



DOCUMENTATION

DESIGN & ACCESS STATEMENT

5 OVAL ROAD NW1 7EA

DATE: MAY 2018

CHARLES DOE ARCHITECTS LTD

DESIGN AND ACCESS STATEMENT

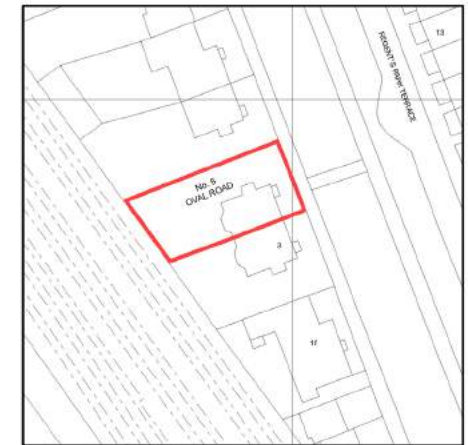
Reference: 1435 - DAS03
Date: MAY .2018
Purpose: PLANNING APPLICATION

SECTION 1

This Design and Access Statement has been prepared on behalf of Ms Chantel Mawbey

Planning Permission is being sought for the following development:

Construction of a two storey Side Extension at both Lower Ground and Ground Floor levels.



RECENT PLANNING HISTORY

Planning Application Ref: 2017/2567/P

Description: Two-storey Side Extension at Lower Ground and Ground Floor levels with associated landscaping to the rear: enlargement of service staircase to create side access: enlargement of front lightwell: replacement of windows with triple glazing, all to residential dwelling (Class 3)

Decision: Refusal dated 6.10.2017

Planning Application Ref: 2017/2835/P

Description: Roof Dormer to rear elevation and installation of roof-lights to front and side elevations to residential dwelling (Class C3)

Decision: Householder Application Granted 21.09.2017

CONSERVATION AREA

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)



Primrose Hill Conservation Area 5

Sub Area Four,
Gloucester Crescent.

1.0 CONTEXT SITE AND SURROUNDINGS

1.1 - The application site is a semi detached property on the west side of Oval Road. It is one of a number of mid 19th century villa properties of similar appearance which have both front and rear gardens, and are situated between Oval Road to the East and a deep railway cutting to the West at the rear of the property.

1.2 - This is a four storey property with use as a single family dwelling, and is set back from the pavement with a small garden area and side forecourt for car parking. An existing side wall lies between the house and the boundary denotes a substantial change of ground level and also separates the front and rear areas of the property.

1.3 - This row of Villas was originally constructed as a series of symmetrical semi detached properties, and 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 - Most of these semi detached properties have had single storey Ground Floor side extensions added over the years, of varying heights and widths, and a pair of Villas have both Ground and First floor two storey side additions. The cumulative effect is to limit the feeling of openness between properties and restrict views through to the rear.

1.5 - At 5 Oval Road, the existing 2 meter high side wall between the property and the boundary similarly contributes to the architecture of the street scene. While it articulates the difference in level between the front and rear areas, it also acts as a visual barrier to the rear of the property at street level.

1.6 - These side extensions are indicated on drawing no. 1435/TP211, which show the existing street elevations.

1.7 - It is clear that the variety of these Ground Floor (and First Floor) side extensions create an asymmetrical appearance at this level, for each pair of semi detached villas, and when also viewed in context with the adjacent villas and over street scene.

1.8 - Despite this, the impact of these extensions on the street scene though is largely reduced, as they are set back from the front elevation and front garden areas. The separation and sense of openness between each pair of villas is largely retained at raised ground and upper floor levels.

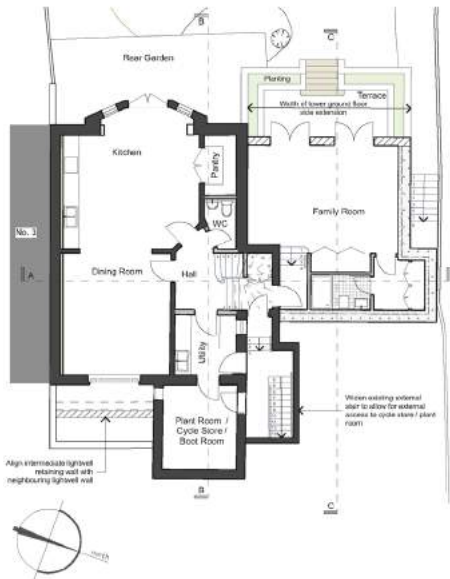
1.9 - Generally, the appearance of the original buildings, with their raised Ground Floor Porticos, render banding and largely unaltered upper floors and roofscape, retains its original distinctive character.

