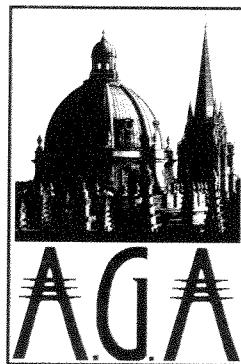


**4 OVAL ROAD, CAMDEN,
LONDON NW1 7EB**

Householder Planning and Listed Building Consent applications in respect of demolition of non-original brick steps linking basement level within front lightwell with street level and replacement with cantilevered York stone steps to original design in order to restore historic access to basement vault; plus refurbishment of vault with new black-painted timber door and waterproofing membrane to ceiling, walls & floor.

**Design & Access Statement
with Heritage Statement**

July 2019



Alistair Grills Associates
4 Chisholm Road
Richmond
Surrey
TW10 6JH
Tel: 020 8940 2284

4 OVAL ROAD, CAMDEN, LONDON NW1 7EB

Householder Planning and Listed Building Consent applications in respect of demolition of non-original brick steps linking basement level within front lightwell with street level and replacement with cantilevered York stone steps to original design in order to restore historic access to basement vault; plus refurbishment of vault with new black-painted timber door and waterproofing membrane to ceiling, walls & floor.

Design & Access Statement incorporating Heritage Statement

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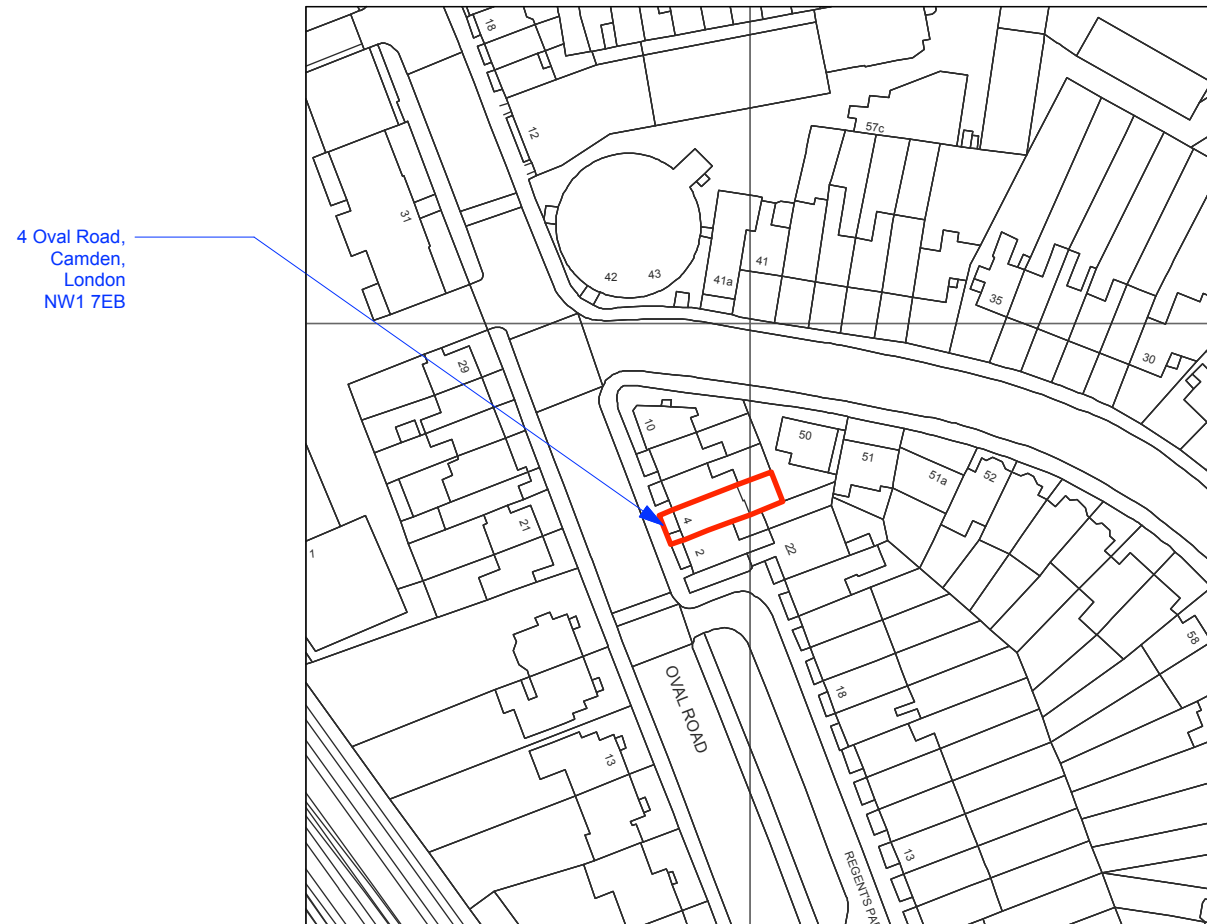
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Appendix A – Existing Drawings & Photographs of Front Lightwell
& Steps to No4 Oval Road & Neighbouring Property

Appendix B – Selected CH Drawings of Proposed Works

1.0 Introduction

- 1.1 The owners of 4 Oval Road, James Marshall and Sharon Tan, have asked planning consultants Alistair Grills Associates (AGA) to assist their designers, Callender Howorth (CH) with the submission of a Householder Planning & Listed Building Consent application to London Borough of Camden (LBC) in respect of works within the lightwell and adjacent vault to the front of their 5 storey former dwellinghouse in Primrose Hill. No4 and its neighbours in the 5 house terrace, are listed Grade II for Group Value on Historic England's Statutory Register and lie within the Primrose Hill Conservation Area.
- 1.2 In summary, the owners have implemented the works specified in the 2016 & 2017 Full Planning and LBC approvals (see Section 3.0 Planning History) which included the reinstatement of the original dwellinghouse; internal & external alterations and a new glazed rear extension. However, they now intend to address several items at the front of the house that were overlooked in the original works – the replacement of the non-original brick front steps linking the basement level within the lightwell with street level using the original configuration in York stone, thus matching neighbouring steps; and restoring an original opening to the adjacent vault. The newly accessible vault will also be refurbished with a new black painted timber door & frame to match neighbouring doors and the application of a Delta waterproofing membrane with render finish to the walls & ceiling and a Delta membrane with insulation and a slate tile finish to the floor.
- 1.3 The owner-applicants have explained their proposals to their immediate neighbours at No2 and No6 Oval Road and both households are supportive of the proposed alterations.
- 1.4 This Design & Access Statement with Heritage Statement briefly describes the existing building; establishes an up-to-date planning history & LBC policy context; describes the proposals; and assesses their impact on the affected heritage assets (the listed building and the Conservation Area); and access. The Statement concludes with an overall assessment of the proposals in terms of prevailing listed building policy and a set of conclusions & recommendations.



4 Oval Road,
Camden,
London
NW1 7EB

1 SITE LOCATION PLAN
Scale: 1:1250



ISSUE:	DATE:	COMMENT:
A	April 2017	Issue for Planning & Listed Building Consent
-	March 2016	Issue for Planning & Listed Building Consent

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no. 1198		Job title 4 OVAL ROAD			
Drawing no. 710		Drawing title LOCATION PLAN			
Scale 1:1250	Size A3	Drawn ML	Revision A		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers' recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



4 Oval Road,
Camden,
London
NW1 7EB

1 **SITE BLOCK PLAN**
Scale: 1:500



ISSUE:	DATE:	COMMENT:
A	April 2019	Issue for Planning & Listed Building Consent
-	March 2016	Issue for Planning & Listed Building Consent

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com
Job no.	Job title			
1198	4 OVAL ROAD			
Drawing no.	Drawing title			
711	BLOCK PLAN			
Scale	Size	Drawn	Revision	
1:500	A3	ML	A	

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers' recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.

2.0 Description of Existing Dwellinghouse

- 2.1 4 Oval Road is a 5 storey brick and stucco, terraced, single family dwellinghouse dating from c1835 in an attractive, tree-lined road in Primrose Hill (see Location Map & Block Plan over and CH's as-existing photographs & drawings in Appendix A)..
- 2.2 The terrace of dwellinghouses was added to English Heritage's Statutory Register with a Grade II Group Value listing in 1974, with the architectural style owing much to the late Georgian period, although it was most likely built during the reign of William IV. Although several of the properties in the terrace were sub-divided in the early 1970s, and No4 gained a roof extension with terrace and No6 a roof terrace in the 1980s, little appears to have changed on the street frontage as, fortunately, the third floor extensions are located to the rear of the properties and the roof terraces are well-screened behind a high parapet.
- 2.3 During the early 1970s, LBC had granted approval (LBC App No 8152/R) for the sub-division of No4 into a 3 bedroom maisonette (ground, first & second floor levels) and a one bedroom self-contained flat at lower ground floor level. A further approval (LBC App No PL/8401390) allowed the addition of a part-third floor with balcony to the maisonette at former roof level to provide a further bedroom. However, on 30.6.16, LBC granted the current owners Full Planning & LBC approval for the amalgamation, alteration and extension of the two units to provide a single dwellinghouse with a total GIA of 228.55 sqm and those approved works are now complete.
- 2.4 In addition to the amalgamation, the current owners gained approval for the works of repair and sympathetic alteration to meet the needs of a modern family. In so doing, they were well aware that any proposals had to be respectful of the remnants of the original layout and the remaining historic fabric within what was a greatly-altered listed building. Externally, permission was also granted for the removal of the 1970s balcony, steps & lobby to the rear; the removal of sections of brickwork to the side of the rear return at lower ground floor level; and the introduction of a minimalist glass extension spanning between the rear returns - set back from their rear building line. Other changes to the external appearance of the building were, however, minimal, but did include the conversion of several of the lower ground floor vaults to front of property to accommodate ancillary uses, with the floor level of one vault lowered slightly.
- 2.5 Access from the street to the lower ground level floor within the front lightwell is gained via a set of non-original brick steps, but these partially block access from the lightwell to one of the three original vaults located under the street pavement above. It is this unsatisfactory arrangement that the current application seeks to address.

3.0 Planning History

- 3.1 LBC's planning archive reveals a number of relevant applications for 4 Oval Road and these are arranged chronologically below, starting with the most recent:

LBC App No 2017/0042/L

Details of proposed new windows and cornices and repairs to historic joinery and plasterwork required by Condition 5 of application 2016/2071/L dated 30.6.16 for the amalgamation of 2 residential units into a single family dwellinghouse and erection of single storey glazed extension
Approved 8.3.17

LBC App No 2016/5581/L

Concealed structural stabilisation works and minor internal alterations including installation of underfloor heating, radiator heating & ceiling lighting systems; a replacement hall door; replacement of a section of solid plasterwork to Bedroom 3; a new window shutter to an ensuite shower-room; and variation to consented treatment of facing masonry in rear basement extension in association with previous consent for conversion of the property to a single dwelling
Approved 21.2.17

LBC App No 2016/1406/F

The amalgamation of 2 residential units into a single family dwellinghouse and erection of glazed, single storey extension to rear, lower ground floor level and associated external works.
Approved 30.6.16

LBC App No 2016/2071/L

Erection of glazed, single storey extension to rear, lower ground floor level. Amalgamation of 2 residential units into a single family dwellinghouse and associated internal and external works.
Approved 30.6.16

LBC App No HB/8470231

The erection of a roof extension to provide additional residential accommodation,
Conditional LBC approval granted 29.10.84

LBC App No PL/8401390

The erection of a roof extension to provide additional residential accommodation,
Conditional Planning approval granted 29.10.84

LBC App No 9746

The construction of a glazed staircase enclosure at roof level
Approved 7.1.71

LBC App No 8152/R

The conversion of 4 Oval Road, NW1 to provide a self-contained flat on the basement floor and a maisonette on the upper floors with timber stairs at the rear from the ground floor to the garden
Approved 18.3.70

LBC App No 9179

The conversion of 4 Oval Road, NW1 to provide a self-contained flat on the basement floor and a maisonette on the upper floors
Conditional Planning Approval granted 13.8.70

- 3.2 A search of LBC's planning archive for recent similar works to other properties in the immediate vicinity reveals the following entries:

14 Regent's Park Terrace NW1 7ED – LBC App No 2019/1491/P

Variation of condition 2 (approved plans) of planning permission 2017/0166/P, dated 06/09/2017 (for various works including double height rear conservatory, alterations to openings, alterations to front area etc.), namely to allow the rebuilding of the front stairs
On-going - s73 App submitted 4.4.19

14 Regent's Park Terrace NW1 7ED – LBC App No 2019/1817/L

Rebuilding of front stairs (amendment to listed building consent reference 2017/0339/L)
On-going - Listed Building Consent submitted 4.4.19

- 3.3 Further detailed consideration of these entries and their relevance to the works now proposed can be found in the Heritage Statement within Section 6.0 of this report.

4.0 Description of Proposed Works

4.1 The works now proposed and illustrated on CH's Proposed drawings accompanying this application (also see Appendix B) comprise:

- the replacement of the non-original brick front steps linking the basement level within the lightwell with street level to the original cantilevered design in York stone to match the historic front step arrangement to neighbouring properties (see photograph of equivalent original steps to No2 Oval Road in Appendix A) and to restore the original door-width opening into the vault.
- the refurbishment of the newly accessible vault to include a new black-painted timber door and frame to match adjoining vault doors, plus the installation of a Delta waterproofing membrane with render finish to the walls & ceiling and a Delta membrane with insulation and a slate tile finish to the floor (see CH Dwg No 1198/631 – Proposed Vault Section Detail).

5.0 Planning Policy Framework

- 5.1 The planning policy context for the proposed works at 4 Oval Road is established by the hierarchy of adopted frameworks, plans & supplementary guidance covering both the specific site and the nature of the proposed works. Overarching planning policy in respect of the alteration of statutorily listed buildings derives from central government in the form of the National Planning Policy Framework (March 2018), but policies from this higher order document have been incorporated in the GLA's regional policy framework – the London Plan and LBC's Local Plan (July 2017) & Supplementary Camden Planning Guidance, including the Primrose Hill Conservation Area Statement (PHCAS). Together, these documents form the “development plan” for the assessment of the proposed works.
- 5.2 A review of LBC, Historic England, EA and other records for 4 Oval Road reveals the property:
- is a Grade II listed dwelling lying within the Primrose Hill Conservation Area.
 - The property lies within Flood Zone 1 – Low Probability of Tidal Flooding as defined by the Environment Agency's (EA's) Flood Mapping.
 - The property does not lie in a Critical Drainage Area for Surface Water Flooding.
- 5.3 As the proposal does not raise any issues of land use, this section will focus on identifying the various generic policies which fall to be considered in respect of the planning issues raised by the proposal, namely:
- Design and Appearance
 - Impact on Heritage Assets

National Planning Policy

National Planning Policy Framework (NPPF)(March 2018)

- 5.4 Section 2 of the NPPF titled Achieving Sustainable Development, and paragraph 11 in particular, emphasises the presumption in favour of sustainable development, i.e. development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF also advises that development proposals that accord with an up-to-date development plan should be approved without delay and where development plan policies are out-of-date, planning permission should be granted unless:
- i. the application of policies in this framework that protects areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*

- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in This Framework taken as a whole.*

5.5 Paragraph 12 in the NPPF makes clear that the Framework does not change the statutory status of the development plan as a starting point for decision-making.

5.6 In terms of decision-taking, paragraph 39 asserts that LPAs should approach decisions on proposed development in a positive and creative way, working proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area in order to foster the delivery of sustainable development.

Decision-makers at every level should seek to approve applications for sustainable development where possible.

5.7 With regard to Section 12 in the NPPF – Achieving well-designed places, paragraph 127 states that planning policies and decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. are visually attractive as a result of good architecture, layout and effective landscaping*
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

5.8 Paragraph 128 highlights the importance of design quality in the evolution of a scheme, and the need for applicants to consult with the Local Planning Authority and the local community in respect of emerging designs.

5.9 Paragraph 131 also asserts that, in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of

sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

5.10 With regard to climate change, paragraph 148 states:

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the re-use of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

5.11 The conservation and enhancement of the historic environment is covered in Section 16 of the NPPF. Paragraph 189 advises that, when determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The paragraph also confirms that where a site has the potential to include heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Part c) of paragraph 192 also refers to the desirability of new development making a positive contribution to local character and distinctiveness.

