

## **Full Planning Application with Design & Access Statement, Conservation Area Impact Assessment & Environmental Performance Statement**

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**457: 101 GLOUCESTER AVENUE,  
LONDON NW1 8LB  
DEC 2009**

**The Application is for the addition of a new glass  
balustrade and replacement of existing windows  
to the third floor roof terrace**

Image 1. THE REAR OF THE TERRACE FROM FITZROY ROAD.



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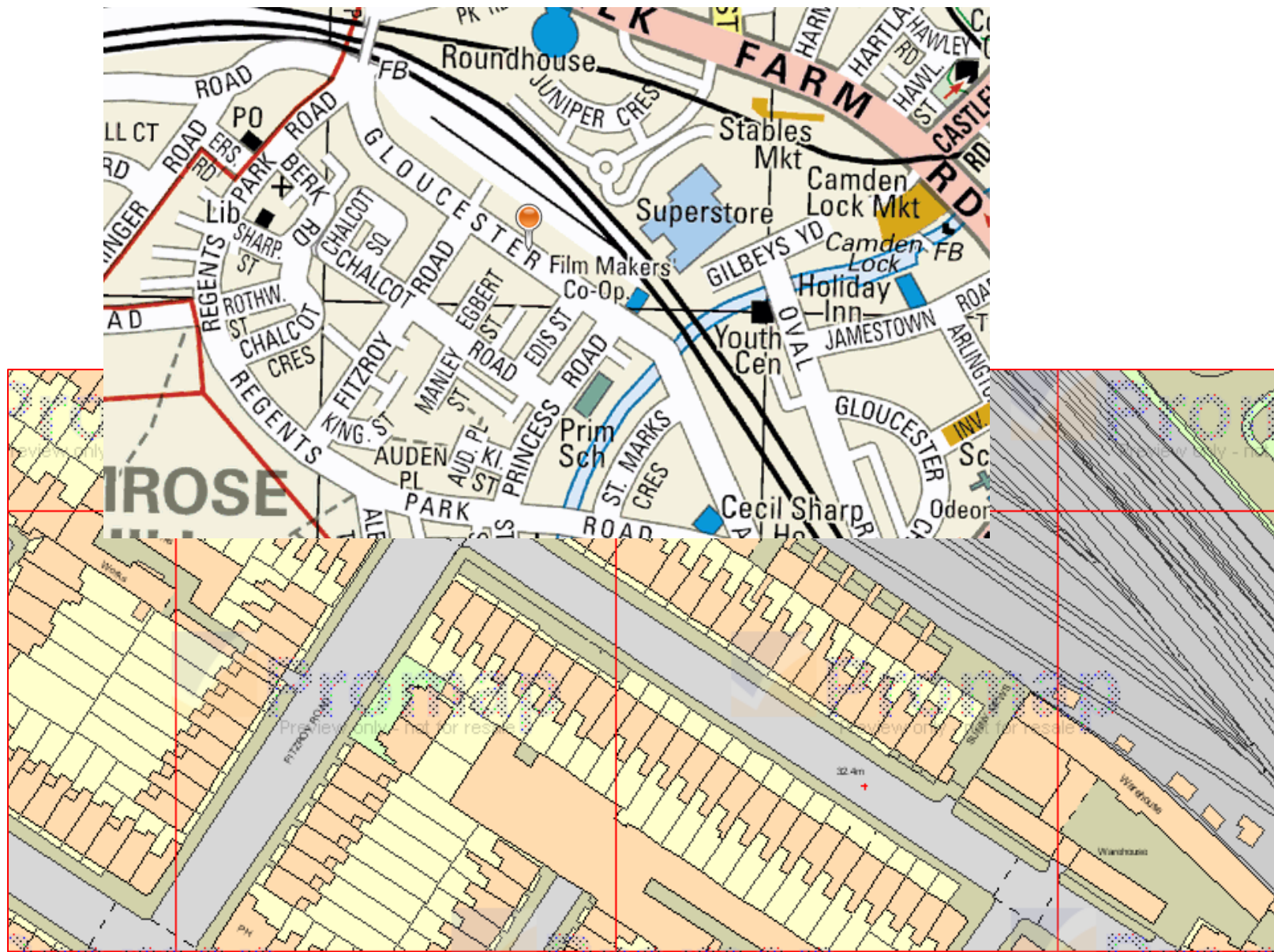
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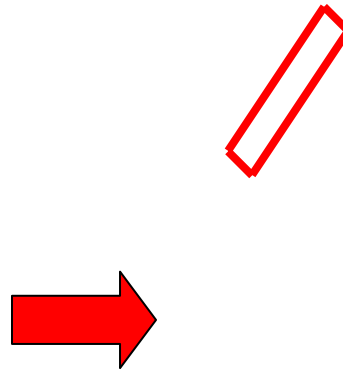
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## I.0 Existing

