

## **Design & Access Statement.**

for Proposed Rear Extension @ 21 Oval Road.

24.08.21

PLANNING

Prepared on behalf of  
Mr & Mrs Hennebry  
21 Oval Road  
London  
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By

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## **Scheme: New rear extension to accommodate an additional bedroom**

***Applicant: Mr & Mrs Henebry***

***Architect: Edward McCann Architects***

### **1 Proposal**

- 1.1 The proposal is to increase the size of the existing rear extension at 21 Oval Road adding bedroom above the basement.
- 1.2 The proposals include a realignment to the basement wall fronting onto the garden and a bedroom at raised ground floor level.
- 1.3 The rear extension will be set out on the same line as the neighbouring building at 23A Oval Road and set back from the extension at the adjoining 19 Oval Road.
- 1.4 The existing side wing, which currently forms the entrance to the house will have the addition of a small upstand and window rising above it to the rear for the new bedroom. This addition will be visually insignificant as it is set back considerably from the entrance to the side wing and beyond the line of sight from the road.

### **2 Context**

- 2.1 21 Oval Road is a semi-detached Victorian Villa and is located within the Primrose Hill Conservation Area.
- 2.2 The road is flanked by similar semi-detached Villas on the west side, while the east side is a terrace of housing of a similar height.
- 2.3 The ground floor is stucco rendered while the upper storeys have received a less defined render. All painted white.
- 2.4 The house has a side wing at ground floor where the front door is situated. This side wing houses the entrance hall and a shower room.
- 2.5 The rear of the house has a basement extension, which pushes out from the face of the original house by 2.8 metres. The elevation of the basement extension comprises fully glazed doors, which open onto a stepped garden.

The garden faces onto a large block of apartments, beyond which there are train tracks.

- 2.6 21 Oval Road is attached to a symmetrical property, no. 19 Oval Road, which was originally identical. 19 Oval Road has a four storey rear and side extension that extends the residential accommodation on basement, ground, first and second floors.
- 2.7 23A Oval Road is the other neighbouring property and was built on the footprint of an old garage between 21 and 23 Oval Road. It consists of accommodation at ground and basement level.

### **3 Planning Context**

- 3.1 21 Oval Road is within Sub Area 4 of the Primrose Hill Conservation Area.
- 3.2 In 2014 Planning Permission (2014/0850/P) was granted to convert the house into a single residential dwelling, having previously been divided by means of a separate basement flat. The interior of the house was remodelled and there was a rear basement extension as well as work to the front basement lightwell.
- 3.3 At the adjoining property, 19 Oval Road, a much larger rear and side extension was granted planning approval in June 1964 (J11/1/11982A). This extension provides an additional garden room and WC at basement level, a study and separate WC at ground floor and a bathroom and separate WC on both the first and second floors.
- 3.4 There are many other examples of similar extensions on Oval Road, where the rear and also the side wing have been extended.

### **4 Pre Application**

In December 2020 pre application advice was sought for two proposed schemes at 21 Oval Road by Edward McCann. Both schemes sought to extend the existing property to accommodate the additional bedroom that the family who occupy the house require.

- 4.1 The first scheme was a loft extension, which in order to work needed to break out of the existing roof form via dormer windows to gain the necessary internal headroom for loft level accommodation. A bedroom and shower room was proposed in this scheme as the stair from second

floor to loft floor was placed in the space already occupied by a shower room.

- 4.2** The second scheme was a rear and side extension, similar but smaller than the extension at the adjoining 19 Oval Road. This proposal was to house the additional bedroom and a new bathroom as well as a void space above the basement dining area. At basement level this proposed extension was set out in the line with the walls of the extension at 19 Oval Road. The accommodation then stepped back incrementally and towards the face of the original building as the extension rose. As well as the void space already mentioned, the bedroom was positioned at first floor level with an access corridor placed in a side extension and a bathroom on the second floor.
- 4.3** In conversation with John Sheehy, Senior Planning Officer, the loft extension scheme was ruled out because it was deemed too conspicuous and it also ran against planning policy for rooftop extensions. Because of this the rear and side extension scheme was explored in more detail as it was viewed as a more acceptable proposal. A further four variations of this option were submitted to John Sheehy during the pre application process.
- 4.4** In March 2021 further feedback was received from John Sheehy. The favoured option of the four mentioned above (Option E) was the one most modest in scale. Sheehy wrote on 26<sup>th</sup> March 2021 “Option E is the most feasible as it produces the smallest addition to the rear”.
- 4.5** The principles of this scheme is the one that has been taken forward and is now being submitted for planning permission. This Design Access Statement in support of the Planning Application describes this favoured scheme.

## **5 Use**

- 5.1** The proposal for the family that resides here is to gain additional floor area in their home to create an adequately sized bedroom for one of their children. The owners have three sons and one of the bedrooms is much too small, having previously been converted from a bathroom. The Planning Officer's favoured position for this extra bedroom on the raised ground floor necessitates a very small extension to the basement. This

manifests itself in part of the wall of the basement moving outwards into the garden to align with the neighbour's building at 23A Oval Road.