5.12 When it comes to considering the potential impacts of a proposed development on the significance of a designated heritage asset, paragraph 193 confirms that great weight should be given to the asset's conservation, irrespective of the degree of potential harm to its significance.

5.13 Paragraph 200 advises that LPAs should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. Moreover, proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Regional Planning Policy

5.14 Turning to the GLA's regional London Plan, the current 2016 Plan (The London Plan consolidated with Alterations since 2011) is still the adopted Development Plan, but an emerging Draft London Plan is also a material consideration in planning decisions. The 2016 Plan sets out a number of detailed sustainability and climate change policies including Policy 5.1 Climate Change Mitigation; Policy 5.2 Minimising Carbon Dioxide Emissions; Policy 5.3 Sustainable design and construction; Policy 5.4 Retrofitting; and Policy 5.7 Renewable Energy. Whilst these policies generally refer to larger schemes, implementation of the principles set out in Policy 5.4 Retrofitting is encouraged - see below:

A The environmental impact of existing urban areas should be reduced through policies and programmes that bring existing buildings up to the Mayor's standards on sustainable design and construction. In particular, programmes should reduce carbon dioxide emissions, improve the efficiency of resource use (such as water) and minimise the generation of pollution and waste from existing building stock.

- 5.15 As 4 Oval Road comprises a Grade II listed dwelling within a Conservation Area, Policy 7.8 Heritage Assets and Archaeology is also relevant. Part A states that London's heritage assets and historic environment, including, listed buildings and conservation areas, should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account. Parts B, C & D of Policy 7.8 add the following requirements:

Strategic

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Local Planning Policy

- 5.16 LB Camden has adopted a number of planning documents that, alongside the Mayor's London Plan, form the 'development plan' for the Borough – the starting point for Listed Building Consent decisions. With regard to the proposed works at 4 Oval Road, the development plan comprises:

- The Camden Local Plan (CLP) - July 2017
- Camden Planning Guidance (CPG)
- The Primrose Hill Conservation Area Statement (PHCAS)

- 5.17 With regard to design, CLP Policy D1 Design states:

The Council will seek to secure high quality design in development. The Council will require that development:

a. respects local context and character;

- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;*
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;*
- d. is of sustainable and durable construction and adaptable to different activities and land uses;*
- e. comprises details and materials that are of high quality and complement the local character;*
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;*
- g. is inclusive and accessible for all;*
- h. promotes health;*
- i. is secure and designed to minimise crime and antisocial behaviour;*
- j. responds to natural features and preserves gardens and other open space;*
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,*
- l. incorporates outdoor amenity space;*
- m. preserves strategic and local views;*
- n. for housing, provides a high standard of accommodation; and*
- o. carefully integrates building services equipment.*

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 5.18 With regard to the potential impact of development on heritage assets, Policy D2 Heritage advises:

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*

- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage*

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'.

To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

The Primrose Hill Conservation Area Statement

5.19 Finally, the Conservation Area Statement for the Primrose Hill Conservation Area provides useful contextual background information and an indication of the Council's priorities in the area surrounding the site.

6.0 Heritage Statement

Introduction

- 6.1 AGA notes that the works now proposed to the front of 4 Oval Road impact on two Heritage Asset classifications – the property's Grade II listing and its location within the Primrose Hill Conservation Area.

Historic England Grade II Listing

- 6.2 As previously advised, No 4 Oval Road, Primrose Hill was originally built as one of a terrace of 5 No dwellinghouses circa 1835, although several of the properties underwent sub-division and major alteration in the early 1970s, including No4. The current listing description for No4 reads as follows:

TQ2883NE

OVAL ROAD 798-1/76/1257 (East side)

14/05/74 Nos.2-10 (Even) and attached railings

GV II

Terrace of 5 houses. c1835. Yellow stock brick with rusticated stucco ground floor and plain 1st floor band. Symmetrical terrace with projecting end houses. 3 storeys and basements. 2 windows each. Plain stucco surrounds to doorways with fanlights, cornice-heads and panelled doors. Nos 2 and 10 with pilasters forming doorways and to ground floors carrying entablatures and cast-iron balconies. Nos 4-8 ground floor sashes with vermiculated keystones. Architraved sashes to upper floors; 1st floor with cornices and cast-iron window guards. End houses with stucco 2nd floor sill band continuing around the returns. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas.

Primrose Hill Conservation Area

- 6.3 As to impact on the Conservation Area, the Primrose Hill Conservation Area Statement advises that the bulk of the area was designated on 1st October 1971 and then extended to include the north part of Erskine Road on the 18th June 1985. In character, the area is noted as being made up of a series of well laid out Victorian terraces; residential in character, although with a number of local industries, shopping centres, a primary school and excellent provision of open space due to the proximity to Primrose Hill.

- 6.4 The subject property is located within sub area 4 – Gloucester Crescent. This small sub area is located at the eastern end of the Conservation Area and is largely flat with a small incline from north to south at the southern end of Gloucester Crescent. The railway line forms the west boundary, which is linked to the main body of the Conservation Area by a road bridge. The Conservation Area Statement advises that although the area is geographically isolated from the main body of the Conservation Area, it is linked in terms of historical development and architectural form, and is significantly different in character to the neighbouring Camden Town and Regent's Park Conservation Areas. Sub area 4 is characterised by abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups. The buildings vary and include small cottages and terrace properties, grand residential terraces, villas, and business premises, many of which are statutorily listed and are the oldest in the Conservation Area.
- 6.5 As to the topography and character of Oval Road itself, it is described as a wide road running almost parallel to the railway line and forming the straight back of a "D", adjoining Gloucester Crescent at its north and south ends. Regent's Park Terrace is located on the east side of Oval Road - a terrace of attractive houses dating from 1840-50 accessed by a private highway and set back some distance from Oval Road behind a long narrow grassed garden area with a line of very large trees which dominate Oval Road by their sheer size. The Statement then refers to the terrace containing No4:

On the east side of Oval Road, close to the pavement and adjacent to Regent's Park Terrace are five smaller listed terrace houses at Nos.2-10 Oval Road. These buildings form a continuation of Regent's Park Terrace. The relative enclosure of the Oval Road at this point provides a distinct contrast to the openness and grandeur of Regent's Park Terrace and its gardens.

Significance of Existing Heritage Asset in terms of Listed Status

- 6.6 The analysis of historic planning consents for No4 submitted with the previous applications for No4 revealed the layout of the original 1835 house, as well as the extent of historic fabric removed and new fabric inserted in the early 1970s, when the house was sub-divided.
- 6.7 Using this information, AGA and CH previously prepared a set of plan, elevational and sectional drawings reflecting the age and significance of the various architectural elements making up the dwelling and its fabric. Significance was categorised into 5 groups ranging from Level 1 – Very High Heritage Value, down to Level 5 – No Heritage Value. This system is used to assess the latest proposals for the replacement of the front steps from the

street down to lower ground level within the front lightwell and the refurbishment works to the vault that will become accessible.

- 6.8 The only part of the property meriting a very high Level 1 rating in the previous assessment was the front façade. Elements scoring a Level 2 rating, i.e. making a high contribution to the asset's heritage value, were restricted to the historic and original remnants of, *inter alia*, the original lower ground floor - including the front lightwell and the vaults under the pavement. However, as access to the vault which is the subject of the current application is partially blocked by the non-original brick steps, the existing significance of that particular vault is downgraded to Level 3. Level 4 indicated low value items - including all non-original material which had replaced original building fabric in a reasonably sympathetic fashion, and which, therefore, made some contribution towards retaining the original layout and/or appearance of the building. However, the existing brick steps to the front neither reflect the configuration or fabric of the original stone steps (thus obscuring the original layout) nor address the original opening into one of the historic vaults, so cannot be included in this category. Level 5 (no heritage value) was allocated to building fabric introduced during the 1970s conversion or later which made no positive contribution to the understanding of the layout of the original dwellinghouse and often obscured that layout. The replacement front steps fall into this category.
- 6.9 Overall, therefore, AGA considers the significance of the original vault to merit a Level 3 rating, whilst the non-original and badly-configured brick steps only warrant a low Level 5 grading.

Significance of Existing Heritage Asset in terms of Conservation Area Location

- 6.10 As is clear from the extracts from the Primrose Hill Conservation Area Statement set out above, No4 Oval Road, and its terrace partners at No2, 6, 8 & 10, form part of a coherent set piece and, therefore, make a major contribution to the character and appearance of the Conservation Area. Consequently, AGA would assess the significance of the existing building as Level 2 – High, out of a possible 5 in terms of its significance to the Conservation Area, implying any conspicuous alterations to the front of the building would have to be carried out in a highly sensitive manner.

Proposed Works

- 6.11 In preparing their latest proposals (see Appendix B), the applicants and CH have adhered to the key principles established in their earlier LBC applications, namely:
- To retain as much of the remaining original layout and historic fabric of the dwellinghouse as possible; and

- To ensure any new or replacement works reflect the original designs for the house, where possible.

6.12 The applicants had previously gained approval for the removal of much of the 1970s conversion work within the dwellinghouse, with the removal of original 1835 fabric being strictly limited. Consent is now sought for further corrective works in order to return the front steps to their original configuration in stone; restore the historic access to the vault below; and to refurbish that vault. The proposed works are described in greater detail below:

Demolition of Existing Brick Steps and Re-introduction of York Stone Steps in Historic Configuration

6.13 It is necessary to remove the existing non-original brick steps within the front lightwell as they are partially blocking an historic entrance into a vault. By contrast, the replacement York stone steps will be constructed to the original configuration restoring the historic opening into the vault. The steps will be partially inset into the side boundary wall, as per the part-cantilever in the original design and all detailing will be correct for the period of the house – circa 1835, including the black painted metal hand railing and railings. In designing the new set of steps, close attention has been paid to remaining original stone steps to the front of other properties in the terrace.

Refurbishment of Vault

6.14 As to the vault itself, with the re-opening of the historic access, it is possible to insert a plain black painted timber door and surround to match adjacent doors within the lightwell and more accurately reflect how the vault entrances off the lightwell would have looked in the mid-19th century. In addition, given the parlous state of the vault's interior, it is proposed to waterproof the interior of the vault using a minimally-invasive system - the application of a Delta waterproofing membrane to the existing walls & ceiling using intermittent screw fixings only and a render finish; and the installation of a Delta membrane with insulation and a slate tile finish on top of the existing concrete floor (see CH Dwg No 1198/631 – Proposed Vault Section Detail).

Assessment of Impact of Proposed Works on the Heritage Asset's Listed Status

6.15 AGA concludes the proposed works will only have a positive impact on the original layout and external appearance of the heritage asset and the appearance & integrity of the wider Grade II listed terrace. With regard to the steps, the restored stone step configuration lifts the grading from a low Level 5 to a high Level 2 – a significant improvement. As to the vault, with the restored historic opening and door, this is raised from a Level 3 to a Level 2 as it reflects the original configuration and appearance of the exterior to the vaults.

Assessment of Impact of Proposed Works on the Heritage Asset's Conservation Area Status

- 6.16 As with the assessment of the impact of proposed works on the Heritage Asset's listed status, AGA concludes that the restoration of a correctly configured set of front steps in York stone and with appropriate period detailing will enhance the character and appearance of the Primrose Hill Conservation Area. The restoration of the original door opening to the vault, whilst not conspicuous, is also in character. Prior to the works being carried out, AGA assessed No4's significance to the Conservation Area as Level 2 – High. Once completed, the proposed works will copper-fasten that high Level 2 grading.

Heritage Impact Assessment Conclusions

- 6.17 With regard to impact on the appearance, original layout and historic fabric of the listed building and the terrace of which it forms a part, AGA concludes that the latest works involving the replacement of the non-original front steps and the re-opening of an original access to an adjacent vault are well considered, sensitive in design, detailing, choice of material, colour & finish and will restore a conspicuous part of the mid-19th century dwelling to its original appearance. In addition, the inconspicuous refurbishment of the vault interior has been handled sensitively, with minimum impact on the historic fabric. The visible elements also enhance the character and appearance of the Primrose Hill Conservation Area in which the property is located.

7.0 Access

- 7.1 AGA concludes that the further works now proposed will maintain the existing access arrangements to, and within, the listed building. The impact on access is therefore, neutral.

8.0 Policy Assessment of Proposals

Design & Heritage Policy

- 8.1 With regard to prevailing design & heritage policy, AGA concludes that CH's proposals have been prepared on the basis of appropriate historical record drawings and a thorough heritage impact assessment, as required by Section 16 of the NPPF and Part A of Policy 7.8 Heritage Assets and Archaeology in the Further Alterations to the London Plan (FALP).
- 8.2 As the Heritage Impact Assessment in Section 6.0 above confirms, the latest proposals to restore both the original configuration of York stone steps leading down from the street into the lower ground level within the front lightwell and the width of the access into the third vault; plus the reintroduction of a plain black-painted timber door and frame to the restored opening, will have a positive impact on the character and external appearance of the Grade II listed host dwelling, the terrace of which it forms a part and the wider Primrose Hill Conservation Area.. In addition, the impact on original historic fabric will be minimal as the refurbishment of the vault only involves the installation of a Delta waterproofing membrane over the floor and the intermittent screwing of a similar membrane to the wall & ceiling. Overall, AGA assesses the further works will have a marginal impact on existing historic fabric within the application site and will secure the future of the disused vault.
- 8.3 AGA concludes, therefore, that not only do the proposed works preserve those elements of the listed building and Conservation Area setting that make a positive contribution to the significance of the heritage asset but they also help to better reveal that significance. As a consequence, the works are fully in line with the design, heritage protection & enhancement policies and guidance set out in paragraphs 127, 189, 193 and 200 of the NPPF; parts B, C & D of Policy 7.8 Heritage Assets and Archaeology in the Further Alterations to the London Plan (FALP); policies D1 Design and D2 Heritage in the Council's Camden Local Plan (2017) and the Council's Primrose Hill Conservation Area Statement.

9.0 Conclusions & Recommendations

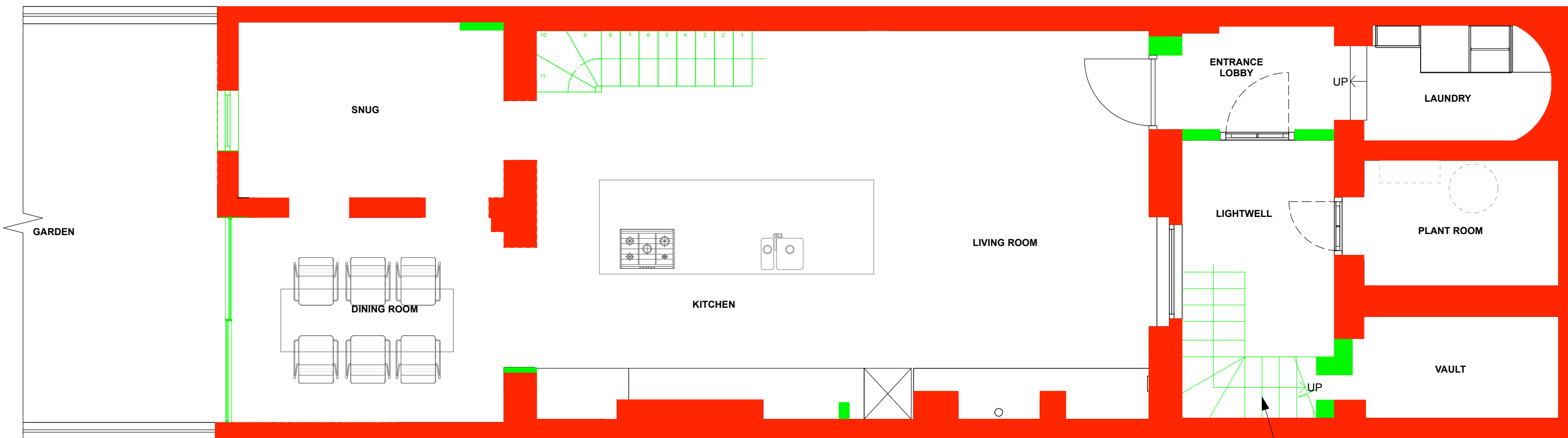
9.1 In summary, AGA concludes the proposed works at 4 Oval Road are based on a sound understanding of the character and fabric of the Heritage Asset; are respectful of the Heritage Asset; and meet all relevant national, regional and local planning policies and guidance. Specifically, the detailed Heritage Statement confirms:

- The detailed Heritage Statement confirms the proposed replacement York stone steps and the re-opening of the original access to the vault will have positive a impact on the external architectural and historic character of the Listed Building (Heritage Asset) and wider terrace;
- The proposed replacement steps and the re-opening of the original access to the vault will also have a positive impact on the character and appearance of the Primrose Hill Conservation Area (Heritage Asset);
- The proposed refurbishment of the vault will have minimal impact on the historic fabric of the Listed Building and no impact on the Primrose Hill Conservation Area.