### I.01 MAP





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Image 2. Aerial view looking North



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Image 3. Aerial view looking West



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Image 4. Existing roof terraces to the West



Image 5. Existing roof terraces to the East



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Image 6. Existing roof terraces to the West



Image 7. Existing roof terraces to the East



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## Site & Scale

The buildings sit on Gloucester Avenue, in a terrace of Victorian town houses. The terrace is an unbroken 150 metres long and there are no easy views of the rear of the building from street level.

The building is not listed but sits in the Primrose Hill Conservation Area.

The buildings comprise semi-basement and ground plus a further three floors.

### 1.03 Existing Uses

The building is currently in residential use – C3 - being split into three flats.

### 1.04 Appearance

The buildings were probably constructed in the late 1880's. The front façade ( which is not altered in these proposals ) is in stock brickwork, with stucco detailing in the arches and string courses. The buildings in the terrace are similar to the front, but to the rear a variety of top floor roof extensions have been built where once the parapet walls used to follow the line of the butterfly roofs. Some run full width, some have a full width terrace and some ( No. 101 ) have a third inset roof terrace area.

101 Gloucester Terrace was given planning permission for a third floor extension in 1977 – the drawings are included with this application.

Otherwise, the rear elevations are in a similar stock brickwork, painted timber windows with painted stone sills. The structure is of masonry and timber. The roof structure is in timber with a zinc covering and slates to the mansard.

Internally the finishes are very plain.

### 1.05 Existing Access

The pavement to Gloucester Avenue is 1.5 metres wide and access to the front garden is on a level, but there are several steps up to the ground floor front door which is 2.4m above the pavement level. Wheelchair access is not therefore possible and there is no lift.

### 1.06 Thermal Efficiency

The proposals will improve the thermal efficiency of the building by replacing the single glazed buildings with double glazed windows and by adding a layer of insulation to the roofs of the rear additions kitchen area.

### 2.01 The Proposals

The proposal looks to address the following issue:

- To provide the roof terrace amenity space with a view by replacing the brick parapet with a glass balustrade.



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- To replace the existing rotten timber French windows to the terrace with thermally efficient aluminium windows.
- To renew the kitchen timber structure which was jerry built and rotten
- To renew the kitchen roof with an insulated roof
- To replace the Velux windows to the front mansard like for like.

## **2.02 Proposed Access**

Access will be as existing. The front door of the flat is approached by a staircase from the existing front door of the property which is at raised ground floor level.

## **2.03 Extension & Amenity Space**

The new glass balustrade will be visible from the rear gardens. It is unlikely that there will be any significant visual impact from the surrounding buildings, indeed Nos. 99, 103 and 105 Gloucester Avenue have roof terraces of their own with glass or metal balustrades which look out onto the rear gardens.

The new balustrade is similar those on the neighbouring buildings. The roof terrace will not be visible from below. The kitchen roof will be in felt with zinc gutters. Only the glass balustrade will be visible from below.

The terrace will utilise the existing roof drainage outlets to a hopper head and to the existing rainwater pipe.

The south facing kitchen wall will be raised in rendered brickwork to match that of No. 99.

## **2.04 Proposed Thermal Efficiency & Services**

Other than as listed above in 1.06 which are necessary to meet current Building Regulations, there are no further proposed interventions into the original building. The roof of the extension will be designed to meet Part L1B, with windows at 1.2 W/m<sup>2</sup>K, walls at 0.55 W/m<sup>2</sup>K. The new roof will have a U-Value of 0.18W/m<sup>2</sup>K.