## **6 Amount**

- 4.1** The extension will provide a new bedroom of 11.4 sqm. Overall the proposed extension will result in an additional floor area of 12.1 sqm including additional basement floor space.

## **5 Design**

- 5.1** To the rear the extension's external wall will be set out on the line of the neighbour's property at 23A Oval Road. The width of the extension will be similar to the neighbour's extension at 19 Oval Road, albeit much reduced in massing terms. As per the feedback at pre-application the upper part of the extension is narrower than the pre-application proposals making more space between it and the windows on ground and first floors.
- 5.2** At basement level the wall of the extension will be moved out slightly from its existing position along two thirds of the house's frontage onto the garden. In this area the existing steps up to the garden will be infilled and a retaining wall formed with glass windows/doors above. Internally this will produce a built in seating area for dining. The rest of the external wall at basement level will remain in its existing position and a glass pivoting door will allow access to the garden via the retained existing steps.
- 5.3** The basement area that projects beyond the original house will benefit from a greater ceiling height in the dining area. Adjacent to the pivoting door to the garden there will be a new glass rooflight that will replace the existing glass roof and will be set at a monopitch. This will provide natural light to this area and also to the dining area, in a similar way to a clerestory.
- 5.4** At ground floor the original main stair will rise up to first floor level but mid way between storeys they will be adjusted to provide access to the new bedroom. The stair will be adapted to accommodate the entrance to the this bedroom and two additional risers will be required at the junction with first floor level as a result.
- 5.5** The raised ground floor bedroom extension will rise directly on the line of the basement below. The roof form slopes in a mono pitch toward no. 23.

This is a change from the pre-application scheme which had a flat roof. On review the flat roof gave the additional floor a boxy appearance whereas the sloping roof adds a contextual gesture in dropping the building form to the north party wall line while raising toward the south as well as compositional and visual interest.

- 5.6 It will have one window overlooking the garden, a second high level window facing Oval Road, and a third south facing clerestory window to pick up the south light. Both of these secondary windows will be well above eye height.
- 5.7 The high level window toward Oval Rd will be at the junction with the original house to provide morning light to the new bedroom. This will result in a low wall abutting the side wing, which will be set back significantly from the main entrance wall.
- 5.8 There will be no windows on the side elevation facing 23A Oval Road.
- 5.9 On the ground floor the window overlooking the garden in the existing shower room that is accessed via the entrance hall will be blocked off due to the extension. Natural light and ventilation will be achieved instead via a new glass rooflight overhead.
- 5.10 The original stair from first to second floor will be retained as existing. There will be no other changes to any of the accommodation on the first and second floors.
- 5.11 The external walls of the extension will be a combination of fair faced concrete at basement level and timber cladding above. The timber cladding will be white oiled.
- 5.12 The exterior of the rest of the house will be unaffected.
- 5.13 The proposal has been considered carefully in order to remain subservient to the original building, both from the street and garden elevation. The symmetrical nature of the original house is maintained. From street level there will be little, if any, visible change to the house. This is in contrast to many of the other properties on Oval Road that often have substantial side wing extensions.
- 5.14 Our commitment to high quality design is paramount to the success of the scheme and therefore careful attention will be paid to detailing and to the execution of the design.

## **6 Sustainable Construction**

- 6.1 The proposed modifications will provide improvements to the building's thermal efficiency and will utilise high performance double glazing to all glass elements.

## **7 Access**

- 7.1 There will be no change to the existing access.

## **8 Conclusions**

- 8.1 The proposed extension is much more modest than other rear extensions permitted along Oval Road and will be unobtrusive, or invisible to the eye from the street. All of the main distinguishing features of the original Victorian villa will remain unaffected.
- 8.2 The extension is much smaller in scale than what has been permitted at the attached property, 19 Oval Road. Overall the property at 21 Oval Road retains much more of its original external features than at no. 19.
- 8.3 The proposal has been carefully developed following a pre application in which a Conservation and Design Officer was consulted in addition to a Senior Planning Officer. Care and attention has been given to the advice given and this was been acknowledged by the Senior Planning Officer, John Sheehy in his email of 26<sup>th</sup> March 2021, "As you have incorporated our previous advice, our comments on these options are relatively limited."
- 8.4 In conclusion, the rear extension will provide the necessary space for the owners growing family and will allow them to remain in their family home for years to come. The addition of a bedroom will future-proof the house for them.
- 8.5 The design of the extension will compliment and respect the original building and will be a positive and high quality architectural addition.
- 8.6 All of the proposals have been considered in a way that respects the existing building and its locality, whilst providing much improved accommodation for family life. All of the works will be carried out to the highest standards and will provide changes that will create a positive legacy.