9.2 As a consequence, AGA concludes there are no material reasons why Householder Planning Consent and Listed Building Consent should not be granted for the works and respectfully requests the Council to issue the necessary approvals.

9.3 The applicants, AGA and/or Callender Howorth would be pleased to attend a site visit to discuss matters further with LBC's Conservation Officer if this would be of assistance.

**Appendix A – Existing Drawings & Photographs of Front Lightwell
& Steps to No4 Oval Road & Neighbouring Property**



1 EXISTING LOWER GROUND FLOOR PLAN
Scale: 1:50

Existing modern brick stair access from pavement

LEGEND

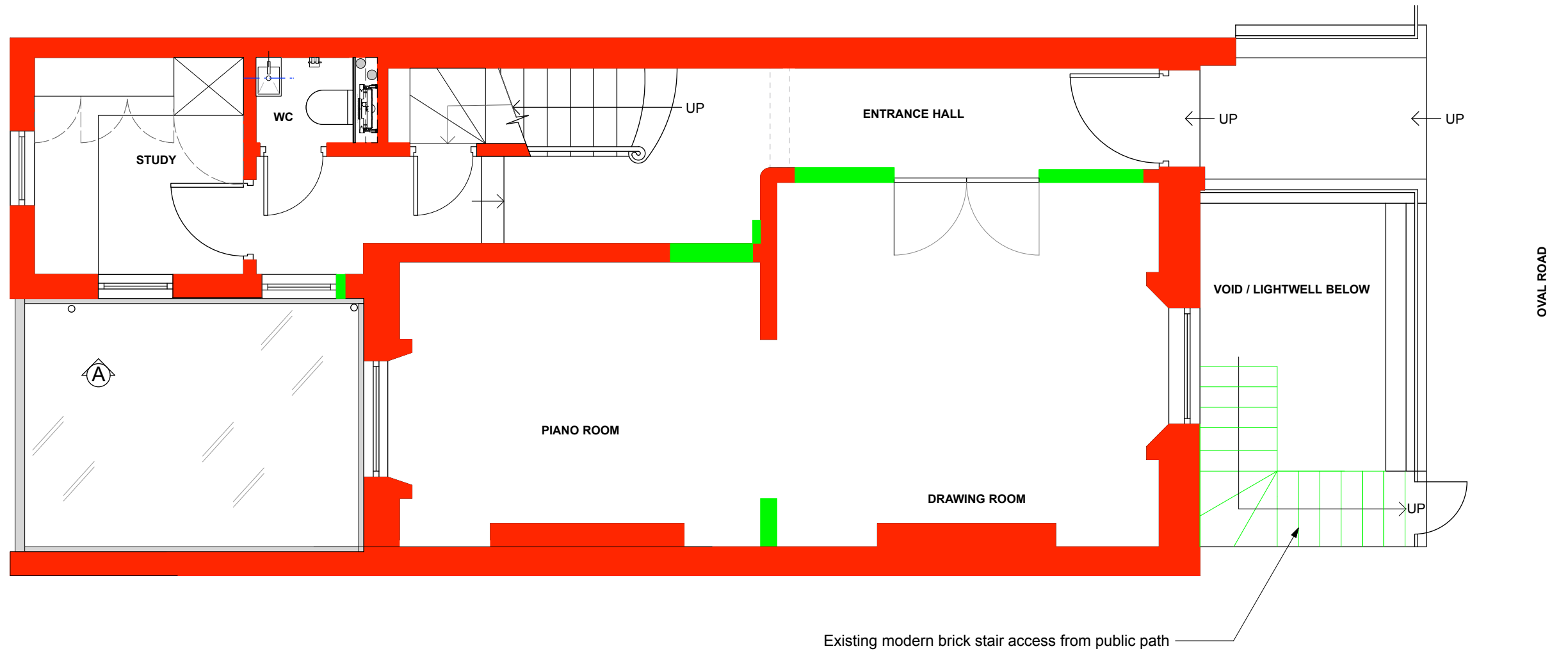
- Existing Original Historic Walls (c 1835)
- Existing Non Historic Walls (Post 1973)



ISSUE:	DATE:	COMMENT:
A	April 2019	Issue for information
-	April 2016	Issue for information

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no. 1198		Job title 4 OVAL ROAD			
Drawing no. 700		Drawing title EXISTING LOWER GROUND FLOOR PLAN			
Scale 1:50	Size A3	Drawn ML	Revision A		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 PROPOSED GROUND FLOOR PLAN
Scale: 1:50

LEGEND	
█	Existing Original Historic Walls (c 1835)
█	Existing Non Historic Walls (Post 1973)



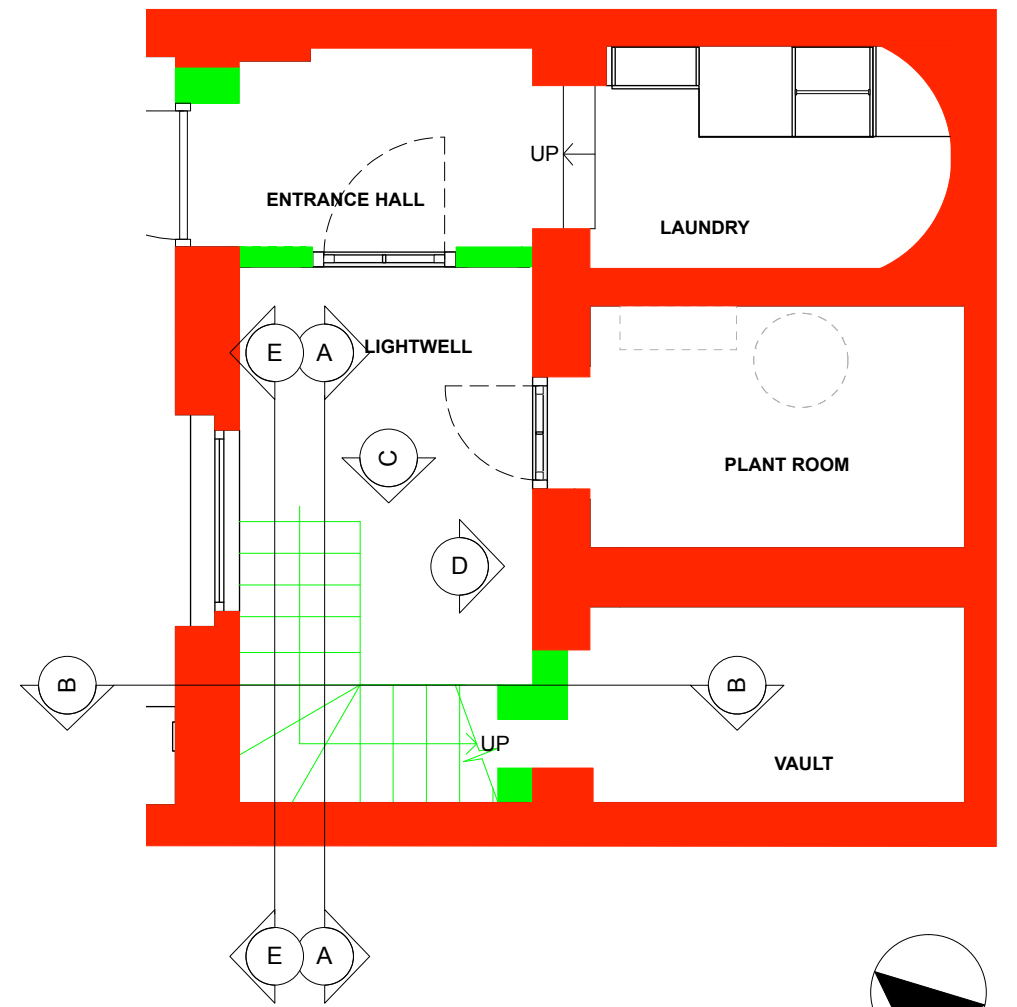
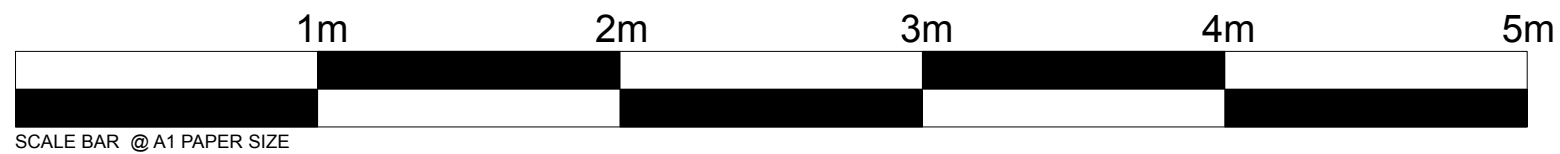
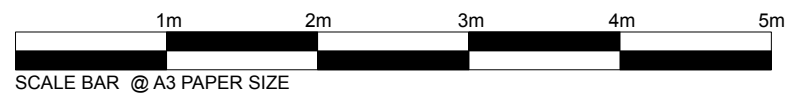
ISSUE:	DATE:	COMMENT:
A	April 2019	Issue for information
-	April 2016	Issue for information

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Job no. 1198	Job title 4 OVAL ROAD		
Drawing no. 101	Drawing title PROPOSED GROUND FLOOR PLAN		
Scale 1:50	Size A3	Drawn ML	Revision A

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 EXISTING SECTION A
Scale: 1.10@A1 & 1.20@A3



2 EXISTING STAIR PLAN
Scale: 1.25@A1 & 1.50@A3

LEGEND	
█	Existing Walls
█	Existing Non Historic Walls (Post 1973)

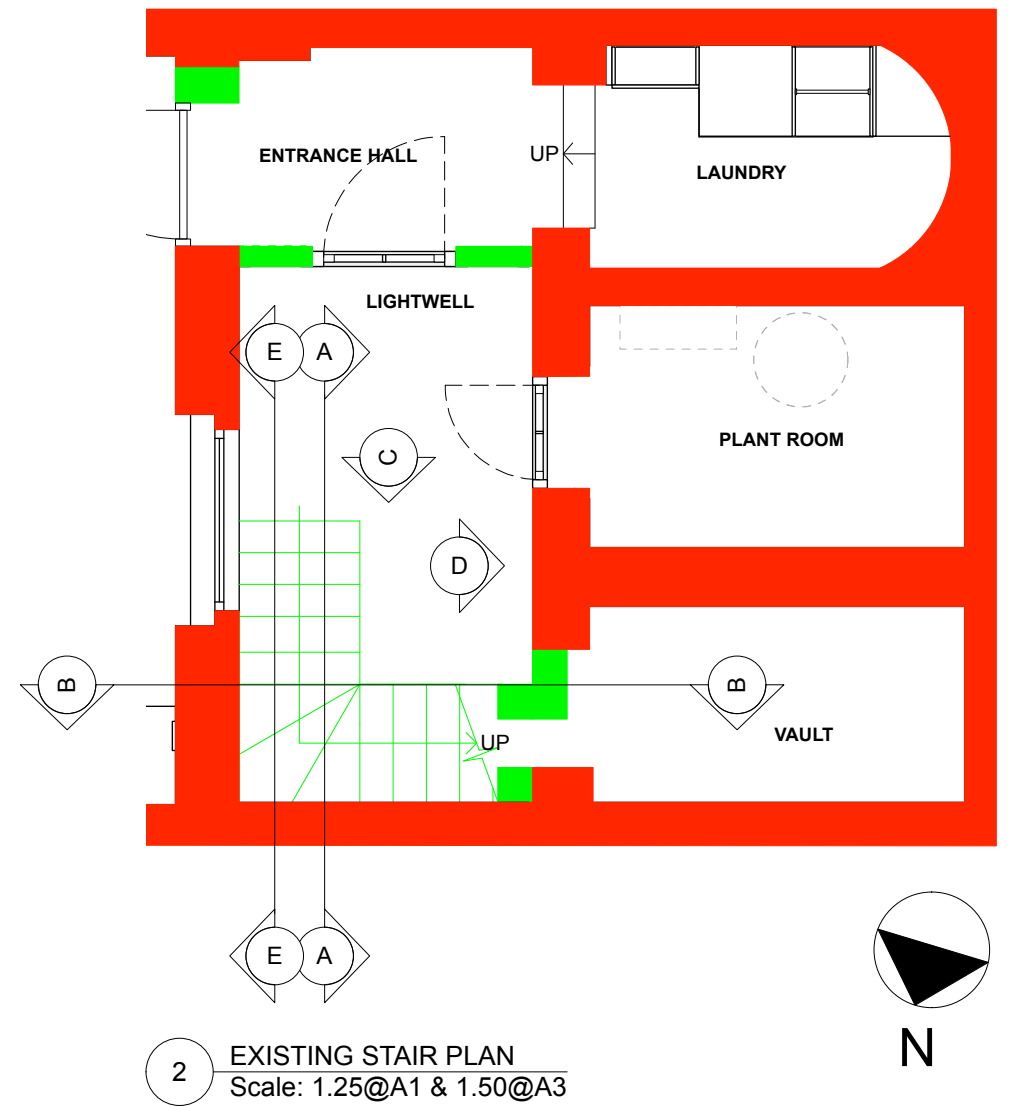
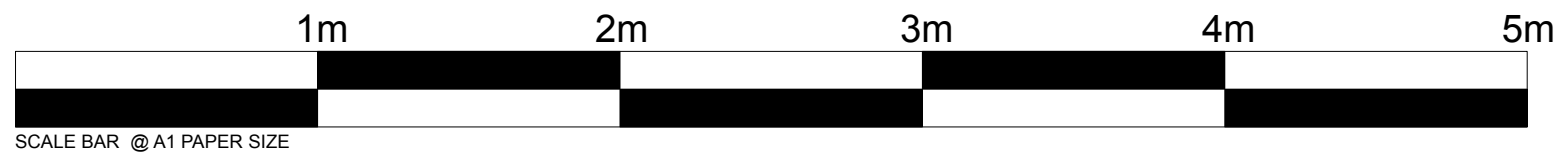
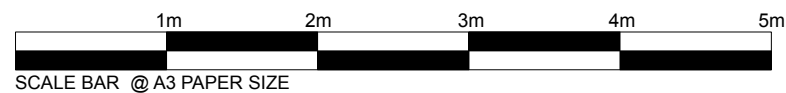
ISSUE: DATE: COMMENT:
- May 2019 Issue for Planning

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Job no.	Job title				
1198	4 OVAL ROAD				
Drawing no.	Drawing title				
630.01	EXISTING FRONT LIGHTWELL STAIR ELEVATIONS				
Scale	Size	Drawn	Revision		
AS STATED	A3 or A1	ML	-		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 EXISTING SECTION B
Scale: 1.10@A1 & 1.20@A3



