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120 Gloucester Avenue

Design & Access Statement

Cousins & Cousins

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Site Plan 1:1250

Introduction

Cousins & Cousins Architects have been appointed by the property owners to prepare a planning application submission for alterations to the site, which consists of the Lower Ground and Ground floors of an existing period terraced property at 120 Gloucester Avenue, NW1 8HX .

The clients brief is to renovate and extend the property, creating a high quality family home.

This application looks to establish the feasibility (in planning terms) of the proposed works, which are outlined in the following pages of this document. These proposals include:

- extension of the Lower Ground floor lightwell wall line, to accommodate an additional space for the existing bathroom.
- Ground floor glazed rear extension above the existing Lower Ground floor extension, which intern will create an open courtyard for the bedrooms on the Lower Ground floor.



Top: Looking East, Bottom: Looking West

122a (access)

122

120

118



Gloucester Avenue Looking East



Gloucester Avenue Looking West

Site Description

Gloucester Avenue is characterised by its brick and stucco Victorian terraced properties, in the heart of Primrose Hill.

The clients property comprises the Ground and Lower Ground floors of 120 Gloucester Avenue, with a garden that backs onto an industrial unit and railway line. Gated access to the industrial unit can be found at the front of No. 122 (see image, left).

The property is not listed, but lies within the Primrose Hill Conservation Area.

Entry into the property is via the main door at Ground floor. The property has 2 no. lightwells into the Lower Ground floor to the front and rear of the house (both accessible). There is a garden to the rear of the property.

Design Statement

The proposed works will include:

- Extension of the front Lower Ground floor lightwell wall line, to accommodate an additional space for the existing bathroom.
- Ground floor glazed rear extension above the existing Lower Ground floor extension, which intern will create a courtyard for the bedrooms in the Lower Ground floor.

Planning History

There have only been minor applications made for works to 120 Gloucester Avenue since consent was granted in 1979 for the change of use, including works of conversion of 120, 118 and 116 Gloucester Avenue, to form three maisonettes and six flats (Ref: 27786)

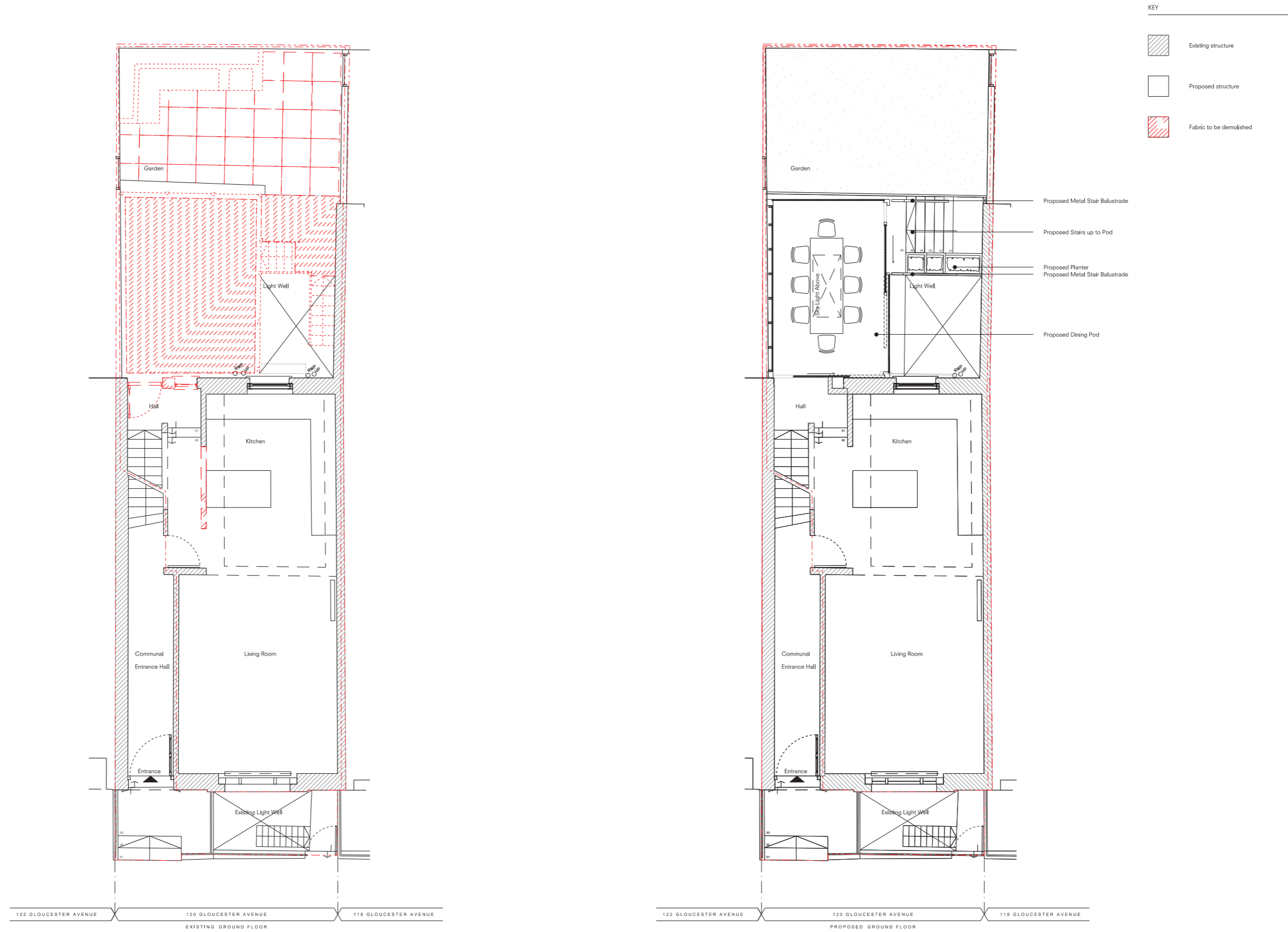
118 Gloucester Avenue received planning consent in May 2013 for the "Erection of rear extension at upper ground floor level above existing single storey extension and alterations to lower ground floor entrance at front of single dwelling house (Class C3)" (Ref: 2013/1781/P)

