

15182  
22 Oak Village  
NW5 4QN

Design & Access Statement  
Origin Architecture  
October 2022  
Revision A







**Introduction**

This report and the drawings associated with this application describe a proposed rear extension and building upgrades to a semi detached dwelling in Camden.

**Site Context**

22 Oak Village is part of a collection of locally listed houses below Hampstead Heath. The street consists of matching pairs of houses that are all similar in design. The property sits on a corner site and is noticeable because it is entirely painted light blue. Generally other houses in the street are brown brick with white render details, and in some cases to the entire ground floor.

**Building description**

The dwelling features 1 chimney stacks, a slate roof with 2 ventilators on each pitch which has started to sag because of the small timber sections that were used in the construction of the structure. The front elevation is brick with 2 large white framed single glazed sash windows. The brick is painted light blue as elsewhere. The side of the property is cement rendered and to the rear the wall wraps around the corner to form a courtyard garden with a garage door onto the street. The rear of the property has more modern glazing without any glazing bars with 2 large rational double doors that access on the side of the outrigger. (fully glazed) There is a brick built out-building in the rear of the garden with is in poor condition. All existing windows are single glazed and in poor condition.

**The Design proposal**

The main proposed alterations are as follows:

1. A fully glazed side return extension sloping to the garden wall
2. replacing the shed with smaller foot print to gain more garden space.
3. Associated landscape improvements to make the rear courtyard level
4. Internal building fabric improvements
5. the replacement of the existing roof structure and covering with matching slates.
6. Replacing single glazed windows with new matching ones that are double glazed and draught sealed
7. Change external colour to white
8. Internal alterations including new stair
9. Removal of the garage door and replacement with a slatted screen with timber access door.

**Who is Origin Architecture**

Origin Architecture specializes in buildings that provide bespoke and considered spaces, often solving complex construction problems. Every project is approached with a personal service and rigorous attention to detail. We try to add value to our client's project by listening, collaborating and never imposing a preconceived idea or style. Clients choose us because we are open minded, thoughtful and trustworthy. Our objective is always to marry the pragmatic with the aesthetic in a way that results in buildings and places that have a positive impact on people's lives. The directors have 15 years experience working for some of London's well known architects including: Cullinan Studios, Wilkinson Eyre, Penoyre & Prasad, Feilden Clegg Bradley Studios and Pentagram.

**Drawing & Info list**

- P-001 Location & Block Plan
- P-100 Existing Plans
- P-101 Existing Elevations
- P-102 Existing Sections
- P-200 Proposed Plans
- P-201 Proposed Elevations
- P-202 Proposed Sections



1



2



image 2 shows neighbouring property windows

## Design In Detail

The general principle for the design has been to maintain the integrity of the host property and its period features, whilst adding a minimal modern addition that will provide the occupants with extra room for their growing family .

The proposed development seeks to comply with the broad requirement for high quality design, that does not detract from the character of the wider street and surrounding area. The design draws upon previous architectural works that Origin Architecture has completed to this type of building and urban environment, and upon a considered assessment of the existing building and streetscape.

## Use

The site has a residential use class of C3 that will remain unchanged. We consider that the proposed changes will have minimal impact on the site and access routes are to remain intact.

## Form

The rear extension is designed as a contemporary addition to a traditional house. The extension is set back from the main rear facade by 0.8m and it slopes down to the boundary wall with the garden of number 21.

## Amount & Scale

The side extension is subordinate to the host property The proposed additional space is less than 100m2 and will not be subject to Community Infrastructure Levy charge.

## Layout

There is no change in the layout of the site as a result of this application. The locations of the vehicular and pedestrian entrances remain the same. The access to the main entrance of the house is via one step.

## Access

The proposal does not change the buildings external or internal accessibility. The layout of the ground floor creates step free access throughout this level to be compliant in general with Lifetimes homes guidance. A new bathroom has been introduced on the ground floor.

## Neighbour Amenity

The proposed ground floor addition is designed to slope down to the existing boundary wall between gardens. The gutter to the top of the wall increases the existing height by 200mm. The entire side extension is made from glass with minimal framing ( see following page)

It does not create significant additional overshadowing above that created by the existing building forms.

Neighbouring outlook to their rear garden is maintained. Adjoining properties will still enjoy an uninterrupted outlook from existing rear and front facing windows.

There is no significant loss of privacy as no additional side windows are proposed that overlook neighbouring gardens. The design does not create additional overlooking that is not already possible from the upper windows.

There will be no additional noise disturbance as no sound generating equipment is proposed.

The proposal does not create significant adverse impact on neighbours residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect. In its use it will not create significant additional air, water, light or noise, pollution.

## Materials

High quality materials will be used throughout including frameless glass details. New slates will match the existing and ensure a good match with the colour of the other roofs in the street. The blue exterior will be entirely repainted white.