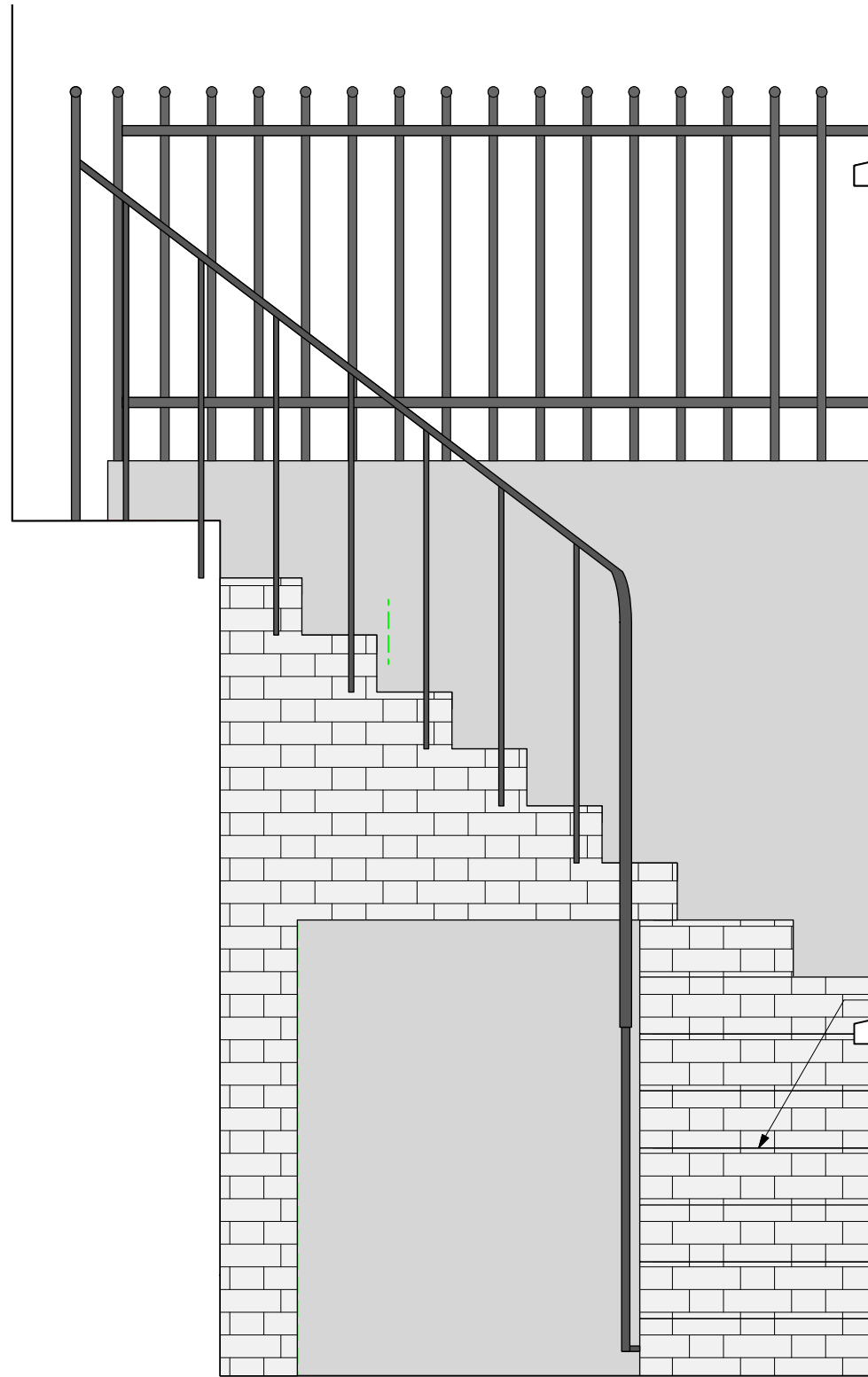
2 EXISTING STAIR PLAN
Scale: 1.25@A1 & 1.50@A3

LEGEND	
	Existing Walls
	Existing Non Historic Walls (Post 1973)

ISSUE: DATE: COMMENT:
- May 2019 Issue for Planning

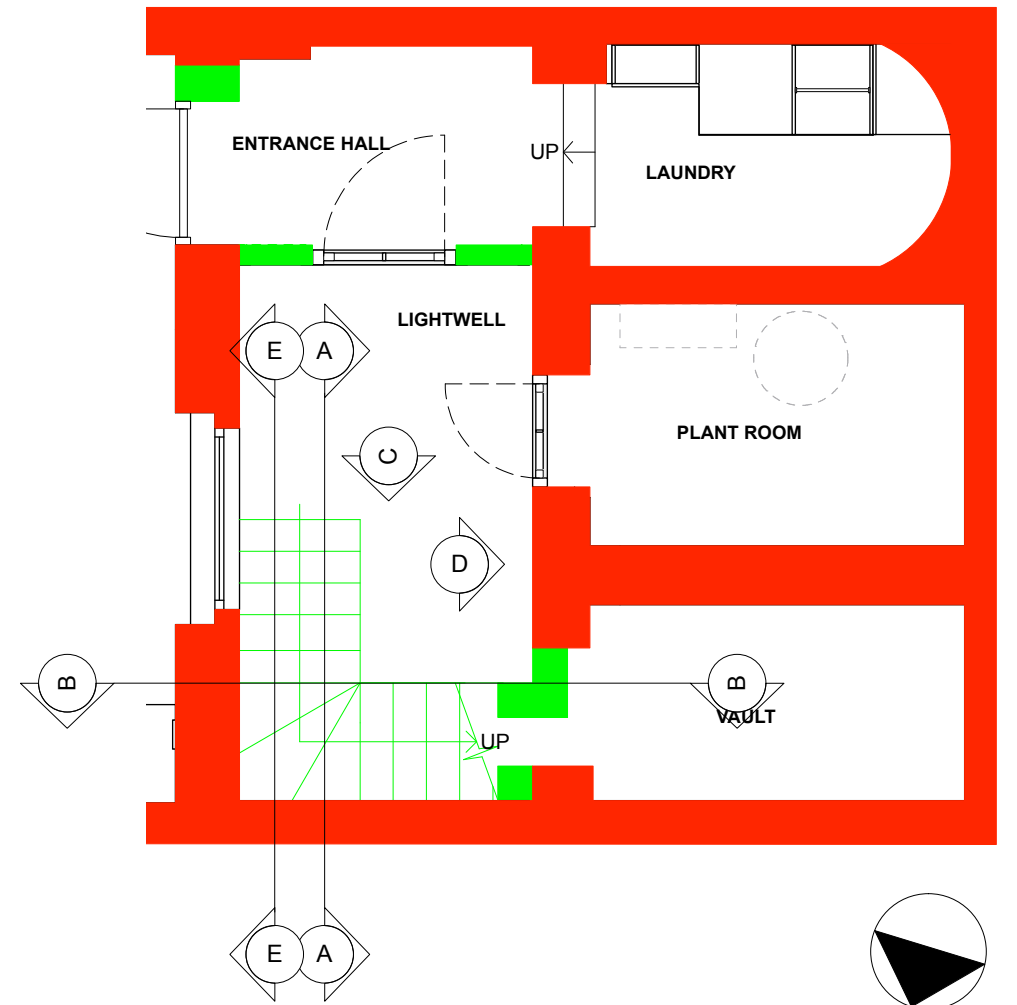
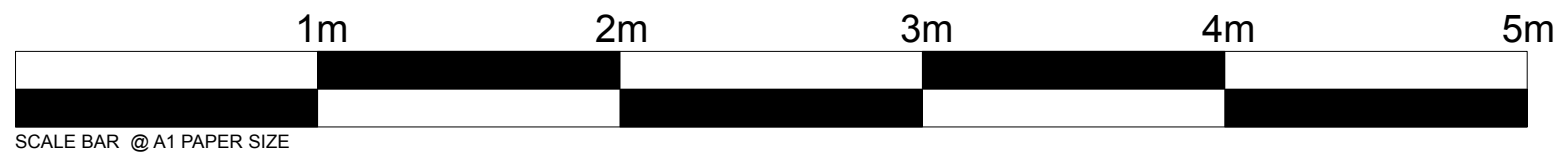
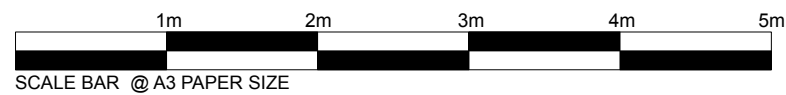
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Job no.	Job title				
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Drawing no.	Drawing title				
630.02	EXISTING FRONT LIGHTWELL STAIR ELEVATIONS				
Scale	Size	Drawn	Revision		
AS STATED	A3 or A1	ML	-		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



Existing brick stair

1 EXISTING ELEVATION C
Scale: 1.10@A1 & 1.20@A3



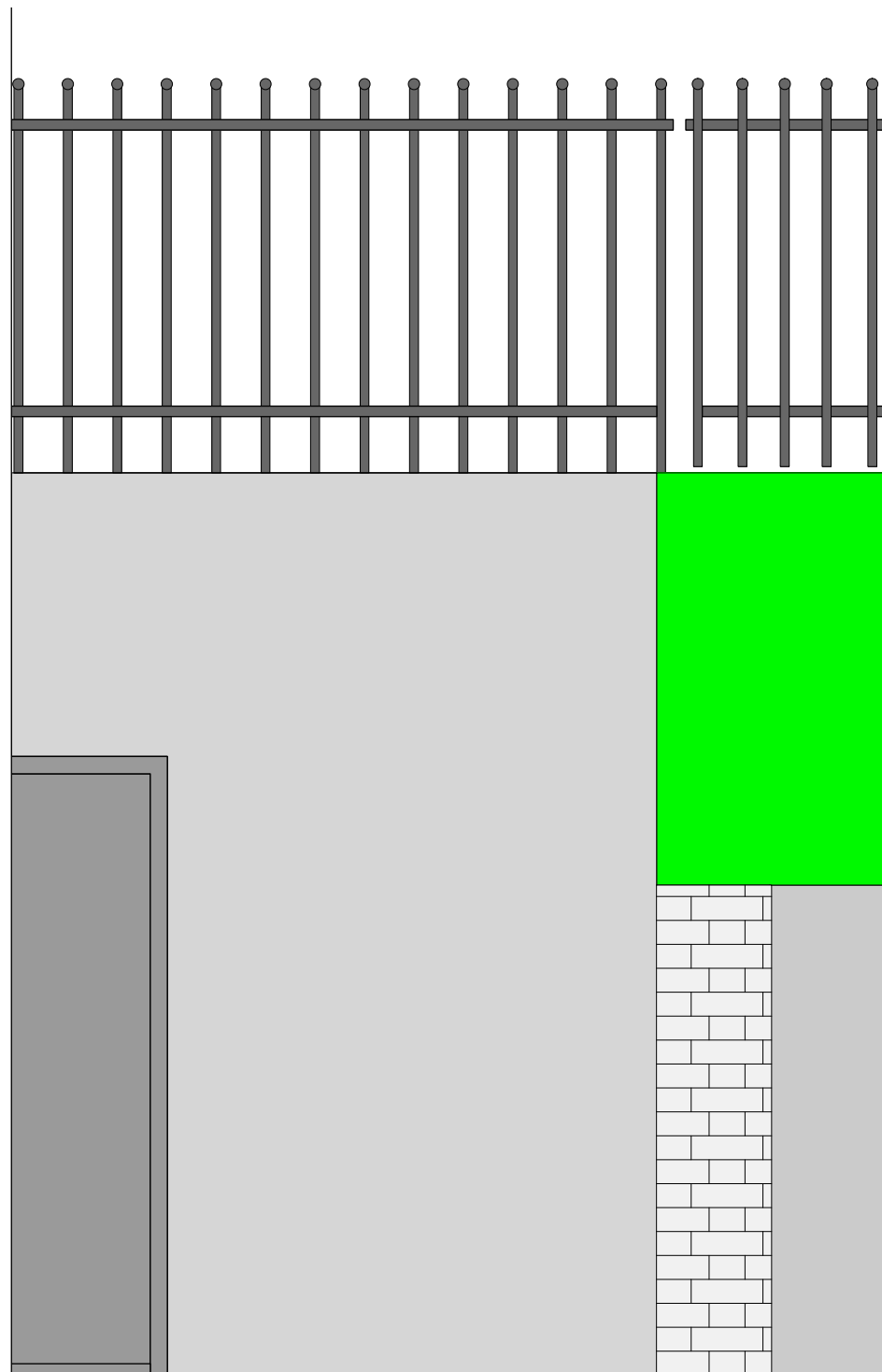
2 EXISTING STAIR PLAN
Scale: 1.25@A1 & 1.50@A3

LEGEND	
█	Existing Walls
█	Existing Non Historic Walls (Post 1973)

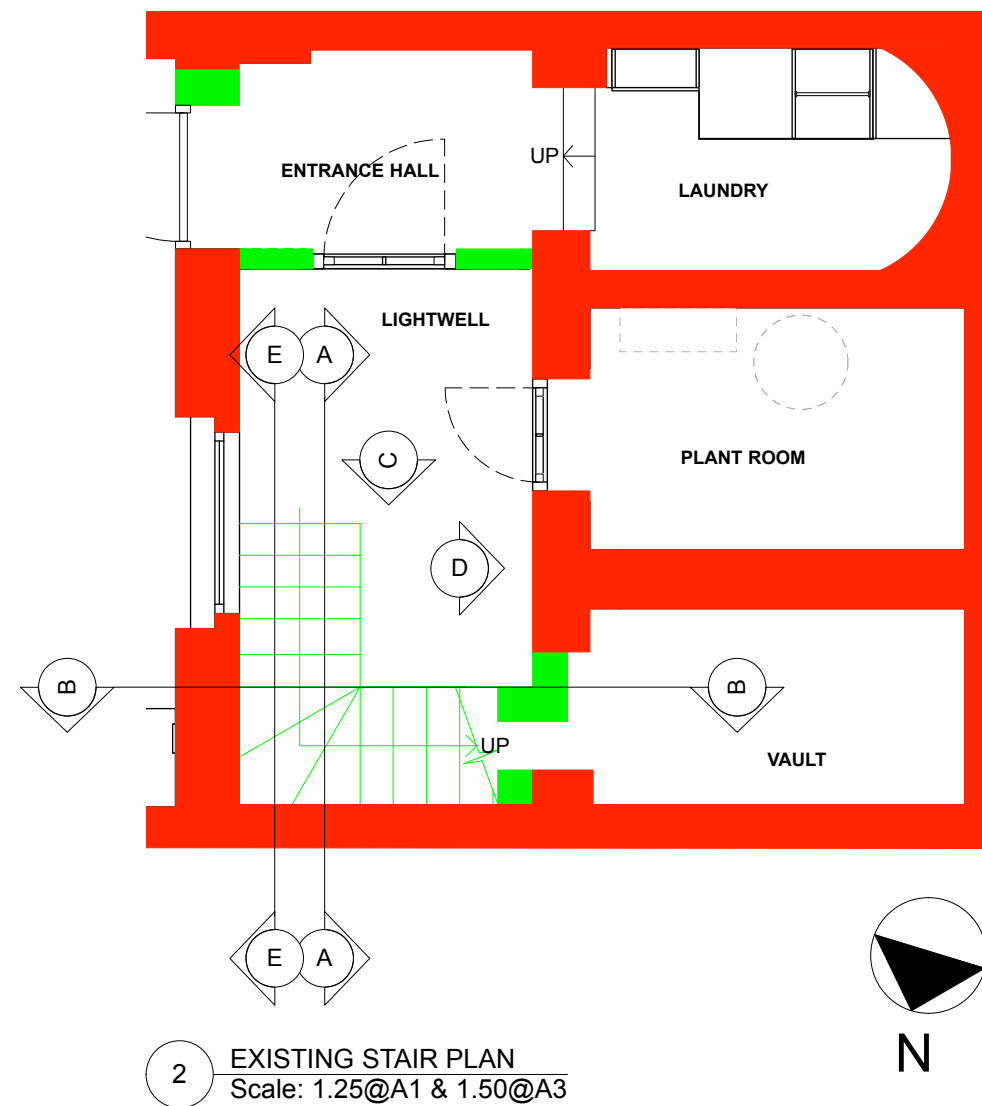
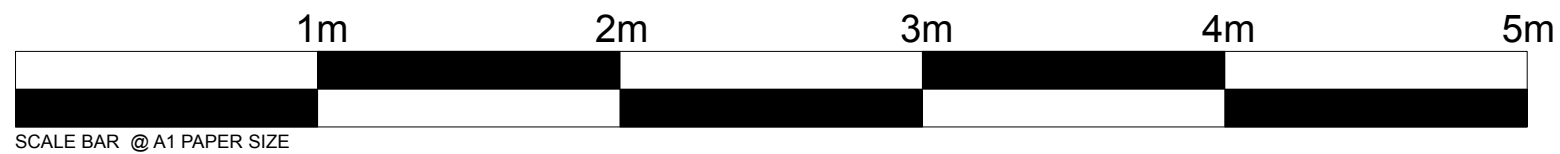
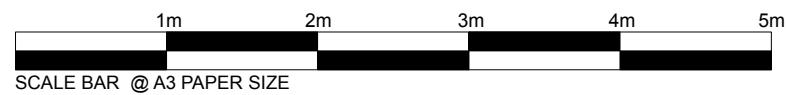
ISSUE: DATE: COMMENT:
- May 2019 Issue for Planning