## **2.05 Extension / Refurbishment**

The existing windows will be replaced in approximately the same position, and the brickwork to the rear parapet will be cut down to roof level to be replaced by the glass balustrade. The new doors out onto the roof terraces will be in aluminium – matt RAL 7022 Umber Grey.

## **2.06 Proposed Areas**

The application does not propose any new increase in floor area.

## **2.07 Relevant Planning Policy**

The site sits in the Primrose Hill Conservation Area.

The building is not listed and is not considered to be of any particular merit.



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The building is in C3 use.

The proposals are for upgrading the amenity space for the upper flat.

neighbouring buildings. The new French windows will not be visible from below.

### **3.01 Historical & Special Architectural Interest/Character**

*Question: Have you assessed the elements which constitute the special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.*

Answer: The building is not listed or considered to be of any local merit. The proposals will not be visible from the street. They have been designed to reflect the existing roof terraces to the rear of the neighbouring buildings.

Our brief was to make a retrospective Planning Application for works which the Client had already started on site.

### **3.02 Impact on Building's Setting**

*Question: Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?*

Answer: It will not be possible to see the new balustrade from the street, and it will not adversely overlook or affect the view from the

### **3.03 Scale and size of proposal**

*Question: If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the building being affected?*

Answer: The addition of the glass balustrade and masonry to the end of the kitchen wall effectively mirrors the neighbouring properties.

### **3.04 Appearance of Extension**

*Question: If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?*

Answer: N/A

### **3.05 Internal Works**

*Question: If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?*



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Internally there are no 'features' being removed.

### 3.06 Materials

*Question: Describe the materials you propose to use, why you chose them, the way in which they relate to the character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?*

Answer: All newly built brickwork will be in London Stocks to match the existing, windows will be single glazed in timber section to match the existing. The aluminium framed windows have been chosen to be maintenance free.

Wherever possible sustainable materials sourced as close to the site as possible will be used, including any materials salvaged from the demolition, though it will not be possible to re-use the single glazed windows

The building has been designed in order to minimise maintenance and where maintenance is necessary such as window cleaning, this can be done from the terraces.



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## 4.0 Environmental Performance Statement

### 4.01 Energy Efficiency & Sustainability

#### **Ia All developments:**

*Has the development been assessed for energy-efficiency and predicted carbon emissions?*

The proposal will add further insulation to the existing roof build up, plus the new double glazed doors will replace old leaky windows.

*Will the development use vacant or under-used land or buildings?*

N/A

#### **Ib Achieving sustainable buildings (policy ENV 1);**

*Has the potential long-term future use of the proposed building been considered?*

N/A

*Has the option of reuse of an existing building or its materials been assessed?*

N/A

*Are the designs flexible enough to accommodate possible change of use in the future?*

N/A

*Has an energy statement been prepared to demonstrate how energy-efficient measures will work and how carbon emissions will be minimised?*

Items which are being replaced will have U values as prescribed by Part L1B Oct 2010.

#### **Ic Materials: policy ENV 1 Achieving sustainable buildings:**

*Have material specifications incorporated lifecycle impacts and expected whole life costs, bearing in mind the building's likely refurbishment cycle? For example, timber certified as sustainable; natural insulation products; natural flooring materials; timber frame windows and natural paints. Do material specifications have a recycled component?*

Yes. The aluminium and glass are re-cyclable.

### 4.02 Air Pollution

#### **2 Air pollution: policies ENV 5**

##### **2a Plant, Machinery or Equipment**

*Give outline information on any plant, machinery or equipment proposed for the development, that might emit air pollutants (type, size, fuel).*

N/A

*If air conditioning is proposed, will it be a dry or wet system and for what reasons?*

N/A



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*Will aspects of the development or its use cause odours? If so, indicate what measures will be taken to contain these and to prevent the spread of odours outside the development.*

N/A

## **2b Achieving sustainable buildings:**

*Have potential risks to air quality (e.g. asbestos) associated with demolition or refurbishment been considered? What measures will be taken to contain the risk?*

The sites to be built on are open for inspection. There is no demolition or opening up necessary.

*What steps will be taken to contain dust during demolition and construction?*

N/A

## **4.03 Noise Pollution**

### **3 Noise pollution: policies ENV 6 and ENV 7**

#### **3a All developments:**

*What design features are proposed to minimise and contain noise?*

N/A

*What design features are proposed to prevent noise or vibration being transmitted through the structure to adjoining properties?*

The terrace is designed to load onto new steelwork for which party wall awards will be necessary.