1.10 - 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).

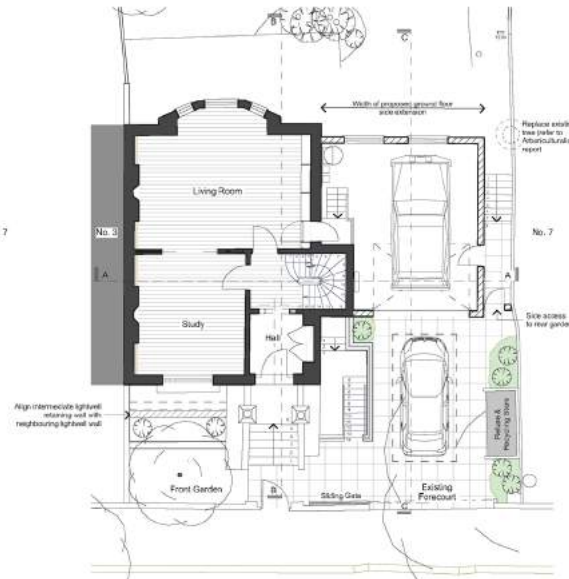


2.0 THE PROPOSAL

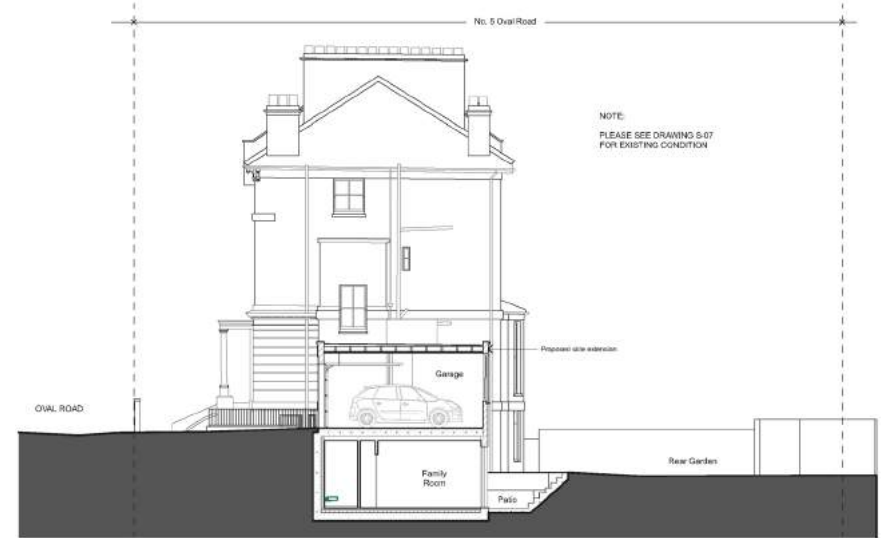
2.1 - Planning Permission is being sought to provide a two story side extension at a Ground and Lower Ground Floor levels; to increase the depth of the existing front lightwell and existing side access stairwell; external alterations to provide a side doorway at Lower Ground Floor level; replace existing windows to provide double glazing to match existing appearance.