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Job no.	Job title				
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Drawing no.	Drawing title				
630.03	EXISTING FRONT LIGHTWELL STAIR ELEVATIONS				
Scale	Size	Drawn	Revision		
AS STATED	A3 or A1	ML	-		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 EXISTING ELEVATION D
Scale: 1.10@A1 & 1.20@A3



2 EXISTING STAIR PLAN
Scale: 1.25@A1 & 1.50@A3

LEGEND	
█	Existing Walls
█	Existing Non Historic Walls (Post 1973)

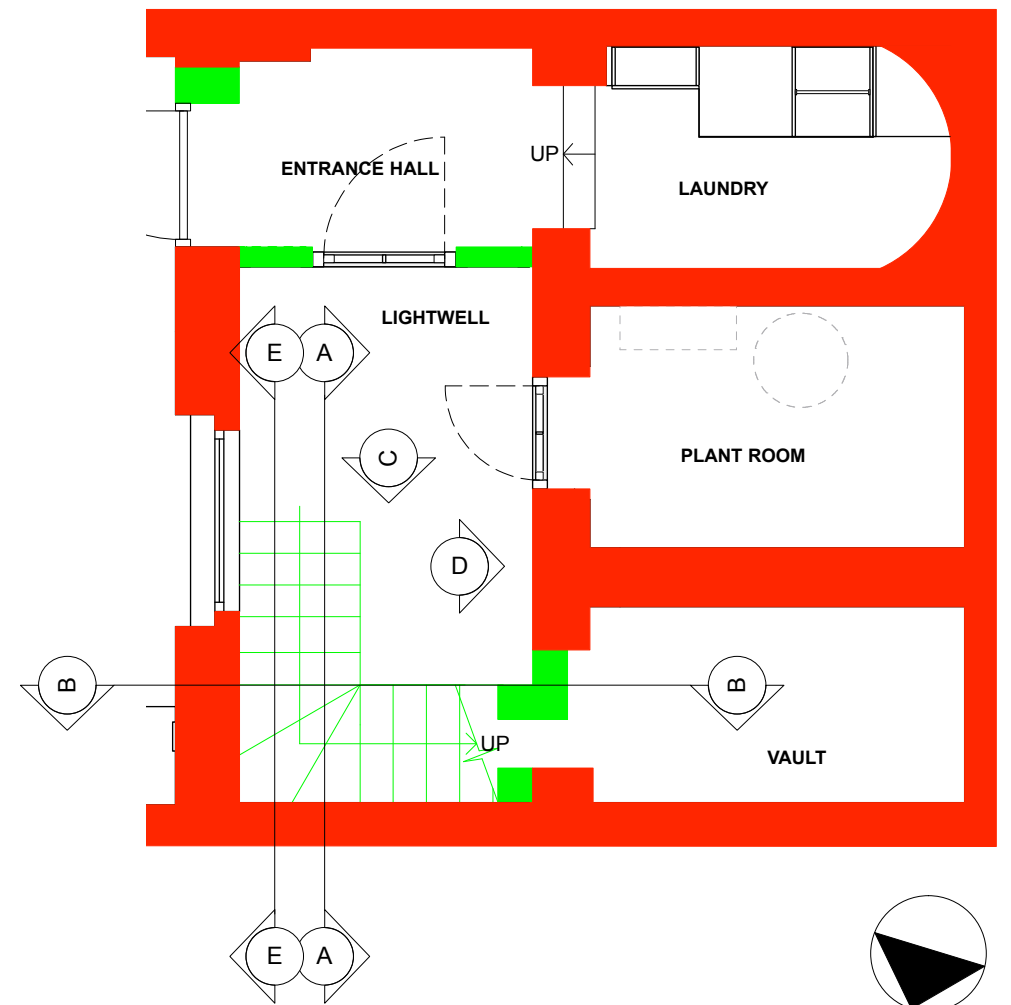
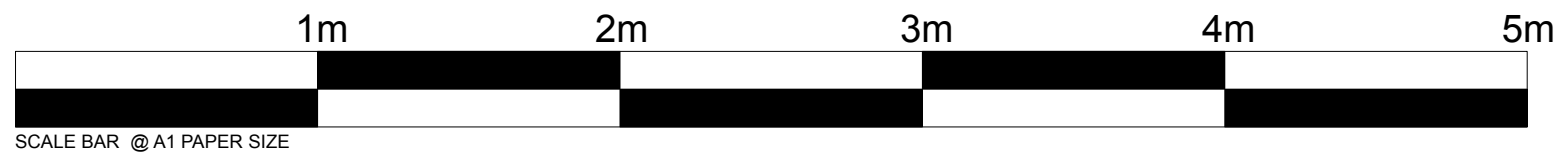
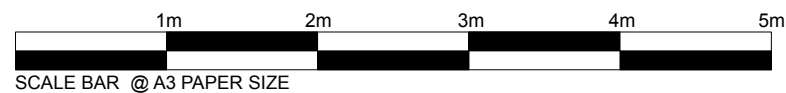
ISSUE: DATE: COMMENT:
- May 2019 Issue for Planning

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Scale	Size	Drawn	Revision		
AS STATED	A3 or A1	ML	-		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 EXISTING SECTION E
Scale: 1.10@A1 & 1.20@A3



2 EXISTING STAIR PLAN
Scale: 1.25@A1 & 1.50@A3

LEGEND	
	Existing Walls
	Existing Non Historic Walls (Post 1973)

ISSUE: DATE: COMMENT:
- May 2019 Issue for Planning

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.	Job title				
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Drawing no.	Drawing title				
630.05	EXISTING FRONT LIGHTWELL STAIR ELEVATIONS				
Scale	Size	Drawn	Revision		
AS STATED	A3 or A1	ML	-		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



PHOTOGRAPH 01. STREET VIEW



PHOTOGRAPH 02. VIEW OF MODERN BRICK STAIR FROM LIGHTWELL



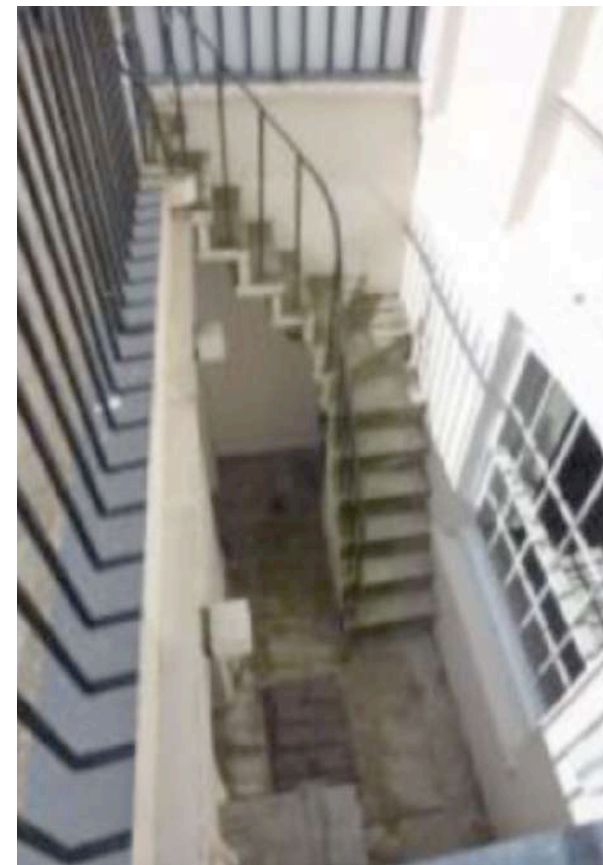
PHOTOGRAPH 03. VIEW OF ENTRANCE TO VAULT



PHOTOGRAPH 04. INTERNAL VIEW OF VAULT



PHOTOGRAPH 05. VIEW OF STAIR



PHOTOGRAPH 06. EXISTING CANTILEVERED YORK STONE STAIR TO NO. 2 OVAL ROAD

ISSUE: - DATE: MAY 2019 COMMENT: ISSUE FOR PLANNING

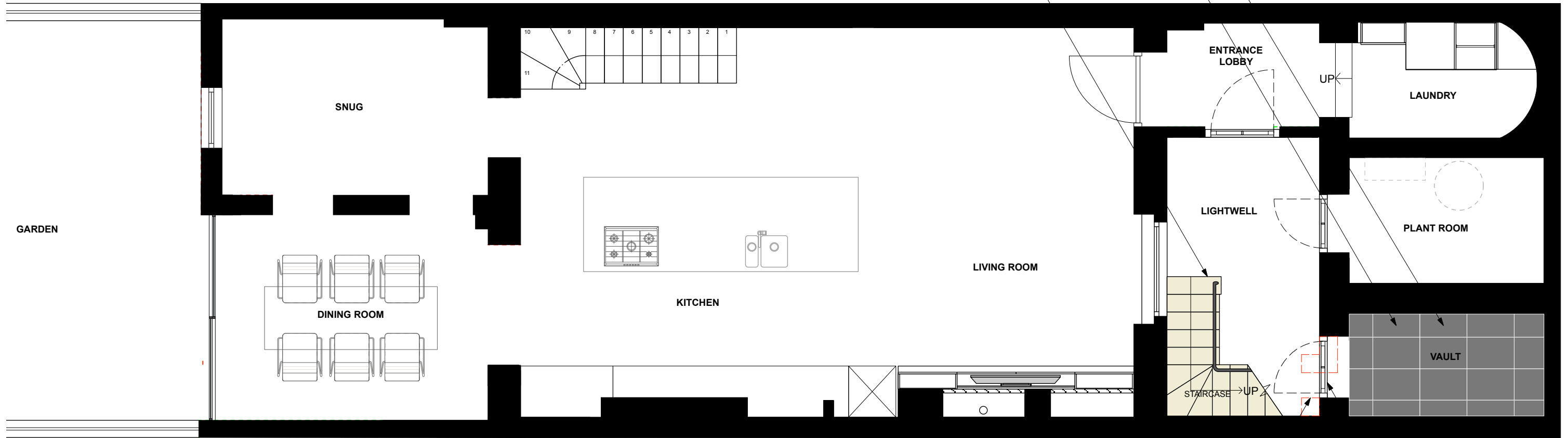
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1198	4 OVAL ROAD			
Drawing no.	Drawing title			
903	EXISTING SITE PHOTOS			
Scale	Size	Drawn	Revision	
-	A3	GM	-	

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.

Appendix B – Selected CH Drawings of Proposed Works



New tile floor finish to vault
 Damp proof membrane to vault walls and ceiling with painted render finish
 New cantilevered york stone stair



GARDEN

SNUG

DINING ROOM

KITCHEN

LIVING ROOM

ENTRANCE LOBBY

LAUNDRY

LIGHTWELL

PLANT ROOM

VAULT

STAIRCASE → UP

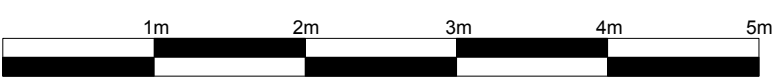
UP

Vault door to be reinstated

Existing modern brick stair to be demolished shown red dashed line

1 PROPOSED LOWER GROUND FLOOR PLAN
 Scale: 1:50

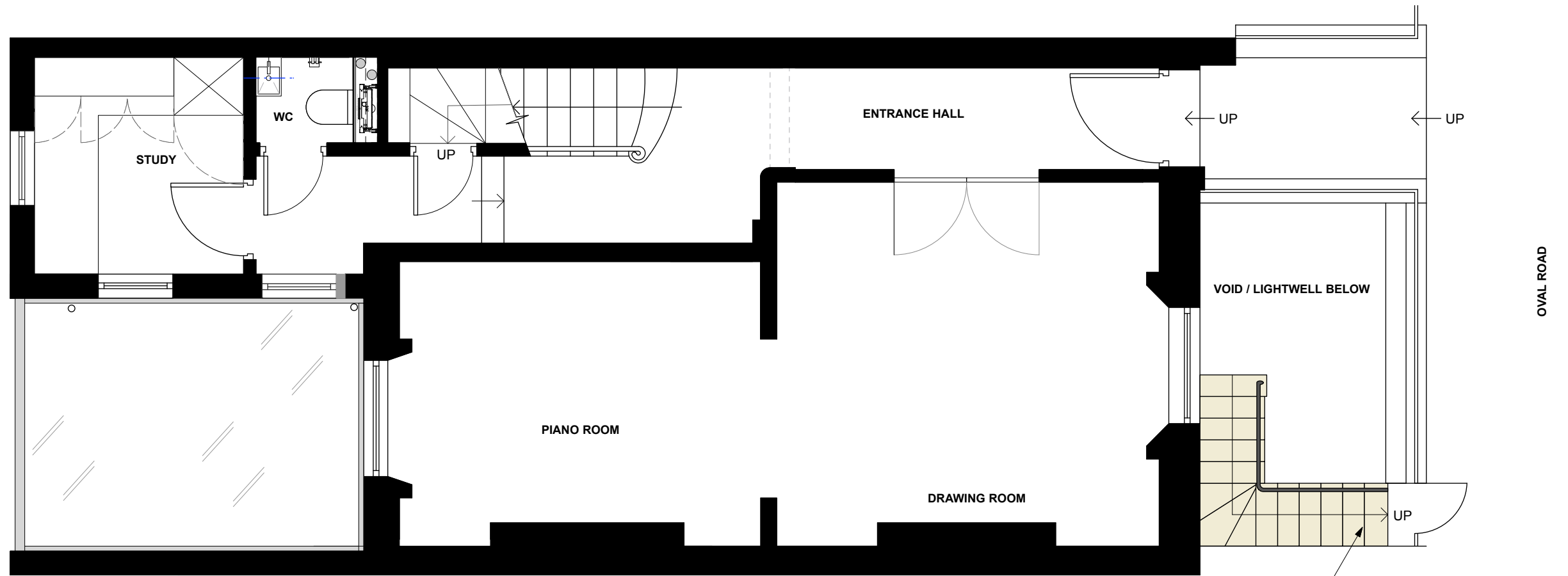
LEGEND	
	EXISTING WALLS
	EXISTING WALLS TO BE DEMOLISHED
	NEW WALLS



ISSUE:	DATE:	COMMENT:
C	May 2019	Issue for Planning
B	03.03.17	Issue for Information
A	23.08.16	Issue for Information
-	April 2016	Issue for Information

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.		Job title			
1198		4 OVAL ROAD			
Drawing no.		Drawing title			
100		PROPOSED LOWER GROUND FLOOR PLAN			
Scale	Size	Drawn	Revision		
1:50	A3	ML	C		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 PROPOSED GROUND FLOOR PLAN
Scale: 1:50

LEGEND	
	EXISTING WALLS
	EXISTING WALLS TO BE DEMOLISHED
	NEW WALLS

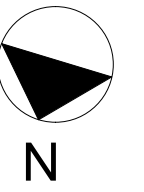
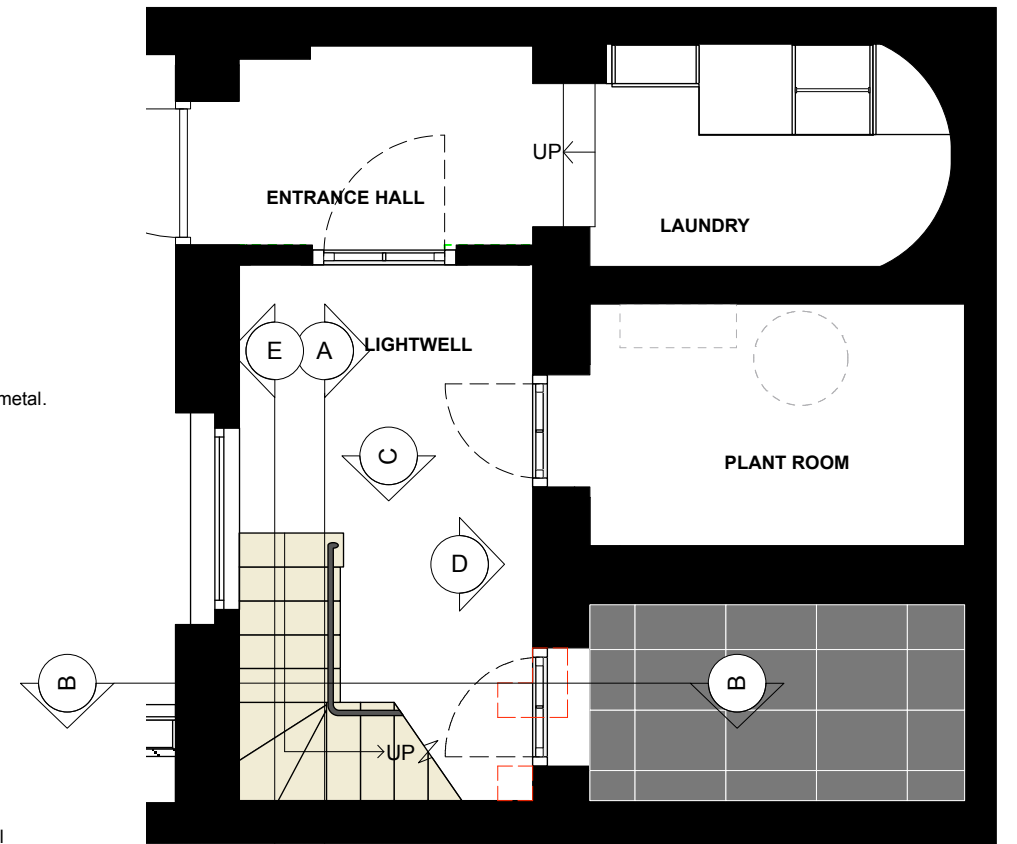