*What plant, machinery and equipment are proposed as part of the development (give details of type and size)?*

N/A

*How has the design and location of services and plant been designed to minimise noise generation and transmission of noise and vibration?*

N/A

*What hours of operation are proposed for plant and machinery?*

N/A

*What hours of operation are proposed for the use of the development?*

N/A.

#### **3b Achieving sustainable buildings:**

N/A

#### **3c If the proposal includes plant and machinery:**

*Provide an acoustic report indicating maximum noise that will be emitted at times when the existing external noise level is lowest. The results must be expressed as the A-weighted and octave band spectra L90 over a fifteen-minute period.*

N/A

*The report must provide information on the existing external (background) noise level close to the development, and demonstrate that any noise generated by plant and machinery will not exceed existing external background noise at any time. Refer to policy ENV 7 for more detail and the requirements for emergency generators.*

N/A

**3d If the development includes plant and machinery and if the development is for an A3 (food and drink) or D2 (assembly and leisure) use:**



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*Give details of the nearest noise sensitive property (Address; distance from the proposed development; type – residential, school, hospital, hotel, hostel, concert hall, theatre, broadcasting studio, recording studio).*

N/A

*Provide a map indicating the relationship of the development to the nearest noise sensitive property.*

N/A

*Provide an acoustic report indicating maximum noise that will be emitted at times when the existing external noise is lowest (i.e. noise emitted from plant, machinery, and human voices, amplified or unamplified music). The results must be expressed as the A-weighted and octave band spectra L90 over a fifteen minute period. The report must demonstrate that any noise generated will not be audible outside the nearest noise-sensitive property at any time. For residential noise sensitive properties and those where sleeping accommodation is provided, noise measurements must be taken outside the nearest bedroom or sleeping area.*

N/A

*Provide details of proposed measures to ensure that no noise from plant and equipment will be audible at any time at the nearest noise sensitive property.*

N/A

*For an entertainment use, provide a management plan which should also comply with any concurrent licence.*

N/A

#### **4.04 Contaminated Land**

##### **4 Contaminated land: policy ENV 8**

###### **4a All developments:**

*Indicate whether the site previously contained an industrial land use, or is known to be contaminated.*

No excavations are proposed.

*If the land is known to be contaminated, or had a previous industrial land use, provide a summary of land use history, the nature and extent of any known contamination, and method of decontamination planned.*

See above.

*Does the use planned involve the storage, processing or transfer of hazardous substances? What measures are being put in place to mitigate against potential hazards? Have you carried out an off-site accidental risk assessment on surrounding users? Please attach details.*

N/A

#### **4.05 Water Saving**

##### **5 Water quality, saving and drainage: policy ENV 9 and map 11.2**

###### **5a All developments:**

*Is the development close to, or could it affect, watercourses or areas of open water? If so, give details of any proposals to protect or enhance watercourses and aquatic habitats.*

The site is not close to existing water courses or areas of open water.



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*Will materials be used in the development or its use that could cause pollution to surface run-off, groundwater, watercourses or areas of open water?*

No pollution is anticipated from the proposed uses of the development.

*What means will be used to control surface water run-off?*

The existing rainwater drainage will be adapted to suit the new extension.

*What means are proposed to ensure water efficiency and conservation?*

N/A

*If your proposal is in the Flood Zone, have you prepared a flood risk assessment?*

The proposal is not located in a flood risk zone.

#### **5b Achieving sustainable buildings:**

*What water saving devices have been incorporated?*

N/A

*Will sub-metering be installed to enable effective water management by occupiers?*

N/A

*Have opportunities for making use of rainwater or recycling water been assessed?*

N/A

*What measures have been incorporated to reduce the speed and volume of water runoff?*

The proposals do not effect the existing arrangements for storm water. The roof area is the same as the existing.

*Has the potential for extracting water from boreholes been investigated?*

N/A

#### **4.06 Light Pollution**

##### **6 Light pollution: policy ENV 10**

###### **6a All developments:**

*Give details of any proposals for installation of external lighting, including advertising panels, indicating how glare or conflict with street or traffic lighting will be avoided; how upward light spill will be avoided, or minimised; and the energy-efficiency of proposed equipment.*

None proposed

#### **4.07 Waste & recycling**

##### **7 Waste and recycling: policies ENV 11 and ENV 12**

###### **7a All developments:**

*What provision will be made within the development for storage of waste and materials for recycling?*

All as existing .

