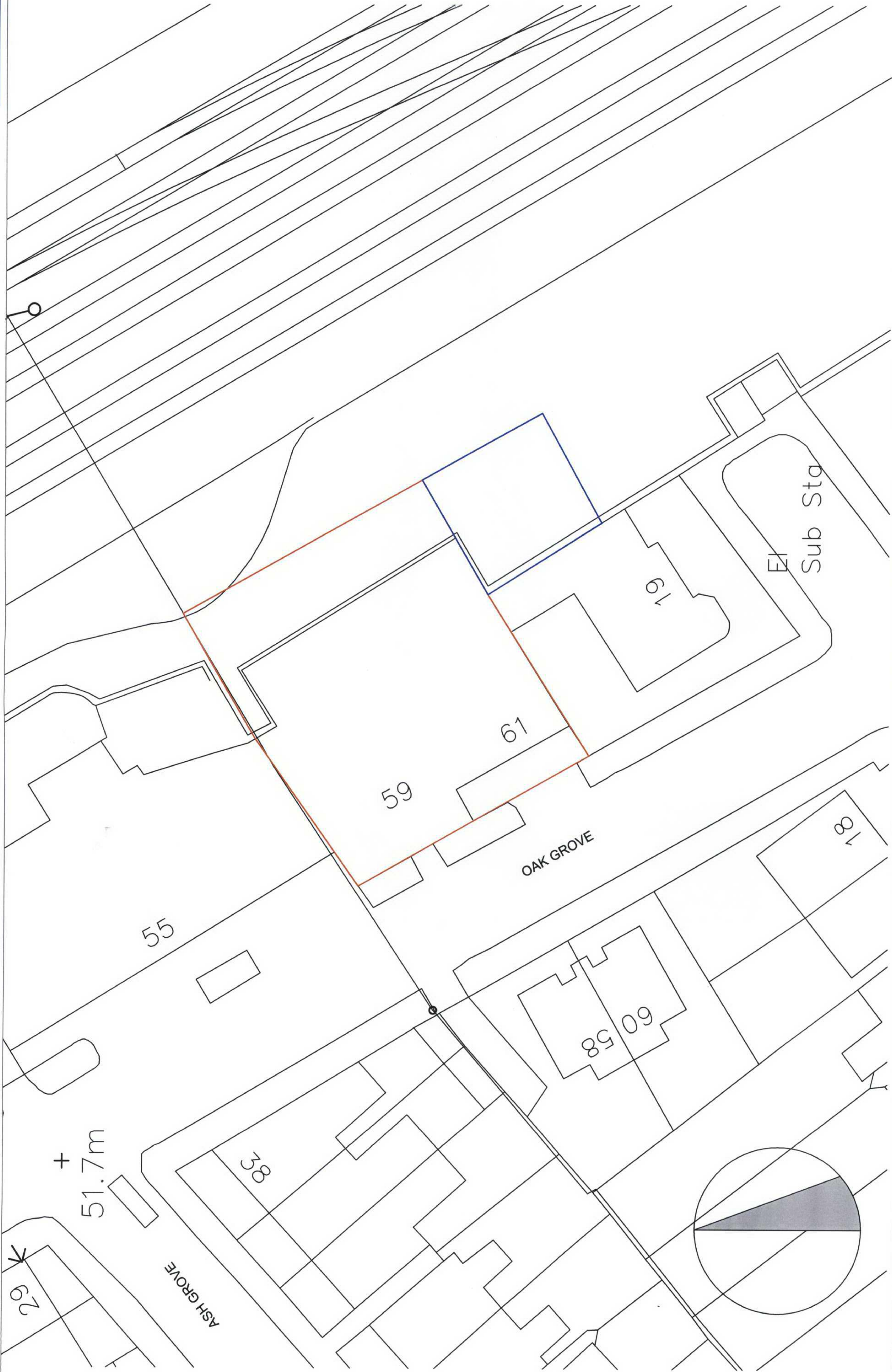
Introduction

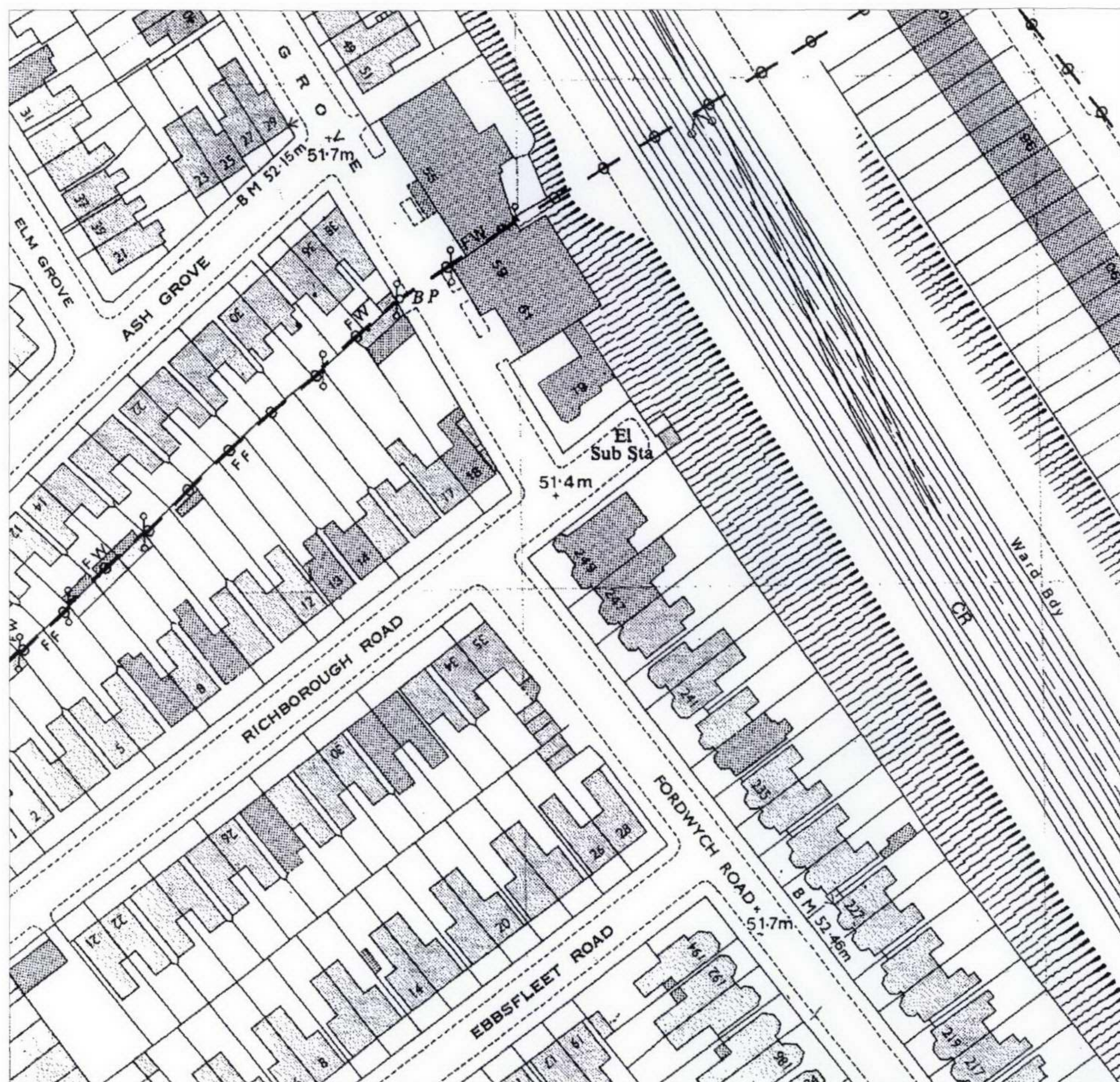
Nos 59-61 Oak Grove is currently being used as a car park occupying the site of a demolished light industrial building. It is proposed to build 14 no flats in this predominantly residential street making use of a redundant brownfield site to increase the housing stock of the London Borough of Camden.

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Historical Map - 1988

OAK GROVE - SITE DESCRIPTION

The site is situated next to the railway line running north from St Pancras station and is a short walk away from Cricklewood Station. It is situated in a predominantly residential street containing a mix of two and three storey houses and flats and is next to the only light industrial (garage) premises in the street.

The site was itself occupied by a light industrial building which was set back into the railway embankment to the rear and was demolished some years ago - see os map.

Subsequent to demolition the site was levelled and a new retaining structure to support the embankment was constructed to allow for its current informal use as a car park.



View02



View01



View03



View04



View06



View05



View07

OAK GROVE - DESIGN RATIONALE

The proposal is for a new residential building to occupy what is currently an unsightly gap in the street comprised of a vacant lot with car parking and a broken down 'hoarding' allowing views through to the railway line.

The proposed scheme will go some way towards mending the street scene and the new building is designed to be in sympathy with the surrounding Victorian housing utilising red brick, slate roofing and zinc dormer features with bay windows providing scale and vertical emphasis in character with the street. See photo montages on the following pages.



OAK GROVE - SCHEME DESCRIPTION

A three storey building is proposed in keeping with the scale of the street following the precedent of the nearby recently constructed building at 249 Fordwych Road at the corner of Richborough Road.

The Layout of the building to the back of the rear extensions approximately replicates the depth of the pre-existing industrial building - see diagram. Amenity space is provided to the rear at ground level and is accessible to all residents.

14 no units provide a good mix of accommodation being:-

- i) 3 no, 1 bed units
- ii) 9 no, 2 bed units
- iii) 2 no, 3 bed units

The front of the site faces South West so living accommodation is located on this side so as to obtain maximum benefit from sunlight. Bedrooms are located at the rear and are provided with good insulation and double glazed windows to counter noise nuisance from the railway line.