New cantilevered york stone stair to replace existing modern brick stair to same location

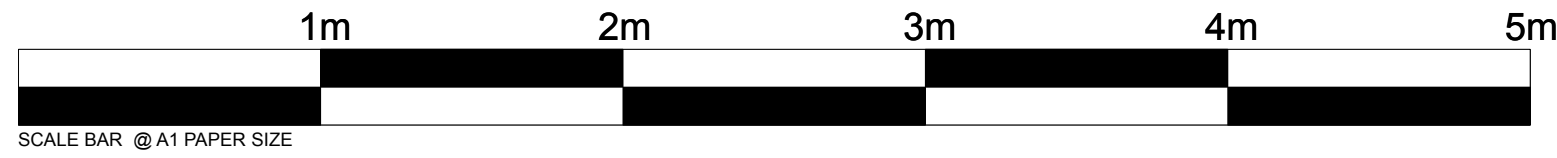
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A	My 2019	Issue for Planning
-	April 2016	Issue for Information

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Job no. 1198	Job title 4 OVAL ROAD		
Drawing no. 101	Drawing title PROPOSED GROUND FLOOR PLAN		
Scale 1:50	Size A3	Drawn ML	Revision A

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 PROPOSED SECTION A
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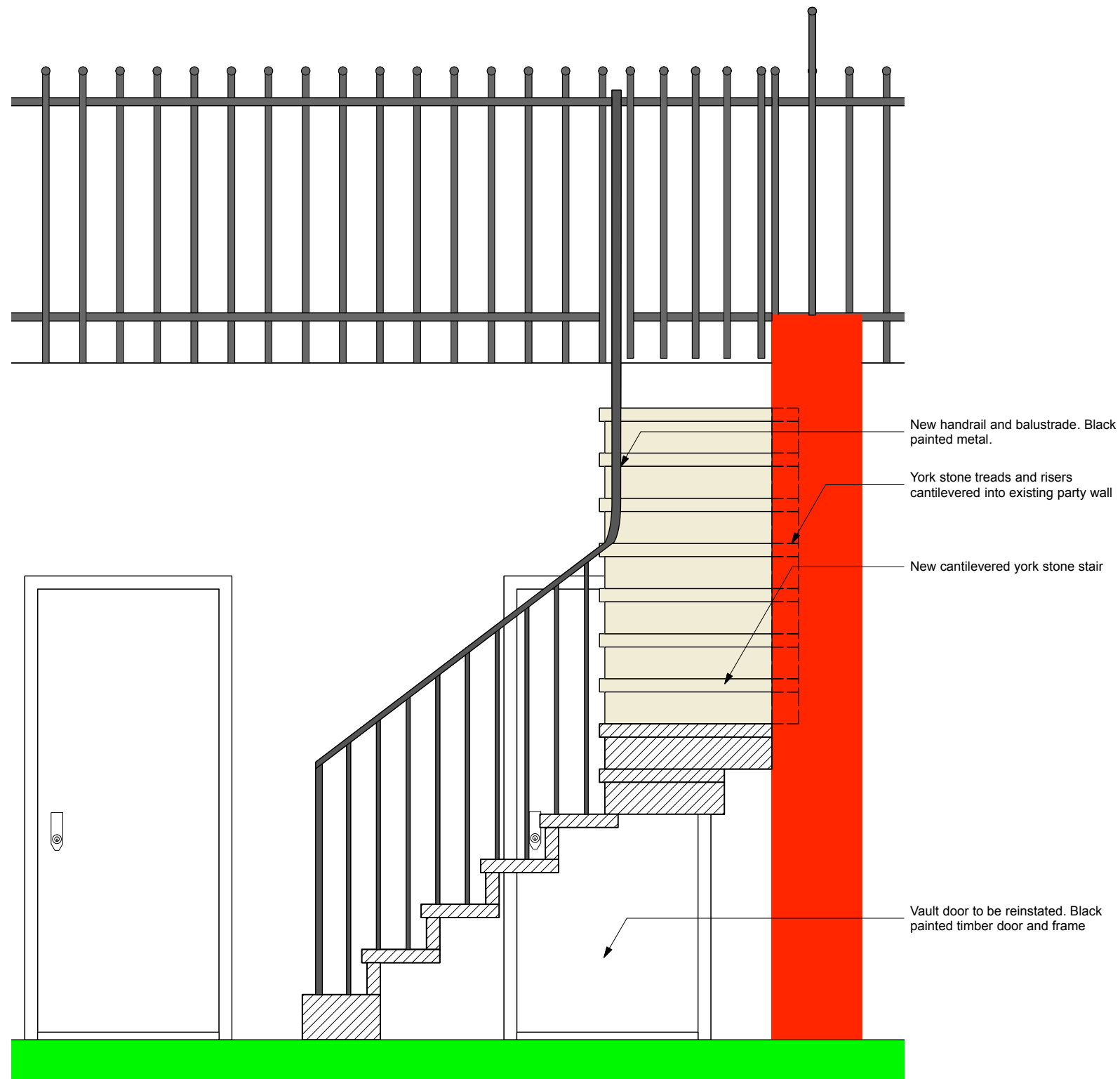


LEGEND	
	Existing Walls
	Existing Non Historic Walls (Post 1973) to be demolished
	New walls
	Existing Originals Historic Wall (c 1835) to be demolished
	Existing Non Historic Walls (Post 1973)

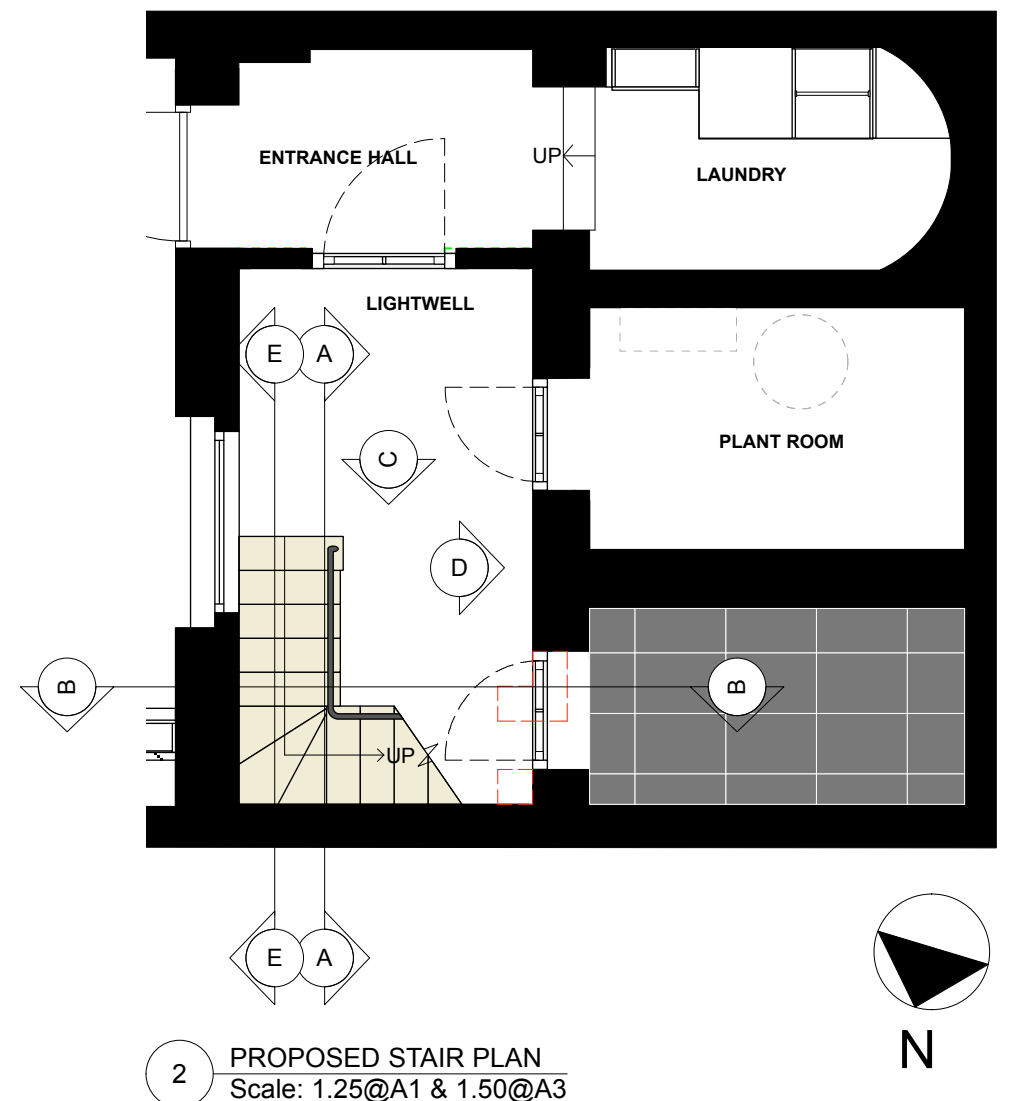
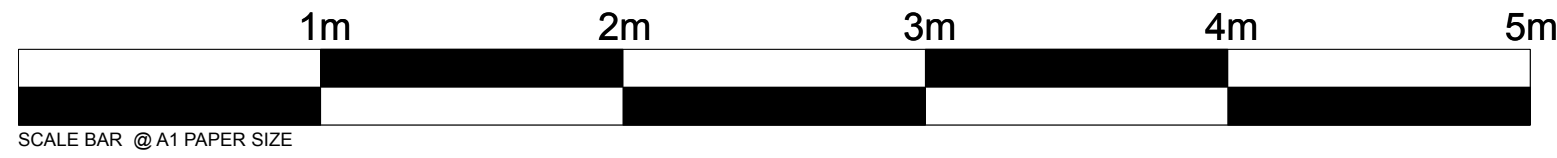
ISSUE: DATE: COMMENT:
- May 2019 Issue for Planning

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.	1198	Job title 4 OVAL ROAD			
Drawing no.	629.01	Drawing title PROPOSED FRONT LIGHTWELL STAIR ELEVATIONS			
Scale	AS STATED	Size	Drawn	Revision	
		A3 or A1	ML	-	

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



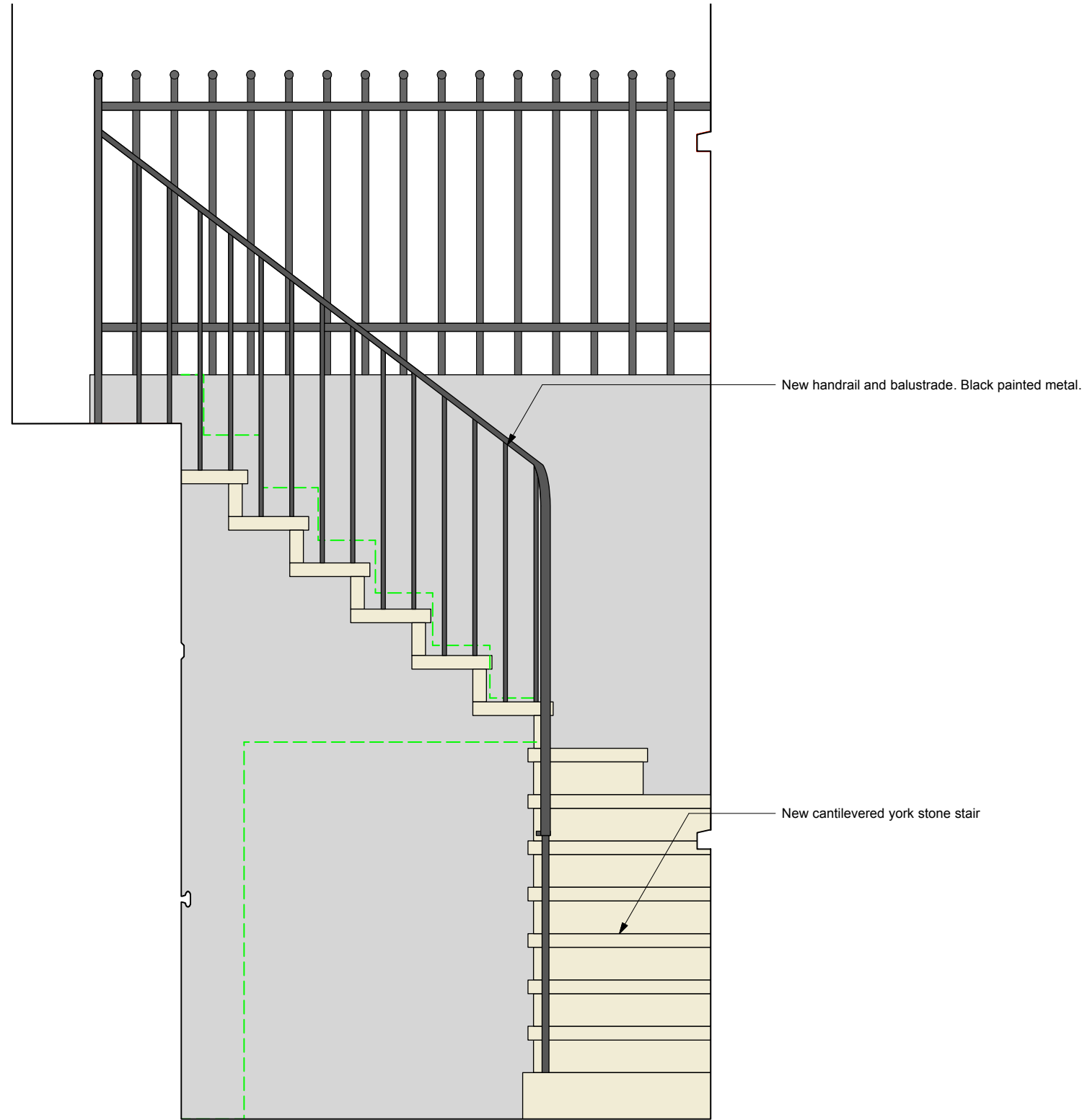
1 PROPOSED SECTION B
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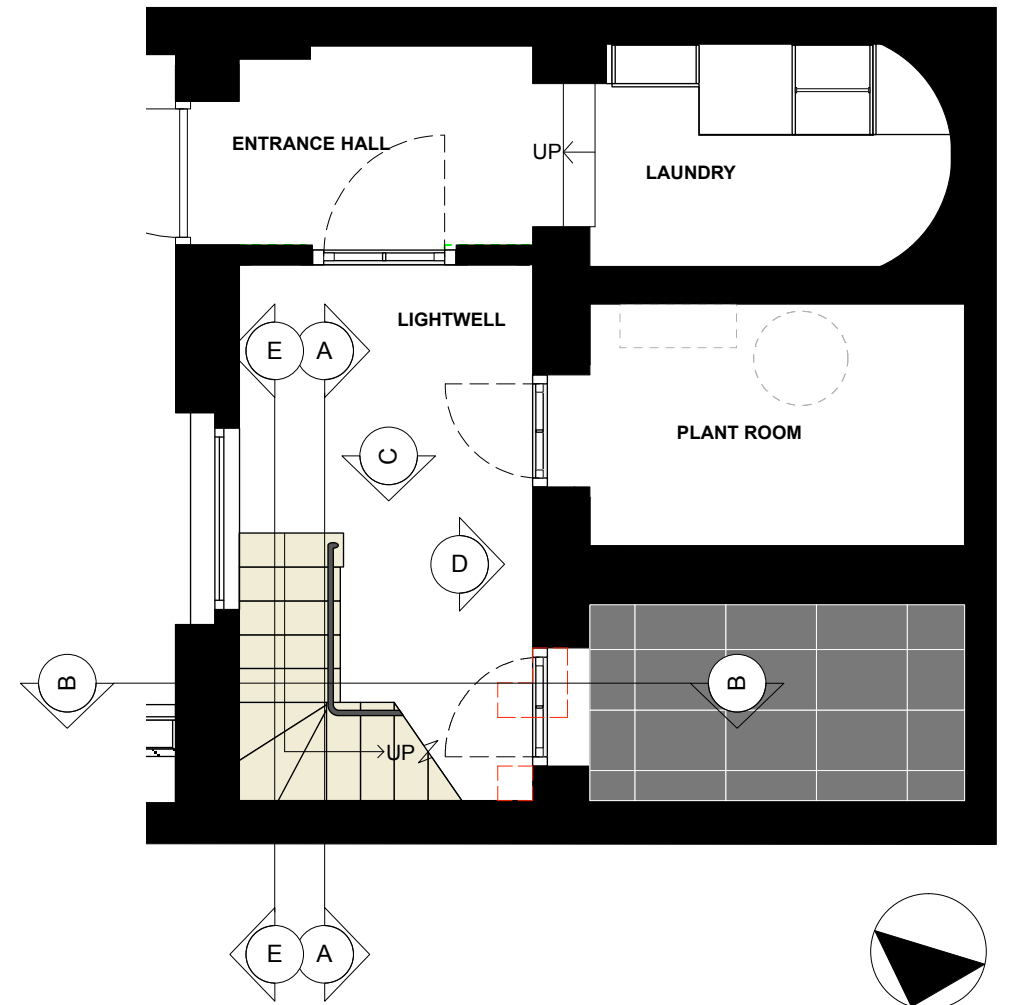
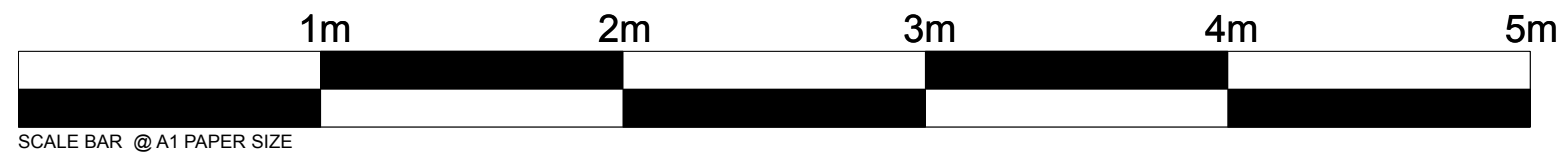
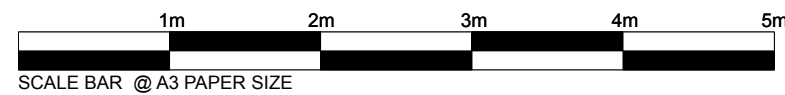
LEGEND	
	Existing Walls
	Existing Non Historic Walls (Post 1973) to be demolished
	New walls
	Existing Originals Historic Wall (c 1835) to be demolished
	Existing Non Historic Walls (Post 1973)