*Indicate on a plan of the development where the waste & recycling storage area/s will be provided.*

It not proposed to alter the existing waste and recycling provisions.

All as existing.



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*Indicate the size/s of proposed storage areas.*

All as existing .

*Give outline information on any provision proposed for compactors.*

N/A

*Will discarded building materials and components from the site be salvaged and re-used, and will waste materials be recycled on or off site. If on-site, how will effects such as noise and dust be controlled?*

It is hoped that some timber can be reused, otherwise demolition materials will be removed from site, sorted, crushed and stored off site for use as hard core elsewhere. Waste materials will be separated and sorted for recycling or reuse as appropriate.

*Has the transfer of demolition materials by water been considered? (Where insufficient information is provided, or where the City Council determines that the provision will not be adequate, we may require preparation of a Waste Management Plan. See 7c below).*

Not appropriate to the scale this project.

#### **7b Residential developments:**

*What provision will be made for interim storage of separate materials for recycling in each dwelling and on each level in developments of more than one dwelling?*

All as existing.

**7c Developments that will generate large volumes of waste (such as retail, food, drink or entertainment premises, or any large development):**

*Provide a waste management plan. This should include: estimates of volumes and types of waste that will be generated; proposed means for its separation, for recycling; movement within the development and its storage; locations and sizes of storage areas; access for waste and recycling collections; measures to keep all waste off-street; any arrangements for collection and disposal of special waste; use of compactors and skips; any on-site equipment to process waste.*

N/A

#### **7d Developments with grassed or landscaped, or garden areas:**

*Indicate what facilities will be provided for on-site composting.*

The existing gardens are large enough to accommodate a composting area.

#### **7e All workplaces and other developments with no-smoking policies:**

*Indicate what provision will be made for bins for smokers' waste outside main entrances.*

Residential.

#### **7f Large developments:**

*Are there opportunities within the development for provision of public sites to collect materials for recycling?*

All as existing.

#### **7g Medical, dental or veterinary developments:**

*If clinical waste is likely to be generated (medical, dental and veterinary) indicate what storage provision will be provided entirely separate from storage of nonclinical waste.*

N/A

#### **7h Achieving sustainable buildings (as well as the above):**



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*How will steps be taken to reuse, recycle or transfer construction and demolition waste? Are the following being considered?*

- 1. Pre-fabrication*
  - 2. Standardised components*
  - 3. Flexible designs*
  - 4. Waste segregation and recycling storage*
  - 5. Composting*
  - 6. Specification of materials to include those with recycled component*
  - 7. Planning the construction process to minimise waste being thrown away due to time or storage constraints.*
  - 8. Water transport to transfer demolition materials*
- N/A

#### **4.08 Amenity, environmental quality, daylight and sunlight**

##### **8 Amenity, environmental quality, daylight and sunlight: policy ENV 13**

###### **8a All developments:**

*What effects will the development have on daylight and sunlight?*

The new extension will not effect the neighbours' enjoyment of daylight or sunlight

*For effects on residential accommodation, how do these compare with the standards set out in the BRE (Building Research Establishment) publication, 'Site planning for daylight and sunlight'?*

The proposal will not affect any residential accommodation.

*How will the development affect overlooking of neighbours or their privacy?*

The proposal will alter existing overlooking situations in that it will be possible to overlook the existing gardens from the roof terrace through the new glass balustrade. The owner of the flat can overlook them already from the rear windows.

The neighbours in No. 99, 103 and 105 already have roof terraces with glass or steel balustrades which overlook the gardens.

*What effects will the development have on micro-climate (for tall buildings this may relate particularly to wind turbulence)? If high level winds will be channelled or deflected by the development, what solutions are proposed?*

No impacts on the microclimate are anticipated.

*What effects will the development have on air quality?*

N/A

###### **8b Achieving sustainable buildings:**

*Does the building meet Part M of the Building Regulations and BS 8300: design of buildings and their approaches to meet the needs of disabled people?*

N/A

*Have you incorporated "inclusive design" techniques so that the public spaces, access routes to and around the building are, wherever possible, accessible to wheelchairs?*



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N/A

*Have you provided an access statement?*

Yes.

