

DESIGN AND ACCESS STATEMENT LONDON BOROUGH OF CAMDEN



70 OAKLEY SQUARE NW1 1NJ

LOCATION

Oakley Square is to the south of Camden Town and is situated close to the junction of Hampstead Road and Eversholt Street at Mornington Crescent. The south side of the square is on the one way system leading from Camden Road whilst the north side is quieter and less congested.

EXISTING SITE AND BUILDING

No. 70 Oakley Square is a Grade II listed end of terrace house built in 1840.

The Plot, which sits on the corner of Eversholt Street and Oakley Square, faces frontal to Oakley Square Gardens.

Distinctly large, the plot is approximately double the size than the typical in this row of terraced houses. The side elevation is approximately 14m at the furthest point to the boundary and 7m away from the boundary at the rear of the property. Currently, the existing windows on this elevation have been blocked (fig.1).

PLANNING HISTORY

2012/3762/C	Demolition of existing timber boundary fence, trellis and metal gates on Oakley Square and Eversholt Road elevation of existing dwelling house (Class C3).	23-07-2012	Granted
2012/3339/P	Installation of an opening timber panel under the sash window at rear lower ground floor level, installation of new steel balcony at rear ground floor level staircase to garden, replacement of studio door with new door and side lights and replacement of existing windows at lower ground floor (Class C3).	05-07-2012	Granted
2012/3073/L	Installation of an opening timber panel under the sash window at rear lower ground floor level, installation of new steel balcony at rear ground floor level staircase to garden, replacement of studio door with new door and side lights and replacement of existing windows at lower ground floor (Class C3).	05-07-2012	Granted
2012/2498/P	Replacement of existing boundary fence with brick wall including 2 x pedestrian and 1 x vehicular entrance gates onto Oakley Square all in connection with existing residential property (Class C3).	01-06-2012	Granted
2010/1675/T	REAR GARDEN: 1 x Eucalyptus - Fell 4 x Lime - Fell 1 x Rhus - Fell FRONT	08-04-	Part

	GARDEN: 2 x Lime - Fell 1 x Tree of Heaven - Fell 2 x Lime - Fell Corner of Front Garden: 2 x Shrub - Fell Side Gate: 2 x Lime - Fell Near House: 1 x Lime - Fell	2010	Granted/Refused
2010/0981/L	Internal alterations to third floor layout (as approved under 2006/2276/L) and replacement of existing PVCu window units.	16-03-2010	Refused
2006/2276/L	Internal alterations including a new opening at 1st floor level, reconfiguration of partitions at 2nd and 3rd floor levels, removal of mezzanine floor and associated alterations.	05-06-2006	Granted
24484	Change of use from doctor's surgery to residential	26-04-1977	Permission
16188	Change of use of the ground floor of 70 Oakley Square, N.W.1, from a doctor's surgery to offices.	06-04-1973	Refusal

DESIGN & APPEARANCE

We are proposing a new extension to the existing property to enhance the first floor accommodation. The new solarium would provide a bright and airy reception for the residents looking onto the rear and side amenity space and the public square / gardens at the front.

With the property being an end of terrace and surrounded by amenity/open space, the site comfortably accommodates the new solarium. The proposed extension is a modest addition to the existing terrace.

The proposed extension is in keeping with the terrace's Georgian character. The structure will be made from timber and painted white, complimenting the white architrave of the existing building.

A new wrought iron railing to match the existing railing at the front elevation (fig.2) will wrap the solarium providing a balcony at the rear for the residents.

The proposed columns at ground floor level to match the existing columns at the front elevation will be constructed to support the new solarium (fig.2).

We are proposing to open up and restore the blocked windows on the side elevation to provide further natural light internally and another aspect for the residents.

For the reasons stated above we believe that the application should be recommended for approval.

CIL Obligations

CIL document is provided.

ACCESS

1. **Car Parking** | As existing
2. **Access from Car Parking** | As existing
3. **Approach** | Listed building therefore kept as existing
4. **External Entrances** | As existing
5. **Communal Stairs** | Listed building therefore original structure preserved and maintained
6. **Doorways & Hallways** | Listed building therefore original structure preserved and maintained
7. **Wheelchair Accessibility** | Listed building therefore original structure preserved and maintained
8. **Living Rooms** | New extension to be used as living space - Level access with existing first floor internal level
9. **Living Room, Two or more storey requirements** | N/A
10. **WC** | Kept as existing
11. **Bathroom & WC Walls** | Listed building therefore original structure preserved and maintained
12. **Lift Capability** | Listed building therefore original structure preserved and maintained
13. **Main Bedrooms** | Existing reception to become main bedroom – access remains as existing
14. **Bathroom Layout** | As existing
15. **Window Specification** | Listed building therefore new windows to match existing – double glazed sash windows
16. **Fixtures & Fittings** | Switches sockets ventilation and service controls are designed at a height 450-1200mm from the floor.





(fig.1 – Side elevation)



(fig.2– Front elevation)