ISSUE:	DATE:	COMMENT:
-	May 2019	Issue for Planning
CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com
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Drawing no.	Drawing title	
629.02	PROPOSED FRONT LIGHTWELL STAIR ELEVATIONS	
Scale	Size	Drawn
AS STATED	A3 or A1	ML
		Revision
		-

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 PROPOSED ELEVATION C
Scale: 1.10@A1 & 1.20@A3



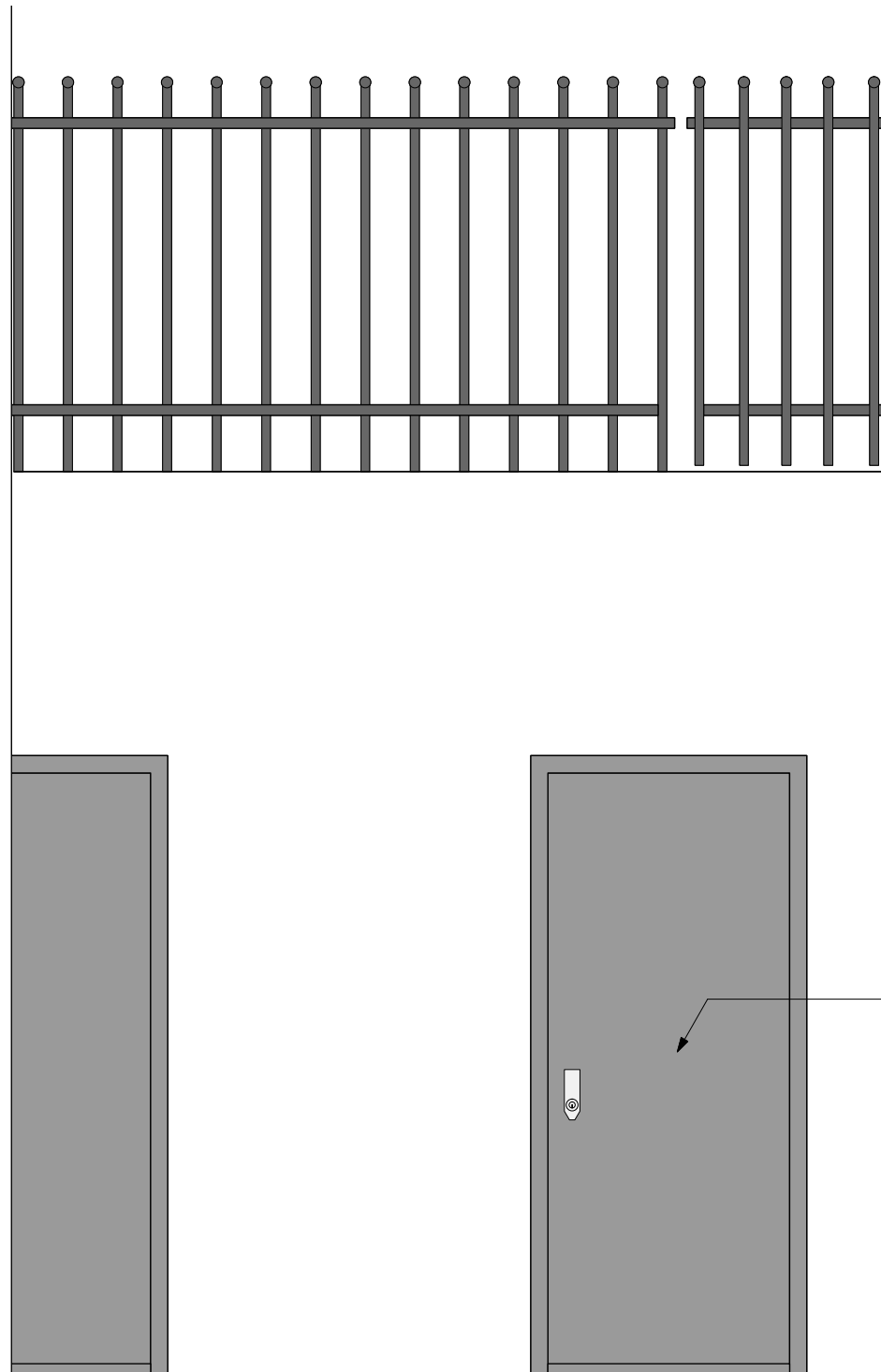
2 PROPOSED STAIR PLAN
Scale: 1.25@A1 & 1.50@A3

LEGEND	
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	Existing Non Historic Walls (Post 1973) to be demolished
	New walls
	Existing Originals Historic Wall (c 1835) to be demolished
	Existing Non Historic Walls (Post 1973)

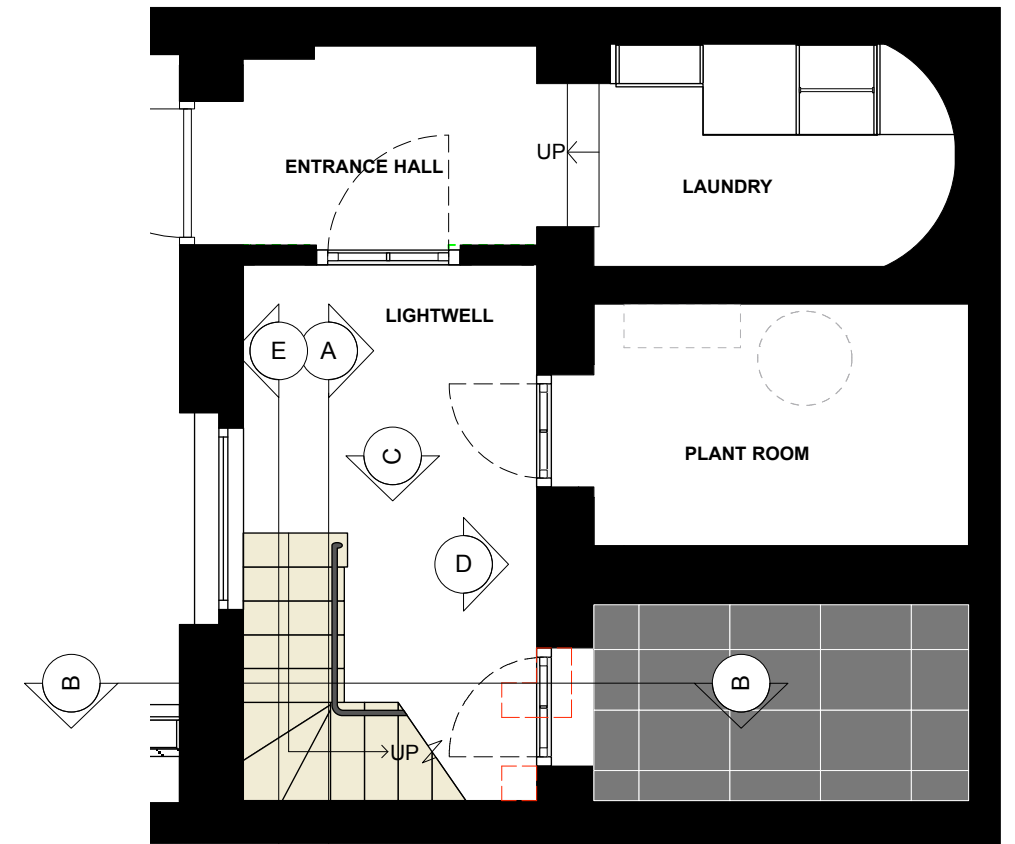
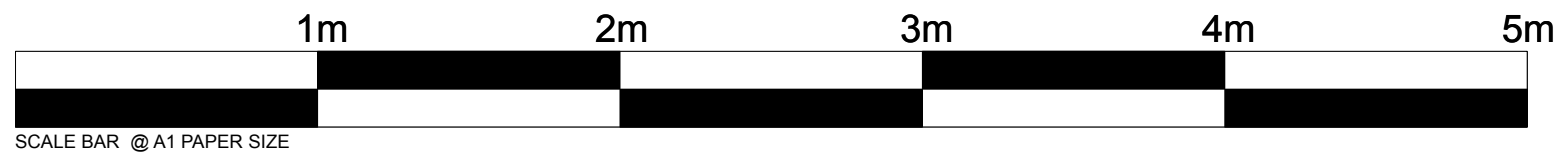
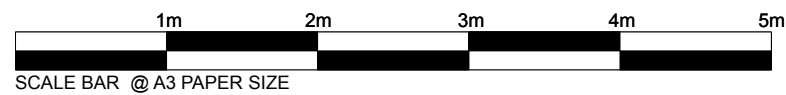
ISSUE:	DATE:	COMMENT:
-	May 2019	Issue for Planning

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.	1198	Job title	4 OVAL ROAD		
Drawing no.	629.03	Drawing title	PROPOSED FRONT LIGHTWELL STAIR ELEVATIONS		
Scale	AS STATED	Size	A3 or A1	Drawn	ML
				Revision	-

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 PROPOSED ELEVATION D
Scale: 1.10@A1 & 1.20@A3



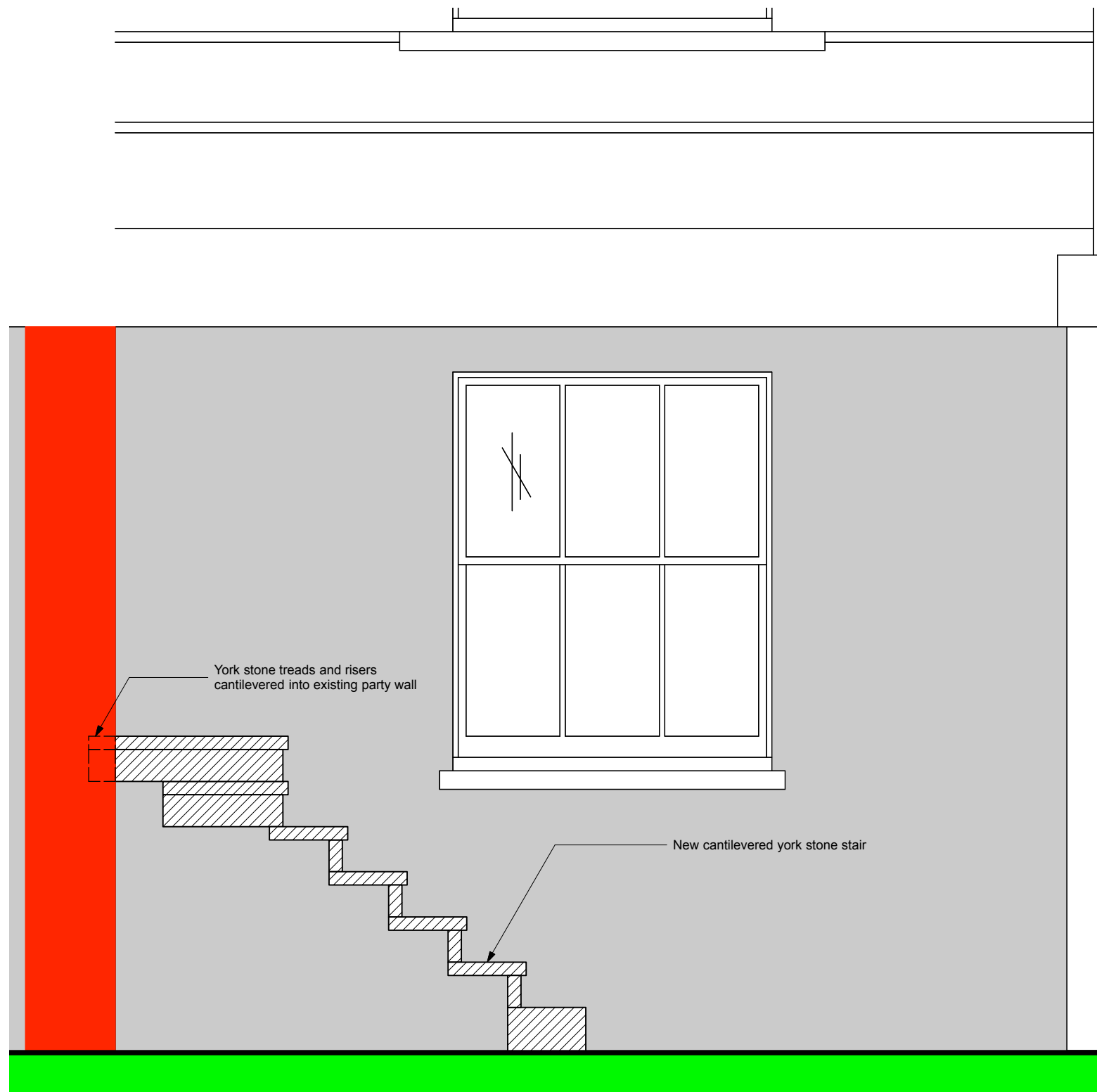
2 PROPOSED STAIR PLAN
Scale: 1.25@A1 & 1.50@A3

LEGEND	
	Existing Walls
	Existing Non Historic Walls (Post 1973) to be demolished
	New walls
	Existing Originals Historic Wall (c 1835) to be demolished
	Existing Non Historic Walls (Post 1973)