## Sustainability

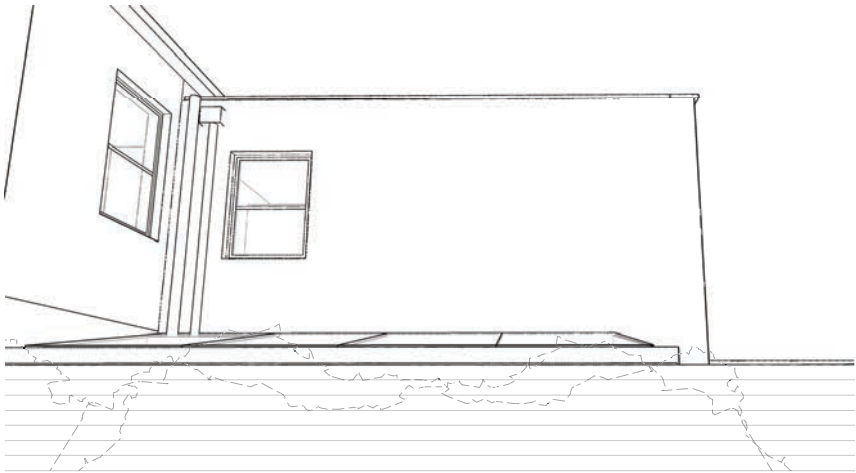
The new building elements will be detailed and constructed to a high standard, using durable materials to create a positive contribution to its environment. All new parts of the dwelling will be built to current Part L standards which will ensure much improved levels of insulation to the roof walls and floors, which currently have none. LED lighting will be used in all new areas and water efficient sanitary ware will be used throughout. The predominate external materials will provide lasting durability.

## Parking

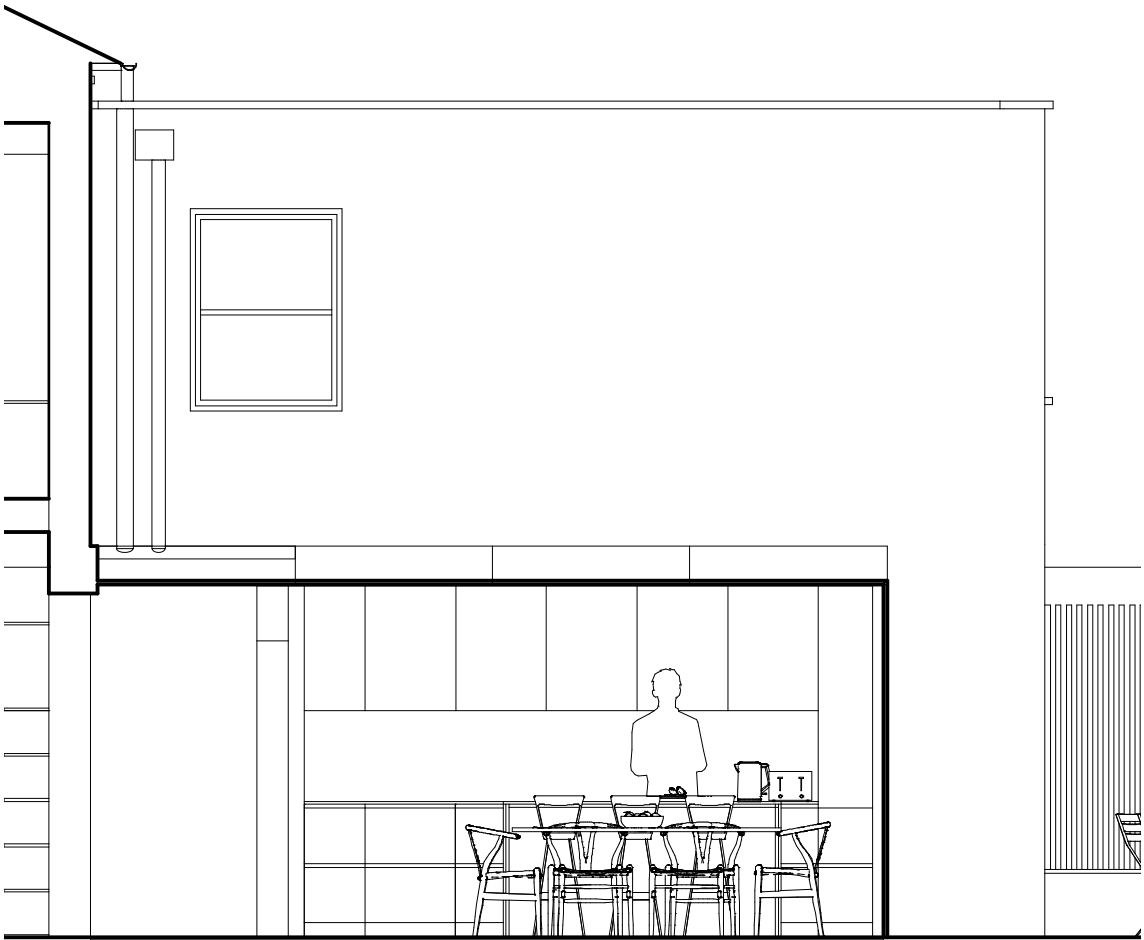
No additional parking positions are proposed.

## Conclusion

It is considered that the submitted design and form of the proposed extensions would not cause undue harm to the neighbouring houses or to the appearance of the host building, with all alterations located to the rear and well set back with little impact on the street scene.



Artists Impression of view from neighbours side of wall (planting against wall shown dotted)



PROPOSED SECTION BB

