

DESIGN & ACCESS STATEMENT

FOR

EXTENDING AND CHANGING THE USE OF

96 GLOUCESTER AVENUE, LONDON, NW1 8HX

Prepared by:

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1.0 SITE LOCATION AND HISTORY

The site is located on Gloucester Avenue within the Primrose Conservation Area. The property backs onto the railway sidings and there are no listed buildings on the site or in the immediate vicinity of the site.

The property has previously been subject to a change of use in relation to the first floor rooms, from residential to office ancillary. Consent was granted in 1984 for this. In addition, planning permission was given for number 98 Gloucester Avenue with regard to the erection of a roof extension along with change of use for the basement and ground floors from retail to residential. Planning consent for the excavation of the front basement area with elevational alterations at basement and ground floor levels, in connection with use of the whole property as a single family dwelling, was also obtained. The proposals for number 96 Gloucester Avenue are similar with a view to harmonising the terrace to match the adjacent properties in style and use.

2.0 PROPOSALS

It is proposed to extend the property in two areas, namely to add a roof extension to the main building, which will infill the gap left between the roof extensions at number 94 and 98, on either side. This will complete the established form of roof addition evident, which will re-unite the terrace. The ridge line will be maintained to create unity with adjacent roof extensions but it is proposed that the front elevation of the roof extension will be created using more modern materials incorporating powder coated sliding folding doors clad on either side in dark grey

smooth through colour composite boards within a cantilevered roof. The rear elevation is to be a more traditional mansard slope at 70° with 2 lead clad dormer structures enclosing timber sash windows.

An extension will also be added to the rear addition which will match the existing materials including timber sash windows and stock bricks with a glass balustrading enclosing a terrace, off the main house.

In addition to the extensions it is proposed to install glass walk on pavement light to the front of the building to give some natural light into the basement, in order to improve the wellbeing of the occupants, enclosed with metal railings to match adjacent properties. The proposals also include the removal of the shop front and door and the installation of a new entrance door to the dwelling. The existing shop front will be in-filled with blockwork/brickwork which will be rendered with a stucco rusticated pattern, similar to that of number 98, with a window that will match 94.

3.0 IMPACT

It is considered that the proposed change of use of the site will not have a material impact on traffic in the vicinity of the site. Only one residential dwelling is being provided in place of a retail unit and therefore the likelihood of the occupants having more demand on a car than the occupant/users of the retail unit is unlikely.

In addition, the site is an area with a PTAL 5 accessibility rating which demonstrates that access to the public transport and local facilities is very good.

The 2011 census data on car ownership levels show that 44.1% of the households in the area do not currently own a car or van. Statistically, therefore, the worst case scenario is that the proposed dwelling will not result in a net increase of car usage in the vicinity of the site. Therefore, in assessing whether the development is likely to result in a material increase or material change in the character of the traffic in the vicinity of the site, I would suggest that no increase or the unlikely possibility of an increase of one vehicle would not represent a material impact on parking stress in the immediate vicinity of the site or further afield. In addition, the trip generation of the proposed residential use is likely to be considerably less than for retail use.

In addition to the high PTAL score, the provision of safe and secure cycle storage within the property or within the rear garden is being considered. Therefore, with the extremely good public transport links and the cycle parking, the occupants will not necessarily be reliant on cars as their primary means of transportation.

With regard to contamination, the scope of this application is limited solely to the change of use with the provision of an additional floor to the main house and to the rear addition, to match the adjacent property where consent has been previously given. Therefore, as the existing building will not be demolished, no works will be carried out to the concrete slab, and, as such, there will be no issues on the site in relation to disturbing or removing contaminated land. In addition, as the retail unit at ground and ancillary storage at lower ground had been solely used for the cutting of keys and not manufacturing products, which use chemicals, there is no risk of contamination within the building itself.

The British geological survey maps also show a bedrock layer of London clay comprising a base of sand with no indication of fill.

