

# Planning Application 147 Gloucester Avenue

Construction of Gym & Store and  
Reinstatement of Front Garden Area



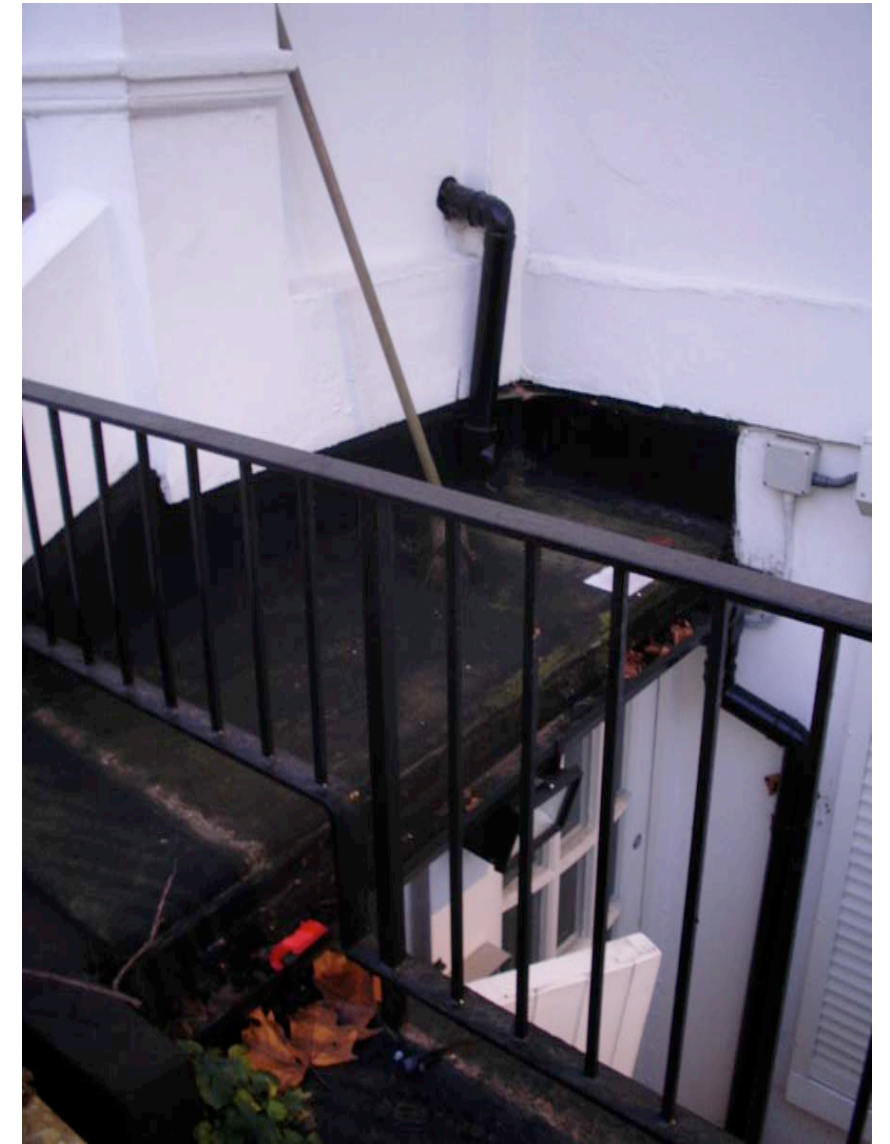
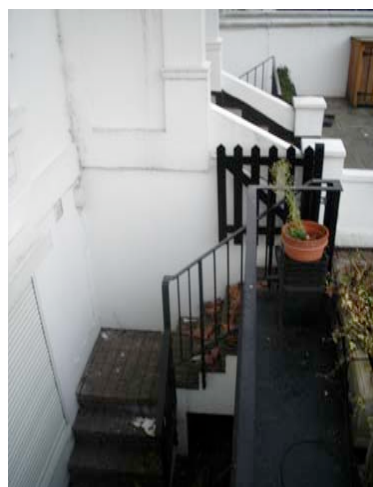
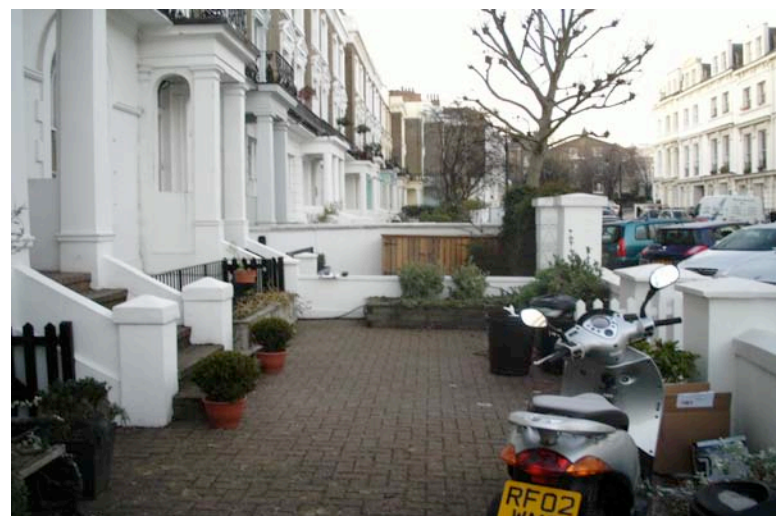
# Design and Access Statement

