



**Design and Access Statement:
107 Gloucester Avenue,
London NW1 8LB**

Site Location

The property is located on Gloucester Avenue, and the site has a north-east, south-west orientation. It is a four storey terraced house (three storey over basement) built circa 1860, and is located in the Primrose Hill Conservation area. To the rear, the site is fully enclosed, with Utopia Village to the south-west boundary. The proposal is designed in accordance with Camden's UDP and supplementary Planning Guidelines, and ensures minimum impact on the surrounding properties.

Existing Accommodation

The existing four storey house is in a single occupancy and has recently been acquired by our clients. The house retains many original features, however extensive refurbishment was carried out in the late 1980's, primarily to the basement level, first and second floor level. Access to the property is from Gloucester Avenue only. There is a small garden to the front and a south-west facing garden to the rear.

Current Application

The current application comprises of proposed works to the following:

- a). Construction of a single storey infill extension with terrace over at ground floor (entrance level) level. The garden level extension is an infill extension set between two existing two storey brick returns. It is proposed to widen the opening at garden level, create a double height area in the existing return and construct a new contemporary staircase internally. The works also include two linear rooflights, the first in the new extension and the second in the existing return. A new door in the return is proposed at ground floor (entrance level) level, to provide access to the proposed ground floor terrace. It is proposed that these works will provide a light filled contemporary living space with a strong visual connection to the garden.
- b). Construction of a new mansard roof and dormer windows to front and rear, providing new staircase, two bedrooms and a bathroom at third floor level.
- c). Replacement of PVC bifold doors at basement level on front elevation, with painted hardwood glazed double doors
- d). Internal modifications on all levels, primarily on the second floor comprising of changed layout to bedrooms and bathroom. It is proposed to reinstate features and rationalise the services.

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Planning History

The following are Planning decisions relating to previous planning applications for 107 Gloucester Avenue:

Ref. no. 9401540 Decision: Permitted Development Date: 08-05-2003
Erection of a guard rail around existing roof terrace

Ref. no. T9603047 Decision: No objection to works to tree in CA Date: 16-10-1996

Fell 1x birch tree to ground level and grind out stump

Ref. no. CTP/H10/12/21/18230 Decision: Refusal Date: 09-09-1974
Change of use, including works of conversion, and the erection of a two storey extension and a roof extension to provide two maisonettes and one self-contained flat

Ref. no. CTP/H10/12/21/17193 Decision: Conditional Date: 14-11-1973

Change of use of 107 Gloucester Avenue, NW1 into one maisonette and one bedsitting room including works of conversion and the erection of a two-storey rear extension to provide a kitchen and a study

The following are Planning decisions relating to previous planning applications for works to properties in the area:

Ref. no. 2007/3421/P Decision: Granted Date: 18-10-2007
127 Gloucester Avenue, change of use from 2 self-contained flats to single dwelling house together with erection of a mansard roof extension and a single storey rear extension at lower ground floor level with terrace over

Ref. no. 2007/0679/P Decision: Granted Date: 17-05-2007
141 Gloucester Avenue, erection of a mansard roof extension and enlargement of window at ground floor level at rear to upper maisonette

Ref. no. 2005/0597/P Decision: Granted Date: 15-04-2005
87 Gloucester Avenue, change of use from two maisonettes to a single family dwelling house including demolition of existing ground floor infill extension and erection of a two-storey infill extension and rear mansard roof extension

Careful consideration has been given to the proposed works to minimise impact on the neighbouring properties. The proposed balcony is a level below the existing balcony at first floor level, and it is framed between the existing two storey flank walls of the neighbouring property and the two storey return.

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Conservation Strategy

The primary use of any intervention is to provide a continued use for structure which is compatible with the requirements of modern living. Such a sustainable use coupled with the implicit conservation / maintenance works proposed will re-invigorate the house and ultimately prolong the use and life of the house. Details and features will be repaired rather than replaced, rooms will be returned to their former configuration and cornicing will be reinstated where necessary. Recent adverse interventions as indicated on the drawings will be removed, with repair work carried out as necessary. All interventions will be carefully considered and proposed in order to promote the active life of the structure.

It is intended to carry out all the works with minimum intervention and disruption to the existing fabric. Externally, the original sliding sash windows will be retained. Works at basement level are proposed, however, extensive refurbishment has already previously been undertaken, primarily in the late 1980's, with little of the original features intact. Internally, on the upper levels, the rooms at ground floor level (entrance level) are to be retained in their original proportion. On the second and third floor level, internal modifications have previously been undertaken, however, where intervention has occurred this has been maintained in a manner that is reversible. It is intended that the new works have been designed to be carried out in a sensitive manner and will have minimum affect, that will not affect the character of the building.

Access

It is proposed to use the existing access via the existing front entrance at ground floor level off Gloucester Avenue.

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