Lower Ground Floor



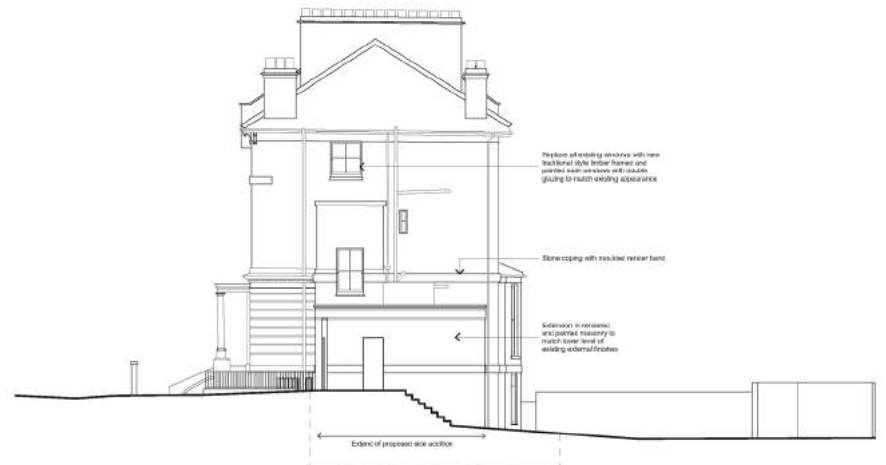
Ground Floor



Section



Rear Elevation



Side Elevation

3.0 THE EXTENT, DESIGN AND APPEARANCE

3.1 - The side extension provides for a garage at Ground Floor level. The Lower Ground floor accommodation comprises a family room with ancillary facilities.

3.2 - 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 existing lower rear garden level. The extension is set back slightly from the existing rear facing wall.

3.3 - The existing rendered brick side wall is 2 meters high and extends between the property to the boundary. The proposed extension will replace this wall in the same alignment, but with a raised height typical for a single storey side extension when viewed from the street.

3.4 - The existing raised Ground Floor level of the original house has the effect of diminishing the height and appearance of the proposed side extension and therefore its impact on the street scene. The lower Ground floor extension is accommodated largely by the existing difference in ground level between the front and the rear, and is not visible from the front of the property.

3.5 - The height of the proposed side extension falls within the design guidance set out in the CPG 1 Design Section 4 Cl.4.16 & 4.18 and is subordinate in scale and appearance to the original house.

3.6 - It is clear from our drawing no. 1435/TP310 that the overall impact of the proposal will have a marginal effect on the street scene.

3.7 - The masonry would generally be finished in painted render to match the existing building, and would contain traditional painted timber sliding sash windows at the front, and timber framed double glazed doors at the rear. The Garage Doors would be painted metal framed panelled doors.

3.8 - The front light well would be increased in width to align with adjacent property lightwell.

3.9 - The side access stairwell would be increased in width, to allow access to the Plant, boot room, cycle store and contains provision for the re-cycling waste storage. This will also include a new doorway at Lower Ground Floor level in the existing flank wall.

3.10 - We propose to retain the existing off street car parking and access which currently allows spaces for two cars on the front forecourt. Our proposal seeks to improve the appearance of this arrangement by storing one car within the proposed garage, and leaving a single parking space on the front forecourt area. This will remove the visual clutter of vehicles.

This front area will also contain the waste bin store, which will be located adjacent to the side light well.

3.11 - The proposed surface treatment in the front forecourt area is York Stone paving, which will replace the existing utility brick paving, for a traditional appearance.

3.12 - A sliding gate is proposed across the existing wall opening for car access. This will be designed to the same height as the existing low level brick wall, and will be metal framed with treated hardwood cladding. This will prevent street waste and debris being wind swept into the property, whilst also providing a measure of security.

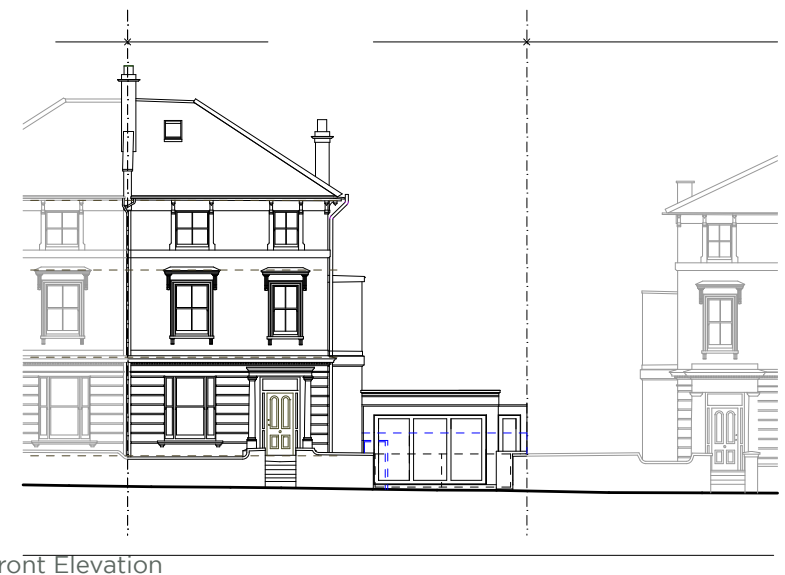
It is proposed to retain the existing front metal pedestrian gate.