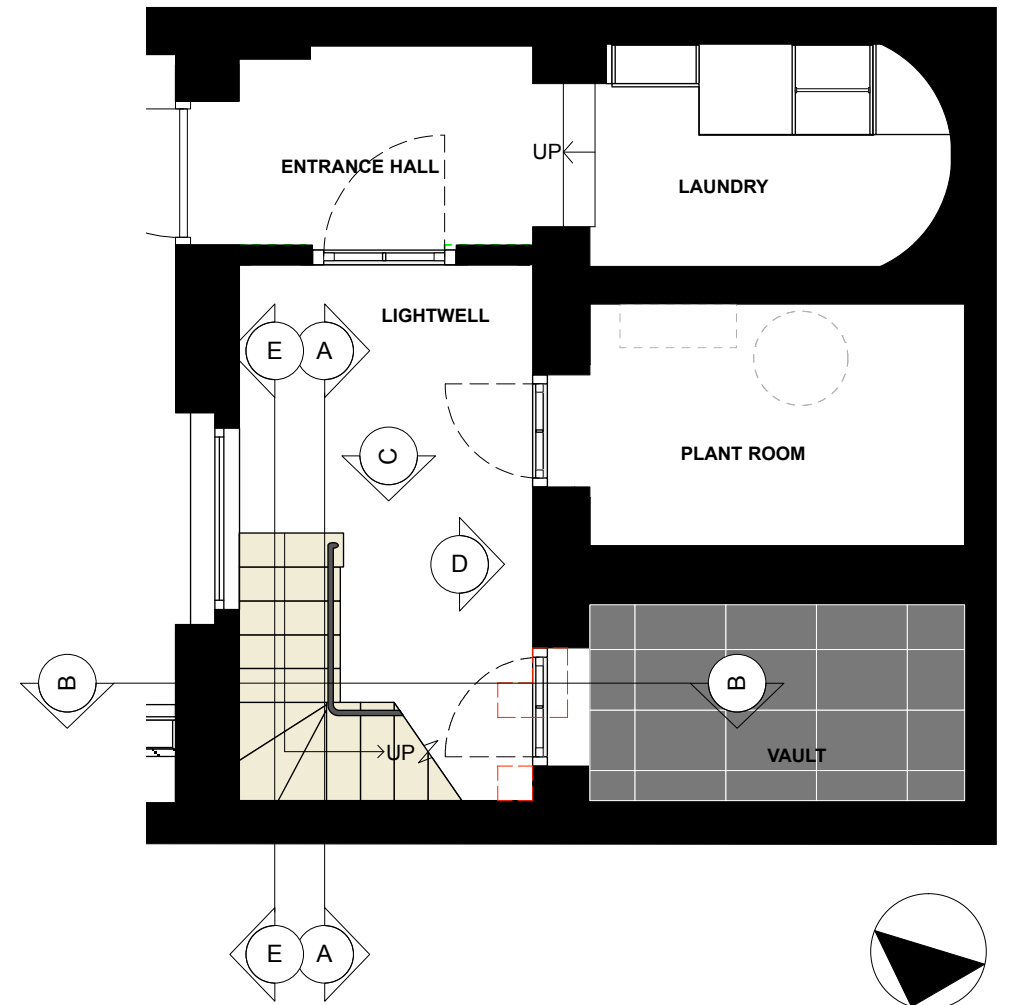
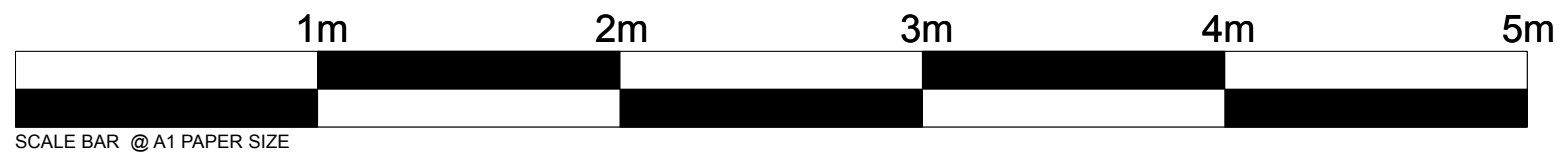
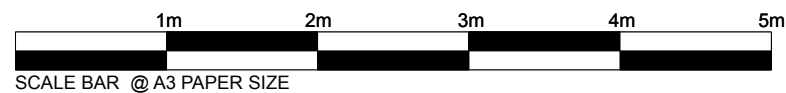
ISSUE:	DATE:	COMMENT:
-	May 2019	Issue for Planning

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.	Job title				
1198	4 OVAL ROAD				
Drawing no.	Drawing title				
629.04	PROPOSED FRONT LIGHTWELL STAIR ELEVATIONS				
Scale	Size	Drawn	Revision		
AS STATED	A3 or A1	ML	-		

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



1 PROPOSED SECTION E
Scale: 1.10@A1 & 1.20@A3



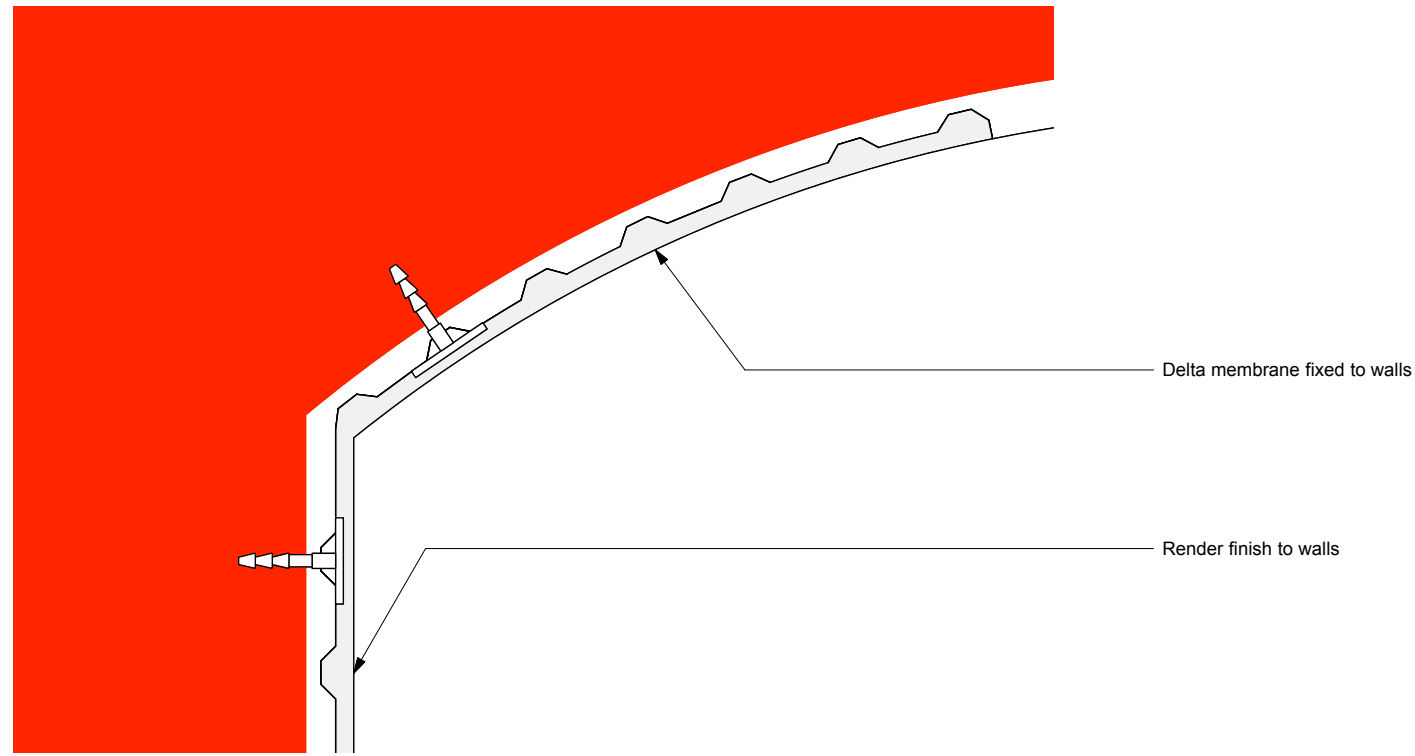
2 PROPOSED STAIR PLAN
Scale: 1.25@A1 & 1.50@A3

LEGEND	
	Existing Walls
	Existing Non Historic Walls (Post 1973) to be demolished
	New walls
	Existing Originals Historic Wall (c 1835) to be demolished
	Existing Non Historic Walls (Post 1973)

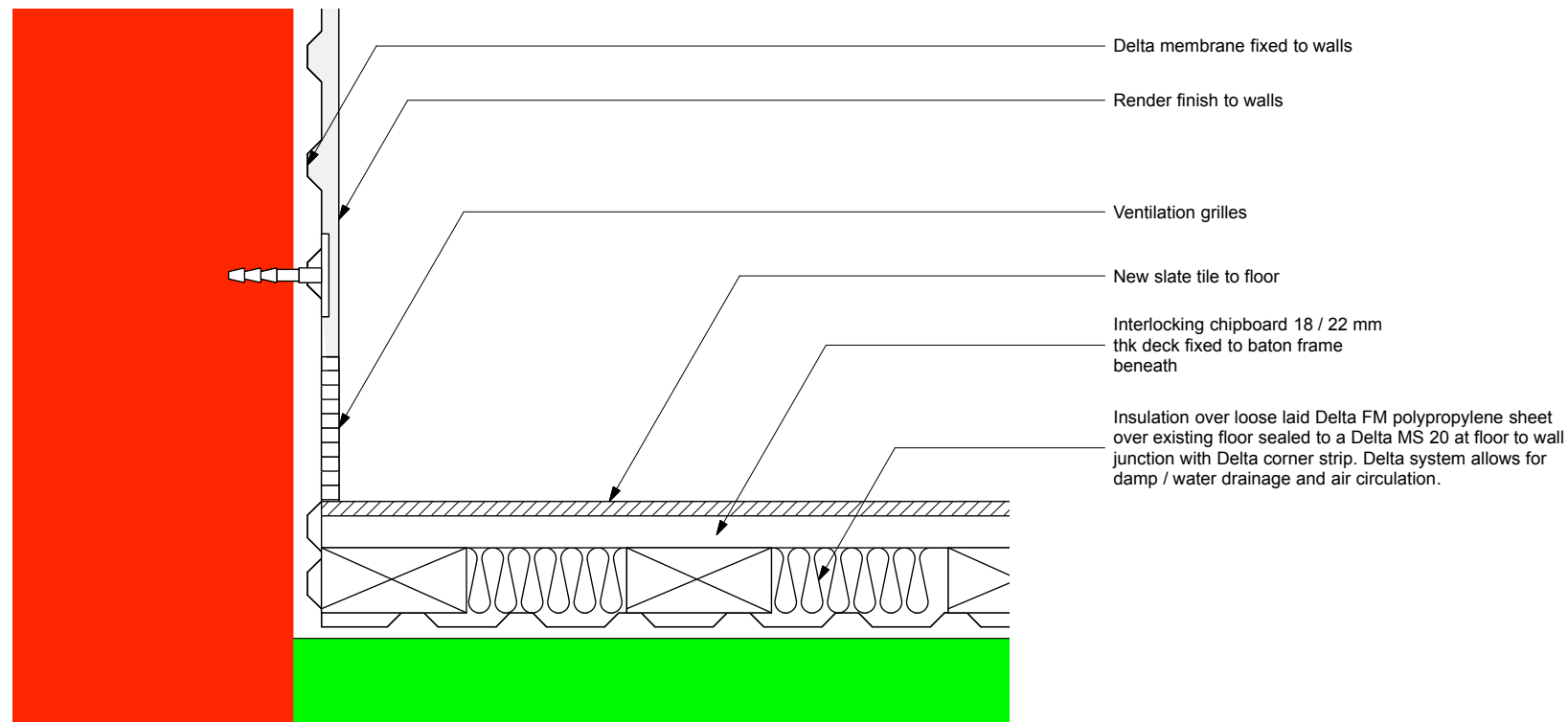
ISSUE: DATE: COMMENT:
- May 2019 Issue for Planning

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.	Job title				
1198	4 OVAL ROAD				
Drawing no.	Drawing title				
629.05	PROPOSED FRONT LIGHTWELL STAIR ELEVATIONS				
Scale	Size	Drawn	Revision		
AS STATED	A3 or A1	ML	-		

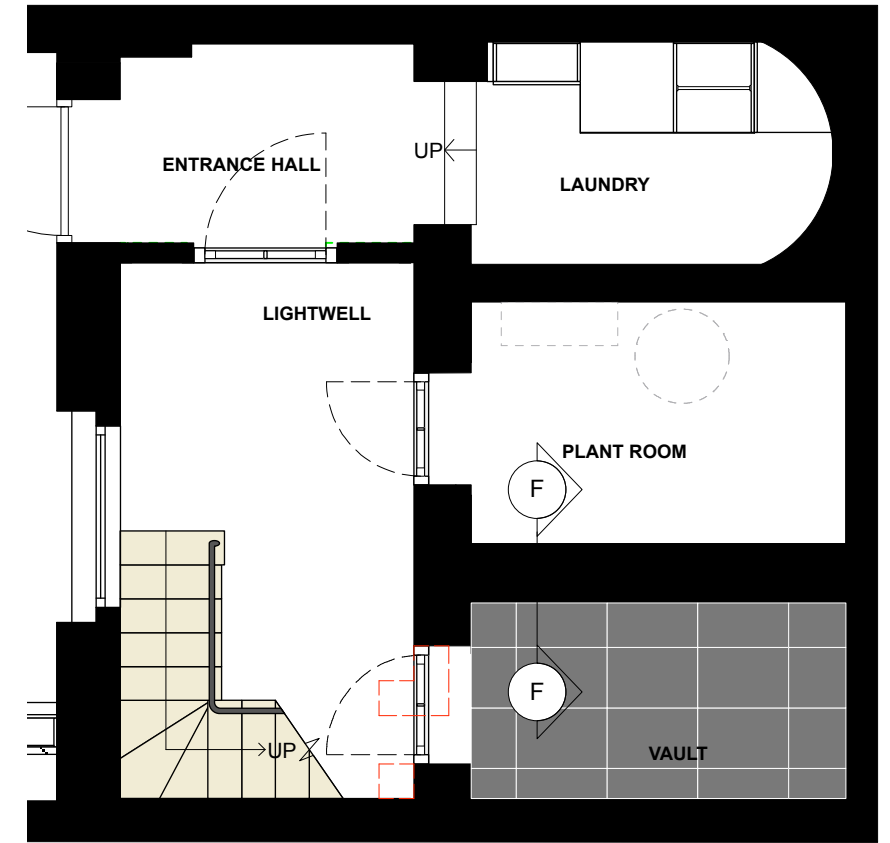
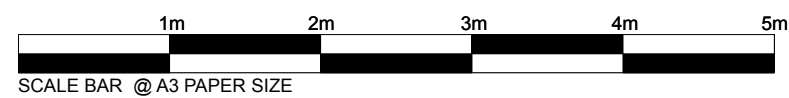
All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.



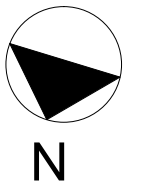
1 PROPOSED SECTION F CEILING DETAIL
Scale: 1:5



2 PROPOSED SECTION F FLOOR DETAIL
Scale: 1:5



3 PROPOSED STAIR PLAN
Scale: 1.25@A1 & 1.50@A3



LEGEND	
	Existing Walls
	Existing Non Historic Walls (Post 1973) to be demolished
	New walls
	Existing Originals Historic Wall (c 1835) to be demolished
	Existing Non Historic Walls (Post 1973)

ISSUE:	DATE:	COMMENT:
-	May 2019	Issue for Planning

CallenderHoworth		Morelands 5-23 Old Street London EC1V 9HL		T: 020 7336 8560 F: 020 7549 2152 W: www.callenderhoworth.com	
Job no.	1198	Job title	4 OVAL ROAD		
Drawing no.	631	Drawing title	PROPOSED VAULT SECTION DETAIL		
Scale	AS STATED	Size	A3	Drawn	ML
				Revision	-

All works to be in accordance with relevant standards, British building codes, and other relevant codes, and with manufacturers recommendations and instructions. All dimensions to be checked on site. Do not scale from this drawing.