

Design and access statement.

148, Gloucester Avenue, NW1 8JA.

The proposal adds a rear two storey extension, extending about 1.4m to be in line with the existing rear extension & new extension approved in 2012 at 146, next door south of 148.

The aim of the extension is to give 148's basement kitchen & the ground floor bedroom above it, which are both small, extra space & also to be able to apply modern standards of insulation without intruding into existing habitable areas to the benefit of the environment & fuel bills.

The terraced property, on the east side of Gloucester Avenue, is unlisted, of four storeys & the basement.

It is divided into a main residence of 2 bedrooms on floors 1, 2 & 3, a small shop/office at the front of the GF, and a flat of 3 small bedrooms in the basement & rear GF, to which this application refers.

The terrace was built circa 1870 when the main Euston to Birmingham railway was widened .

146, to the south next door, got approval for a one storey extension, similar in footprint to the one we apply for now, in 2012.

146 also has a 2 storey extension occupying about 40% of its width on the north side adjoining 148. Our new extension would shadow this on our side of the boundary.

148's extension would be in rendered blockwork, white painted & with glazing.

The proposed extension is invisible to other homes. It is completely hidden from the public realm by the height of the terrace of houses on Gloucester Avenue.

The application will not cause extra overlooking, loss of outlook, noise or nuisance to neighbours. It is therefore consistent with Policy SD6.

The extension will have no effect on access to & from 148.

The GF rear bedroom & its basement kitchen have the same footprint. Each are of only 10 square metres.

The proposed extension will add about 3.3sqm to each room, greatly improving the amenity, comfort & enjoyment of each room.

We made this application earlier this year, but Camden suggested they would be more likely to approve a one storey extension, so the application was modified to one storey & granted on 20/6/13.

However we have discovered other external extensions nearby, built fully across the rear of properties & two stories high & feel as ours is the same it should be granted, especially as it is the most northerly building in the terrace & the extension will be invisible.

End 1/8/13.