4.0 SCALE

The proposed roof extension will re-unite the group of buildings in accordance with CPG1 (section 5). The ridge height will replicate the extensions on the adjacent buildings which will reinforce the established pattern on the terrace. However, there are a variety of styles of roof extensions resulting in an eclectic and interesting, albeit varied, street scene. As such our proposals are to follow the design principle used on a number of roof extensions, namely to the majority of the properties between No. 48-88 Gloucester Avenue as well as on the three properties opposite, numbers 135, 137 and 139 whereby a set back and front terrace has been incorporated into the design. I have attached, in appendix A, an abstract from Google maps to illustrate this. In addition, as previously mentioned, the roof extensions on Gloucester Avenue vary considerably in design which was also highlighted in a recent planning application (2007/4216/P) for No. 144 Gloucester Avenue. This application was given consent for a roof extension, with front terrace, on the basis that, although the terrace at the front of the site was not a traditional design, given that it was evident in the surrounding properties (which I believe we have also demonstrated here, in appendix A) and because the terrace was set back, minimising views of the extension from street level, it was deemed acceptable. By virtue of this fact compliance with the revised UDP including policies S1, S2, SD1, SD6, B1, B3 & B7 was achieved and I see no reason why the same principles should not apply to this application. The front terrace also provides valuable amenity space where there is little exterior space in accordance with the requirements of policy DP24 and DP26.

The structure for the new floor, internally will be installed at a lower level than the existing ceiling structure to ensure that the existing front parapet will then be tall

enough (approx. 1100mm) to reduce the risk of overlooking and provide additional privacy for the adjoining occupants.

The materials and colours chosen for the roof extension are to complement the surroundings and reduce the impact on the existing elevation. For example, a 70° manmade slate clad mansard with lead clad dormers are proposed to the rear with a dark grey single ply flat roof membrane and projecting fascia to the front overhanging the front wall of the roof extension which is to be clad in smooth dark grey through colour composite board, to each side of centrally located sliding folding doors. In addition, the roof extension will be set back approximately 1200mm and, as the existing party walls on either side have been raised, this will all contribute to minimising any overlooking issues and aid privacy for both the subject and adjoining properties. With regards to overlooking the properties opposite, these are presently set back from the front elevation and some of which have front terraces so, again, it is not perceived that the proposals will have any detrimental impact with regard to overlooking or privacy. Therefore, we believe that there is no risk of the proposals causing an overlooking issue or adversely affecting the privacy of the adjoining owners and, as such, we believe the proposals comply with the requirements outlined in CPG1 (Section 5).

We are incorporating the traditional architectural features of the adjacent properties on the front elevation, such as the stucco rusticated pattern and metal railings at ground floor level. The proposals take into account the planning guidance and development frameworks in relation to the visual prominence, scale and bulk of the extensions which is no more than the adjacent properties, and with the use of high quality modern materials such as aluminium powder coated fascia, through colour

composite boards etc. we believe the roof extension would be a welcome addition to the street scene.

The new residential single dwelling will be designed internally with permanent partitions between rooms, in accordance with the building regulations, in so far as the thermal, fire and acoustic separation will be incorporated and room sizes and ceiling heights will be in accordance with CPG2. In addition, although not all of the 16 lifetime home standards can be incorporated, we will endeavour to incorporate as many as practically possible, within an older building, and will provide confirmation on what can be achieved during the planning process.

5.0 CONCLUSION

Based on the advice given on the pre-application, it was deemed that the change of use of this building, to a single residential dwelling, is considered acceptable, in principle. The extension to the roof was also deemed to be acceptable, in principle, although we would like to pursue the approach incorporating a terrace at the front, as outlined within this statement, which we believe through the use of good detailing and high quality materials will create a harmonious contrast with the existing building and sit well with the eclectic and varied street scene.

The proposals to the front of the property, at ground floor level, would also preserve the character of the Primrose Hill Conservation Area due to the fact that it would be reuniting and continuing the pattern of development which has already been carried out on the adjacent buildings.

APPENDIX A

Map extract showing adjoining buildings with
roof extensions and front terrace