

## 89a Gloucester Avenue

### Householder Planning Application

### Design and Access Statement

Installation of a garden studio to 89a Gloucester Avenue.

#### Existing Design

89 Gloucester Avenue is a Victorian, mid-terrace, five storey house built in c.1860. The house is split in to two apartments; 89a, which occupies the upper and lower ground floors and 89b, which occupies the first, second and third floors. This application applies only to apartment 89a. The surrounding context is typified by terraced residential houses from the same era. The house is situated in the Primrose Hill Conservation Area and is not listed.

The property is flat-fronted with pairs of sash windows to the first and second floors. The mansard roof, is clad in slate tiles with two roof lights to the front pitch. The elevation features white stucco render to the upper and lower ground floors with London Stock brick to the first and second floors. The sash windows are surrounded by decorative stucco mouldings. At first floor, cast iron railings form Juliette balconies. The property is flat-fronted with pairs of sash windows to the first and second floors. The mansard roof, is clad in slate tiles with two roof lights to the front pitch. The elevation features white stucco render to the upper and lower ground floors with London Stock brick to the first and second floors. The sash windows are surrounded by decorative stucco mouldings. At first floor, cast iron railings form Juliette balconies.

A front light-well surrounded by railings serves as secondary access to the lower-ground floor apartment.



*Image 1 - 89 Gloucester Avenue – Front Elevation*

The rear elevation features staggered sash windows serving the staircase, half-landings and accommodation. The original butterfly roof profile has been infilled with a set-back mansard roof to provide additional living accommodation and a small roof terrace. A rendered infill extension to the upper and lower ground floors features large areas of glazing and two sash windows. The roof of the extension is used as a terrace by 89b, this is accessed from a door at the half-landing.



*Image 2 – 89a Gloucester Avenue – Rear Elevation*

## **Proposed Design**

This application seeks permission to build a 5W x 3D x 2.5H timber studio at the end of the garden of 89a Gloucester Avenue, which occupies the ground and lower ground floor of 89 Gloucester Avenue.

The proposed footprint of the studio is 14.7m<sup>2</sup> and its external finished height is 2.5m high. The intention is to create a Studio that would be used as a Study/ Office for the family occupying the apartment.

The materials to be used externally include black aluminium windows and sliding door. The walls of the studio will be clad in Wabi Shou Ban timber panelling and a green sedum roof will be installed on top of the studio.

## **Access**

The outbuilding will be accessed through the Lower Ground floor of the apartment via the garden.

## **Documents**

1013\_AVP\_Location Plan

1013\_AVP\_Site Plan

1013\_Proposed Studio Design