

DESIGN AND ACCESS STATEMENT TO ACOMPANY PLANNING AND CONSERVATION
AREA CONSENT FOR: UPPER MAISONETTE, 153 GLOUCESTER AVENUE, NW1

1.0 Introduction

1.1 This statement is written in support of an application for planning permission and Conservation area consent for alterations and extensions to the single family dwelling house.

1.2 This statement should be read in conjunction with the drawings enclosed with this document.

2.0 Application Site and Surrounding Area

2.1 The application property is in use as a single family dwelling house.

2.2 The immediate surrounding area is predominately residential in character and is within walking distance of Camden high street.

3.0 Amount

3.1 Planning permission and conservation area consent is sought for the following:

- Rear elevation - Change to fenestration and replacing existing window.

4.0 Scale and Appearance

4.1 Rear Elevation – It is proposed to replace and move an existing timber casement window to the bathroom with a slightly larger timber casement window to allow more light into this area and a better view of the trees to the back of the property. The existing bathroom window is also positioned awkwardly within the room and doesn't allow a very good view.

5.0 The Use

5.1 The single family use is unaffected by the proposals.

6.0 Access

6.1 No change is proposed to the main access into the existing building.

7.0 Planning Context

7.1 The proposed new window would be located at the rear of No. 153 Gloucester Avenue. It is located at the Third Floor level, is a little larger than the existing window and its position has been altered slightly. Its location and use of traditional materials is respectful of the character and appearance of the existing building and the surrounding area in which it is situated. The external wall finishes will also match the existing wall.

The changes to this elevation are at the rear of the property and not readily visible from any public view.

9.0 Conclusions

9.1 The proposals make more efficient use of the building in a manner that preserves the architectural character, enhances the character and appearance of the conservation area and would not cause harm to existing residential amenity.

9.2 Accordingly we trust the Council will determine that the applications for planning permission and conservation area consent can be approved.