3.13 - The existing glazing and vertically sliding sashes of all windows are to be replaced to provide 'slimlite' double glazing and new hardwood painted sashes, which will retain existing traditional mouldings and appearance, as indicated on drawings.

3.14 - The existing tree on the side boundary is to be removed, and a suitable replacement species of native origin is proposed in an alternative location towards the rear of the property. Whilst leaning over the boundary, the origin and stem of the tree is within the demise of the property and ownership of this property. The details of this proposal are supported in the Arboricultural Report, which forms part of the planning application.



Figure 3. Side Extensions Planning Guidance / Design / Extensions, alterations and Conservations.



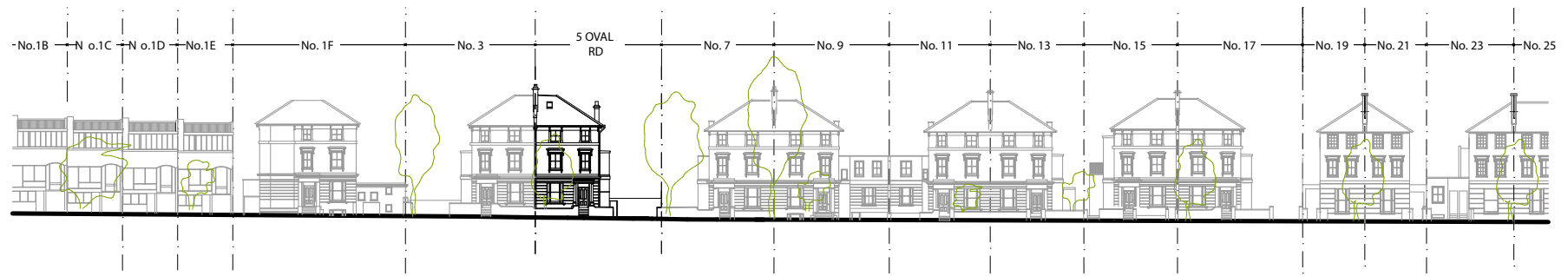
4.0 STREET CONTEXT

4.1 - It is clear that the impact of the proposed height of the side extension, over and above the existing wall which it replaces will have minimal impact on the front elevation, and have no detrimental or material effect on the street scene within a wide street context.

4.2 - It is also evident that the proposal will not harm the open space that exist between the adjacent villa.



STITCHED STREET PHOTO



EXISTING - OVAL RD CONTEXT ELEVATION

1:500



PROPOSED - OVAL RD CONTEXT ELEVATION

1:500



4.3 EXISTING AND PROPOSED STREET VIEW 3D IMAGES



3D EXISTING A



3D EXISTING B



3D PROPOSED IMAGE C



3D EXISTING D



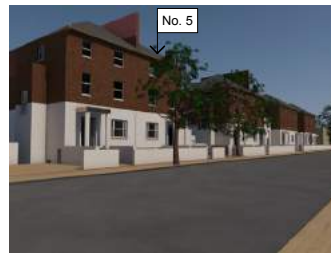
3D EXISTING E



3D PROPOSED IMAGE A



3D PROPOSED IMAGE B



3D PROPOSED IMAGE C



3D PROPOSED IMAGE D



3D PROPOSED IMAGE E



3D EXISTING F



3D EXISTING G



3D EXISTING H



3D EXISTING I



3D EXISTING J



3D PROPOSED IMAGE F



3D PROPOSED IMAGE G



3D PROPOSED IMAGE H



3D PROPOSED IMAGE I



3D PROPOSED IMAGE J

5.0 ACCESS

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