

## 5 OVAL ROAD NW1 7EA

### PLANNING DESIGN AND ACCESS STATEMENT

#### 1.0 DESIGN

##### 1.1 Site and Surroundings

The application site is a semi detached property on the west side of Oval Road. It is one of a number of mid 19<sup>th</sup> century villa properties with rear gardens which are situated between Oval Road to the East and a deep railway cutting to the West at the rear of the property.

##### 1.2

It is a four storey property for use as a single family dwelling, and is set back from the pavement with a small garden area and side forecourt for car parking. A side wall between the house and the boundary denotes the change of ground level between front and rear.

##### 1.3

These properties are constructed in London yellow stock brick with painted stucco on the front elevation with rustications on the Ground Floor, horizontal banding at each floor level and decorative stucco detailing around the front windows. There are steps leading to a raised portico with simple classical painted columns and entablature. Plain painted render with simple banding decorates the Ground and Lower Ground floors at the side and rear.

##### 1.4

The property lies within the Primrose Hill Conservation Area, and the street is referred to in the Primrose Hill Conservation Area Statement (Sub Area 4).

#### 2.0 The Proposal

##### 2.1

Planning Permission is being sought to provide a side extension at both Ground and Lower Ground Floor levels; to increase the size of the front Lower Ground lightwell; external alterations to provide a side doorway at Lower Ground Floor level; replace windows to provide double and triple glazing; replace existing tree.

#### 3.0 The Extent, Design and Appearance

##### 3.1

The proposed Ground and Lower Ground side extension would extend approximately along the line of the existing external side wall. An external doorway adjacent to the boundary provides stair access to the lower rear garden level. The extension is set back slightly from the existing rear facing wall.

##### 3.2

The side extension provides for a garage at Ground Floor level. The Lower Ground floor accommodation comprises an additional bedroom with ensuite facilities.

##### 3.3

The masonry would generally be finished in painted render to match the existing building, and would contain traditional painted timber sliding sash windows, and timber framed triple glazed doors at the rear. The Garage doors would be painted metal framed paneled doors.

- 3.4 The front light well would be increased in width to the extent of the portico, to provide a stepped planter arrangement, and to allow more daylight through the Lower Ground Floor front window.
- 3.5 The proposals also include:
- a. New doorway at Lower Ground Floor level in the existing flank wall.
  - b. Replacement of the existing tree, currently located on the side boundary, towards the rear of the rear garden area (ref. Arboricultural Report)
  - c. Replacement glazing of all windows to provide either double or triple 'slimlite' glazing, but to retain existing traditional mouldings and appearance, as indicated on drawings.

#### 4.0 The Use

- 4.1 The use of as a single family dwelling is unaffected by the proposals.

#### 5.0 Access

- 5.1 No change is proposed to the main access into the existing building.

END