

Design and Access Statement for 137 Gloucester Avenue London NW1.

Conversion of two flats into a single dwelling and the addition of a rear extension and balcony.

Site and existing building

This site is made up of the lower ground and raised ground floors of No. 137 Gloucester Avenue. The property is a five-storey house divided into four flats, it is located within a largely uniform Victorian terrace.

It is situated within the Primrose Hill conservation area and is not listed.

This application is to convert the separate raised ground floor and basement flats into one large family maisonette and to create an extension to the rear of this new dwelling.

The rear of the property has an original two-storey outrigger that is approximately half the width of the rear elevation.

This pattern is continued down the terrace although several houses have extended this outrigger sideways, filling in the gap between.

Planning permission has previously been sought and granted to extend the lower ground floor and to create a terrace above on the raised ground level. (pp no.2010/0687/P)

This new application seeks to incorporate the lower ground floor extension as approved in the previous planning application. We then propose to glaze over and create an infill over this basement extension but restricted to the area between the existing outrigger and party wall with that of 139 Gloucester Avenue. This area would have been the terrace to the raised ground flat, instead we propose making this into internal living space. This would eliminate any noise disturbance caused to the bedroom in the 1st floor flat above. A new glazed opening to the rear of this floor will create a better connection between interior living space and garden.

Several properties within this terrace have already built rear extensions of comparable size to the one we are proposing.

Access

This building has a communal entrance and hallway on the raised ground floor, which will remain the primary access to this new maisonette. The new design will not change this entrance.

There is an existing entrance to the lower ground floor via 13 steps. The new design will not change these steps but proposes the replacement of the front door at this level by a window. However access and egress will be possible via the proposed French doors to the patio.

The level of the garden at the rear of the property is approximately halfway between the level of the raised and lower ground floor levels. Access from the raised ground floor to the garden will be through sliding folding doors via a small balcony and then down 10 steps. Access from the lower ground floor will be 7 steps up.

Internally, a new staircase will be centrally located within the property joining the two floors together.

Design

This design will open up the raised ground floor creating more generous living, cooking and dining areas and a centrally located staircase that will also act as a light-well to the lower ground floor.

There will be three bedrooms, all be located on the lower ground floor of the property. The bedroom to the front will have new French doors, these will replace the un-original poor quality window that is presently there. The existing access to the lower ground floor, under the main entrance front steps, will be replaced by a window. These changes are not visible from the street.

The two bedrooms to the rear of this floor will both have French doors that open out to the lowest level of the terraced rear garden.

The extension will be clad in seamed zinc with metal sliding folding glazed doors. The roof of the existing outrigger will be clad in the same zinc. The other half of the proposed extension roof will be glazed.

The sliding folding doors will open onto a balcony that will then lead to steps to the garden. Overlooking into neighbouring gardens will be avoided by large planters and/or screens on either side of the balcony.