

76-78 Gloucester Avenue London NW1 8JD



DESIGN AND ACCESS STATEMENT

Ref: 1201-643 -DAS

Revision: Initial Issue

Client: Mrs Pauline Harries

1 Introduction

1.1 The existing basement flat occupies the entire basement within a pair of converted 3 storey Victorian town houses. It is set in the Primrose Hill Conservation Area and is not statutorily listed.

1.2 This statement is made in support of planning application for the proposed small single storey rear extension and the refurbishment of the front vaults to create cycle racks for the residents of 76-78 Gloucester Avenue.

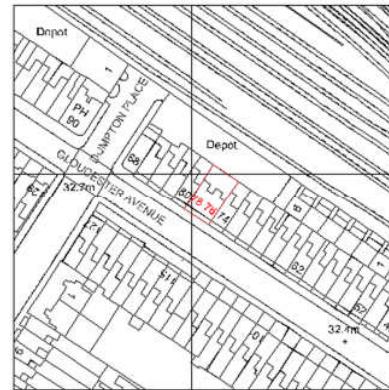
2 Site Information

2.1 This terraced house residences are situated upon the northeast side of Gloucester Avenue and are typical of the area. The site is located in central London, in an area with a lively mixture of commercial and residential uses. Also the site has excellent access to public transport.

2.1 On a more local scale, the total plot area is approximately 216.8m². The site is occupied by a 3 storey-Basement dwelling house and rear courtyard providing amenity space.

2.2 Each house within the terrace is two windows wide and they range from three to four stories in height. The front elevations are decorated with white stucco at the ground floor with upper floors in in exposed yellow brickwork. The windows to the front elevation are square headed and sashed. There are cast iron balconies to the first floor.

2.3 A selection of photographs showing the existing building is attached below.



Location Plan (NTS)



Front Elevation



Rear Elevation

3 Land Use

3.1 The basement flat occupies the entire basement of the pair of converted houses at 76-78 Gloucester Avenue as stated previously. No change of use has been proposed.

4 Scale

4.1 The total gross area of the basement flat is some 97m².

4.2 The proposed rear extension is modest in size to minimise the loss of garden space and to reduce its visual presence. The total footprint of the extension is 3.1m², and the total height is proposed to be some 2.6m and will thus not have an appreciable effect onto the residential density of the plot.

5 Appearance

5.1 The proposed kitchen extension has been designed to match the appearance of the existing property in order to preserve and enhance the character of the period house. The proposed extension shall not adversely affect the appearance of the property given its modest scale.

5.2 New windows have been proposed to the new cycle racks at the front of the property with no further alterations to the external appearance.

5.3 The internal alteration will be kept to a minimum with only minor alterations to the internal layout. New rooms have been sensibly designed to minimise the impact and retain as much of the existing fabric. To provide a functional cycle rack to the front of the property, a new stairs and new structural openings have been proposed.

5.4 Please see the planning drawings showing the changes to the external appearance and the internal detailing within this property.

6 Effect on Adjoining Properties

6.1 Careful consideration was made to ensure that the proposal does not adversely affect the adjacent properties or the area in general. The extension has been sensibly designed and is of modest size to minimise the impact onto the adjoining properties. No loss of privacy is anticipated. Furthermore, a number of similar planning applications, which closely relate to the current proposal for 76-78 Gloucester Avenue, have been approved within the street.

7 Legislation and Planning History

7.1 A number of planning applications have been considered in the past. A selection of recent applications has been listed below.

7.2 2009/2804/P , for the Erection of a conservatory at rear ground level to residential premises (Class C3), issue date 04-08-2009, has been withdrawn; and 2924 , for the The erection of a single storey addition at the rear of the ground floor flat as a extension to the living room at Nos. 76-78, Gloucester Avenue, issue date 02-12-1966 , Conditional Approval

7.3 Relevant Government Guidance includes PPS1: Delivering Sustainable Development PPG3: Housing

7.4 Planning Policy Statement PPS1: Delivering Sustainable Development was published in 2005 and offers a number of objectives in promoting sustainable and inclusive development. In line with the recommendations of this policy, the proposed development and the way it functions improves the character and quality of an area. The proposed development will not have any adverse effect on the area and provide high quality accommodation to blend with the adjacent dwellings.

7.5 The proposed development is in line with the recommendations of the Planning Policy Guidance 3: Housing published in March 2000 as it provides new accommodation on a previously developed land in an existing urban area.

8 Access

8.1 As mentioned in the introduction to this report, the site is located in close vicinity to both public and car transport links. It is within easy reach of Chalk Farm and Camden Town underground stations. Chalk Farm Rd and Prince Albert Rd are served by a number of on a local bus routes. There is a number of public car parking spaces both on the street and in nearby multi-storey car parks. For these reasons it is considered that no on-site parking spaces should be provided in accordance with council and London transport policies.

8.2 The flat is accessed via the existing Victorian staircase, and little can be done to improve access without adversely affecting the character of the property. To ensure that persons with limited reach have access to the electrical sockets and switch outlets, the height of new socket outlets should be no lower than 450mm from the floor and for switches, TV points, telephone outlets, doorbells etc, no higher than 1200mm from the floor (guidance note 15). The width of all doors and corridors shall comply with the lifetime homes recommendations.