

Development Management
Camden Town Hall
Argyle Street
London
WC1H 8EQ

SUPPORTING DESIGN AND ACCESS STATEMENT

For:
100 Gloucester Avenue, NW1 8HY

Proposal

New mansard roof with front terrace and erection of single-storey first-floor rear extension.

Site & surroundings

No.100 is a three-storey plus basement Georgian mid-terrace on the north-eastern side of Gloucester Avenue. The site is located in the Primrose Hill Conservation Area, and while not listed, the building is identified in the Conservation Area Statement as making a positive contribution to the character and appearance of the Conservation Area.

The property backs onto the railway sidings, and there are no listed buildings on the site or in the immediate vicinity. Since the 1970s, the property has changed use several times, from a single-family dwelling to a mix of retail shops with residential use on the two upper floors and design studios in the lower ground. For a period, the council also utilised the property as Intermediate Housing until its sale in 2024.

Design

The property's existing layout confirms the above, as multiple rooms and kitchens were adapted to different locations to accommodate multiple occupants. The proposal seeks to reorganise the design to function as a single-family dwelling whilst carefully reinstating most of the period features that gave the original building its character.

In addition, a mansard roof extension to the main building is proposed. This will infill the gap left between the roof extensions at No.102 and No.98 on either side, completing the established roof line and reuniting the terrace.

The ridge line will be maintained to create unity with adjacent roof extensions, but it is proposed to set back the roof extension by 1.8 meters at the front to allow for a small terrace and glazed double doors. Since the front elevation is south-facing, this will maximise the use of natural light and ventilation.

A metal railing will protect the roof terrace, which is set back 60cm from the parapet's edge, minimising any visual impact from street level. Similar configurations can be seen most notably at No.96 and continuously from No.86 to No.48 Gloucester Avenue.

The rear elevation will be a traditional mansard slope at 70° with two lead-clad dormer structures enclosing timber sash windows.



Image 1 - Context roof layout

It is important to note that both chimney stacks have been blocked (*see image 1*), and sections of the interior breasts have been removed on different floors, to no cohesive arrangement.

It is proposed to remove all excess brickwork, but as shown on the proposed plans, some rooms will incorporate a decorative chimney breast to reinstate the original period character of the building.

An extension will also be added to the rear addition, measuring 4.8m (D) x 2.8m (W) x 2.3m (H), measured from the top of the existing parapet and matching the existing materials, including timber sash windows and stock bricks.

To the side, the existing doors and related Juliette balcony will be replaced with arched timber frame windows and stone headers. These windows will be placed close to the main building, helping to bring natural light to one of the darkest corners of the house whilst avoiding overlooking.

Use

The proposed changes will be for the sole enjoyment & use of the current occupier.

Access

Both pedestrian and vehicular access to the property will remain unchanged.

Sustainability & Environment

The application proposes using sustainable materials where possible. All new doors and windows will be constructed in accordance with Part L, providing high energy efficiency.

The scheme will also provide good natural daylight and sunlight levels to the new proposed storey, resulting in a better amenity space for the occupiers.

Conclusion

For all reasons detailed above, it is felt that the proposed scheme would be harmonious with the building and not be out of keeping with the area's visual amenity.

The design has taken into consideration many of the UDP policies that are central to the Council's approach to this type of work.

Yours sincerely,

Abraham Sandoval
Architect / Director