## Construction of Gym & Store and Reinstatement of Front Garden

### Introduction

147 Gloucester Avenue is a 5 storey terraced house located on the north side of Gloucester Avenue with a front garden as transition space between pavement and front entrance.

Built around 1860-70, it was of the traditional terrace form with a lightwell and vaults to the front of the property.

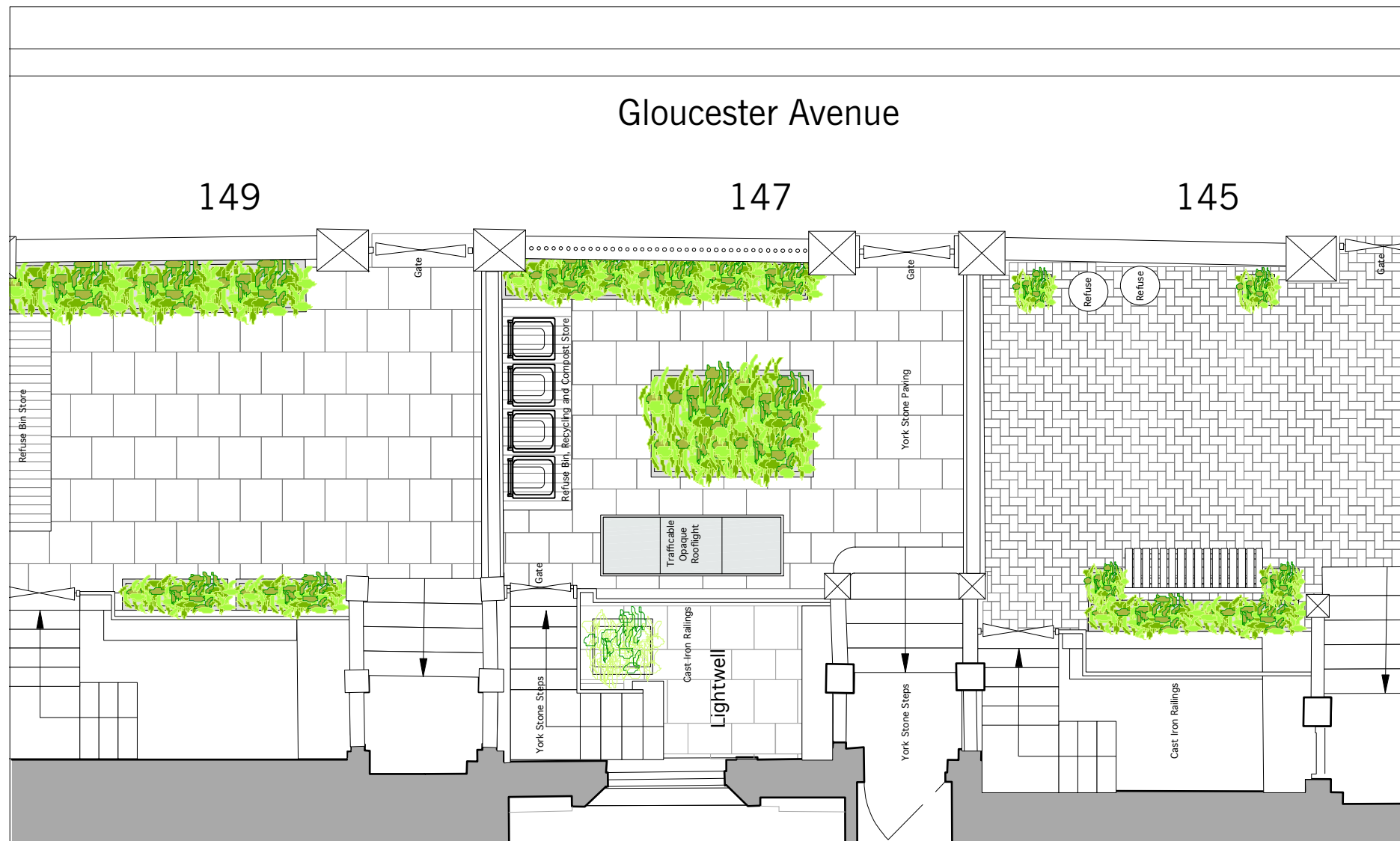


During the 1980s numbers 147 and 145 were refurbished and their front gardens united by removal of the dividing wall. The original character of the front gardens was lost.

