

18 Oak Village NW5 4QP

Design and Access Statement

We are aware that Oak Village is included on Camden Council's 'Local List', which sets out the Council's non-designated heritage assets which are considered to contribute to the character of the local area. We are therefore conscious of the need for renovations to 18 Oak Village to be completed in a manner that is sensitive to the character of the area, which we are anxious to maintain. These concerns have therefore informed our design proposals, which are as follows:

- On the ground floor in the kitchen to the rear of the property, we propose to remove from the external wall the existing wooden double doors and two windows and to replace them with classic, steel-framed Crittall doors and windows, which will run the width and height of the kitchen. The Crittall windows and doors will be painted dark grey/black (RAL 9005).
- On the first floor to the rear of the property, we propose to remove the existing wooden double doors and replace them with a wooden sash window and Juliet balcony (concrete plinth rendered in white and iron railings painted in RAL 9005 to match Crittall doors and windows on ground floor). This design is in keeping with the existing sash window and Juliet balcony on the first floor at the front of the property.

The existing doors and windows to the ground floor and first floor were installed as part of an earlier renovation in 2004, but we believe that our own proposed designs will bring the rear exterior of the property more in line with the character of Oak Village. For instance, the installation of a sash window and Juliet balcony on the first floor to replace the double doors installed in 2004 will echo the original Juliet balcony and sash window on the first floor at the front of the property. On the ground floor at the rear, the proposed Crittall doors and windows are a design classic, the simplicity of which will not interfere with the character of the property and the surrounding area.

Access for the completion of the works will be provided through the property from the front door on Oak Village.