

22 MAY 2012

**Garden Flat 1,**  
80-82 Gloucester Avenue

Dear Sirs,

We are submitting a planning application on behalf of the owners of a basement flat at no 80-82 Gloucester Avenue for a rear garden extension. As it is made on behalf of a flatowner, a Full Planning Application has been made.

It is a share freehold property and so we have posted notices to the secretary of the management company for the freeholder group. We have made the application and payment on line.

## **DESIGN AND ACCESS STATEMENT**

### **Proposal**

The proposal is for a single storey flat roofed garden extension to the existing rear addition. We have checked the planning history and looked at the context carefully and at the Primrose Hill Conservation Area Statement.

### **Rear extension**

There are various other extensions in the terrace; apart from infill extensions there is a higher rear extension visible at the end of the terrace, no 88, a full depth extension at no 86 and a similar extension to garden flat 1 no 80/82 2005/0494/P was granted permission and ratified in December 2007. A similar, slightly deeper extension exists at no 62-64 Flat 1, and at garden flat 1 66-68 was granted permission in September 2011. In addition there is a full garden extension at the far end of the terrace.

The original garden area was 34.2m<sup>2</sup> and the area of the existing extension 8.76m<sup>2</sup>. The proposed new extension is 6.9m<sup>2</sup> bringing the total to 15.67m<sup>2</sup> which is under 46% of the original garden size.

The proposal has a green roof and the same covering would be applied to the existing extension roof, see details, thus reducing the impact for the neighbours above. The walls will be largely glazed; folding sliding doors on one side and full height windows on the other to reduce the impact on the garden and to create a fully openable space connected to the garden for the use of the occupants. The spandrel panels above the glazed sides will be in brickwork to match the existing.

The neighbour on the side of the extension has a double width garden so the minor increase in raised party wall to the north side of their property will have minimal impact.

### **Access**

This proposal does not affect existing access to the flat, which is via a stair in the front lightwell. It is reached via the existing extension which has a raised step for drainage reasons. However the rear extension will have flush thresholds onto the garden, making the amenity space accessible via Bedroom 2.

### **Archeology**

This is not in an archeological priority area

### **Biodiversity**

It is not part of or in an area designated for its biodiversity value, but here are details of the sedum roof to be installed;

Sedum types; Sexangulare, Album, Lydium, Acre, Spirium, Reflexum, Hispanicum, Makinoi, Patchyclados

These are the maintenance guidelines to be followed;

Sedum, are designed to require minimal maintenance, however the roof will be inspected twice per year, once in Spring and once in Autumn,

- Apply one application of a slow-release green roof fertiliser at the recommended rates, at the end of February. Care should be taken not to over-feed.
- Remove any weeds and woody plants seeded by airborne invasion.
- Pruning can take place after flowering (during the Autumn inspection) to ensure any die back is removed. Where any exposed areas of soil become visible, for example by the removal of any weeds or natural die back, take some cuttings from the surrounding sedum and press onto the soil.
- Any overly bushy areas can be cut back to approx 5-10cm above the module to keep the growth compact. This will also help encourage fresh growth.
- In order to protect itself in winter from freezing, sedum will shrink and then naturally

plump up again during warmer temperatures.

### **Heritage**

As it is a modest extension to the rear of a terrace backing onto the 12m high wall of the old car works, the proposal does not harm the existing character of the area.

Please email if you want to discuss any of the above detail, or need further information,

Yours sincerely

Jenny Harborne RIBA