The entire area was paved with brick paviors and the original details replaced by timber picket gates and other assorted low-spec features such as the non-original gate posts. A protruding entrance and a roller shutter were added on the lower ground floor level.

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### The Proposal

This proposal is for the reinstatement of the front garden and the construction of a gym area beneath this new garden at lower ground level.

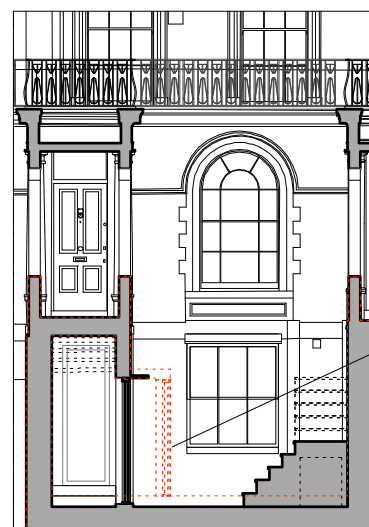
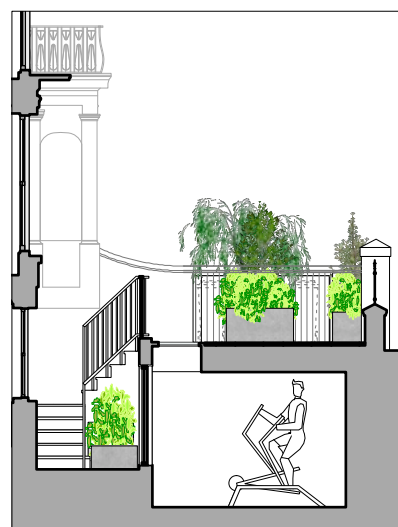
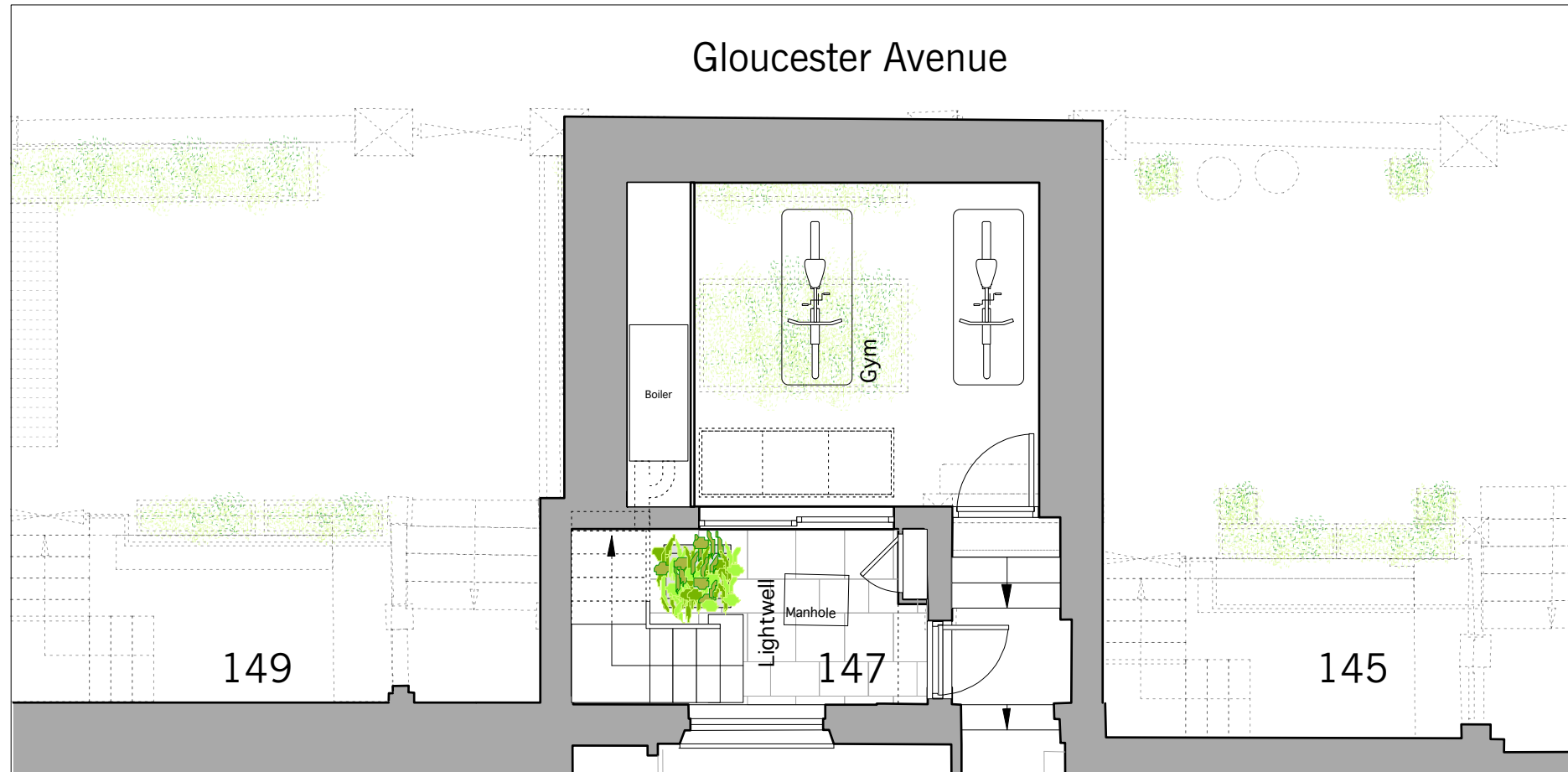
At ground floor level the boundary walls, gates, paving and stairs will be reinstated to the original 1860s design to obtain the garden area's original appearance.