**8c Residential developments:**

*What proposals are included for open space, play-space, or associated community facilities?*

The proposals upgrade the existing building fabric.

*What design features are being introduced in order to protect occupiers from air pollution?*

N/A

**4.09 Open Land**

**9 Open land: policy ENV 14**

**9a Development that may affect the settings of Royal Parks, including views from them:**

*Indicate what measures will be taken to avoid harming the settings of the Royal Parks and views from them.*

N/A

**9b Development on or under Metropolitan Open Land (MOL):**

*Indicate why the development is essential and how it is related to maintaining or enhancing MOL as open space.*

N/A

**9c On or under public or private open space of amenity, recreational or nature conservation value:**

*Provide information on which open spaces could be affected by the development and how they would be affected.*

N/A

**9d Developments that will enhance or provide new open space for public space:**

*Describe any proposals that will enhance or provide new public open spaces.*

N/A

**9e In Priority Areas for Additional Public Open Space:**

*Give information on any proposal to provide new open spaces for public use.*

N/A

*Provide information on any proposals to enhance existing open spaces.*

N/A

**4.10 Trees, Shrubs & Landscape**

**10 Trees, shrubs and landscape: policies ENV 15 and ENV 16**

**10a Where relevant to proposal:**

*Provide a map showing the location of each existing tree within the site.*

The tree at the bottom of the garden will not be affected..

*In addition, indicate on the map the location of all trees within 20 metres of the perimeter of the site.*

See site plan



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*Provide a list of all trees within the site and within 20 metres of its perimeter and their: species, height, condition.*

*Indicate all trees known to be subject to a Tree Preservation Order.*

N/A

*Is the site in a Conservation Area?*

Yes. The Primrose Hill Conservation Area

*Give information on any proposals to remove trees.*

No trees are removed as part of the proposals.

*Indicate all works that will have direct effects on trees and how they will affect them.*

No works will have direct effects on trees.

*Show how any changes of level may affect existing trees.*

N/A

*Indicate how the development may take light from existing trees and may affect wind and other micro-climate conditions for existing trees.*

N/A

*Describe what measures are proposed to protect trees that are to be retained.*

N/A

*Describe proposals for planting new trees, shrubs and climbers as part of or adjacent to the development (include location and species).*

N/A

#### **I 0b All developments**

*Provide information on any proposed landscape aspects other than trees and shrubs (including main plant species and locations):*

No new landscaping proposals are being made.

#### **I 0c Achieving sustainable buildings:**

*Can the designs for the building incorporate “green roofs” or has it scope for vertical habitats?*

No, the roof terrace is for amenity space..

*Do landscaping designs adopt low water-use and low maintenance methods?*

N/A

### **4.11 Habitats & Wildlife**

#### **I 1 Habitats and wildlife: policy ENV 17**

##### **I 1a All developments:**



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*Will any species be affected by the development that are protected under the Wildlife and Countryside Act 1981?*

No.

*Is the development close to a site of nature conservation importance or a local nature reserve, or will it directly affect one? If so, give details.*

No.

*Has the development been assessed in terms of its biodiversity value, in particular the presence or species and habitats in UK, London or Camden biodiversity action plans? If so, give details.*

No.

*If the development may have effects on any of the above, provide an ecological appraisal of the development.*

N/A

*Is the development in an area of wildlife deficiency? What features for wildlife and to promote biodiversity are planned as part of the development?*

N/A

#### **I Ib Achieving sustainable buildings:**

*Can any potential linkages be made to existing green corridors or wildlife areas?*

No.

*What measures are proposed:*

*\_ To preserve in situ all archaeological remains of national importance?*

*\_ To properly evaluate, and where practicable preserve in situ, remains of local archaeological value?*

*\_ For those archaeological remains for which in situ preservation is inappropriate, full investigation, recording and an appropriate level of publication by a reputable investigating body?*

No excavations will be involved in the construction of the proposal and therefore this is not applicable.

## **4.12 Archaeology**

### **I2 Archaeology: policy DES I I**

#### **I2a Developments in an Area of Special Archaeological Priority:**



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