On ground floor level the proposal includes changes to the following:

- 1.3m rendered separating wall between 147 & 145 properties reinstated
- Rendered boundary wall between 147 & 149 properties raised by 600mm to match wall height of wall between 149 & 151 and encompass necessary height for store area
- New timber refuse, recycling & compost store as at 149 Gloucester Avenue
- New rendered gate posts to match original design
- New cast iron gates to match original design
- New cast iron railings to match original design
- New york stone paving
- New york stone steps
- New planters
- Trafficable Roof Light with blinds controlled by a light sensor to eliminate light pollution

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Reinstated Lower Ground Floor Entrance to match original design

On lower ground floor level the proposal includes changes to the following:

- Reinstated lower ground floor entrance to match original design
- New timber meter cupboard in existing position within lightwell as original
- New cast iron railing to match original design
- New gym & store area
- New stone steps for gym & store access
- New powder coated aluminium sliding window
- Trafficable Roof Light to maximize amount of light entering gym & store area
- New boiler
- New cast iron railing to match original design
- New york stone paving to match original design
- New york stone steps to match original design
- New planter

### List of Planning Drawings

<b>Drawing No</b>	<b>Revision</b>	<b>Incl in this Issue</b>	<b>Title</b>	<b>Scale</b>
<b>Existing</b>				
147GA/P1	-	*	Photos of Existing - Front of 147 G.A.	n.a.
147GA/P2	-	*	Photos of Existing - Front Garden 147 G.A.	n.a.
147GA/P3	-	*	Photos of Existing - Lightwell 147 G.A.	n.a.
147GA/01	-	*	Context Map	1:1250@A3
147GA/02	-	*	Existing Ground Floor	1:100@A3 & 1:50@A1
147GA/03	-	*	Existing Lower Ground Floor	1:100@A3 & 1:50@A1
147GA/04	-	*	Existing Section A-A	1:100@A3 & 1:50@A1
147GA/05	-	*	Existing Section B-B	1:100@A3 & 1:50@A1
147GA/06	-	*	Existing Front Elevation	1:100@A3 & 1:50@A1
147GA/07	-	*	Existing Ground Floor	1:50@A3 & 1:25@A1
147GA/08	-	*	Existing Lower Ground Floor	1:50@A3 & 1:25@A1
147GA/09	-	*	Existing Front Elevation from Street	1:50@A3 & 1:25@A1
147GA/10	-	*	Existing Front Elevation from Front Garden	1:50@A3 & 1:25@A1
147GA/11	-	*	Existing Front Elevations Lightwell	1:50@A3 & 1:25@A1
<b>Proposed</b>				
147GA/12	-	*	Proposed Ground Floor	1:100@A3 & 1:50@A1
147GA/13	-	*	Proposed Lower Ground Floor	1:100@A3 & 1:50@A1
147GA/14	-	*	Proposed Section A-A	1:100@A3 & 1:50@A1
147GA/15	-	*	Proposed Section B-B	1:100@A3 & 1:50@A1
147GA/16	-	*	Proposed Front Elevation	1:100@A3 & 1:50@A1
147GA/17	-	*	Proposed Ground Floor	1:50@A3 & 1:25@A1
147GA/18	-	*	Proposed Lower Ground Floor	1:50@A3 & 1:25@A1
147GA/19	-	*	Proposed Front Elevation from Street	1:50@A3 & 1:25@A1
147GA/20	-	*	Proposed Front Elevation from Front Garden	1:50@A3 & 1:25@A1
147GA/21	-	*	Proposed Front Elevations Lightwell	1:50@A3 & 1:25@A1
147GA/22	-	*	Boundary Wall Balustrade Details	1:20,1:10@A3 & 1:10,1:5@A1