Pre-planning advice was obtained prior to this application being made (Planning Ref: 2014/6822/PRE). A full copy of the Council's pre-application advice is attached as Appendix B

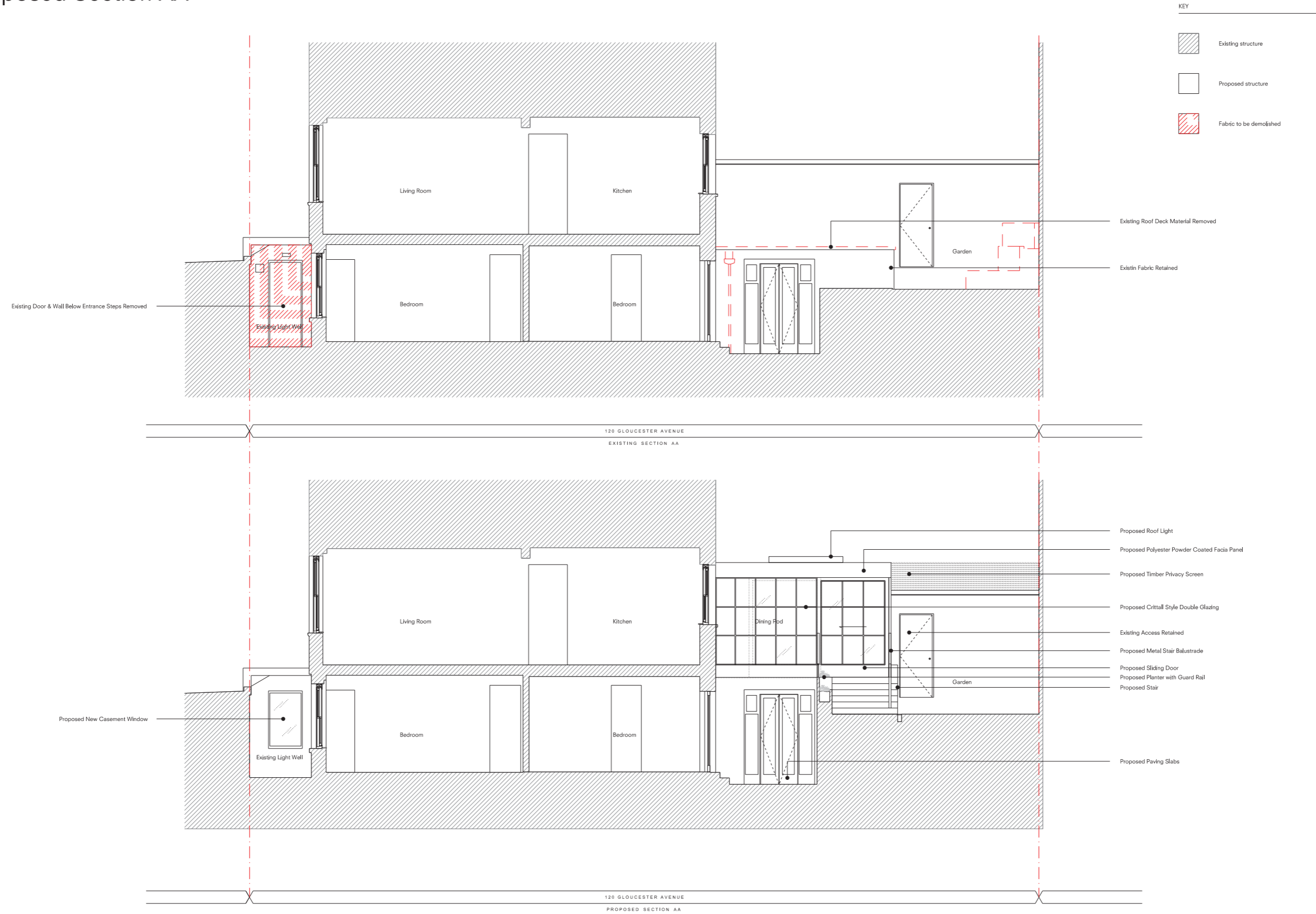
Existing & Proposed Plans Lower Ground Floor



Existing & Proposed Plans Ground Floor






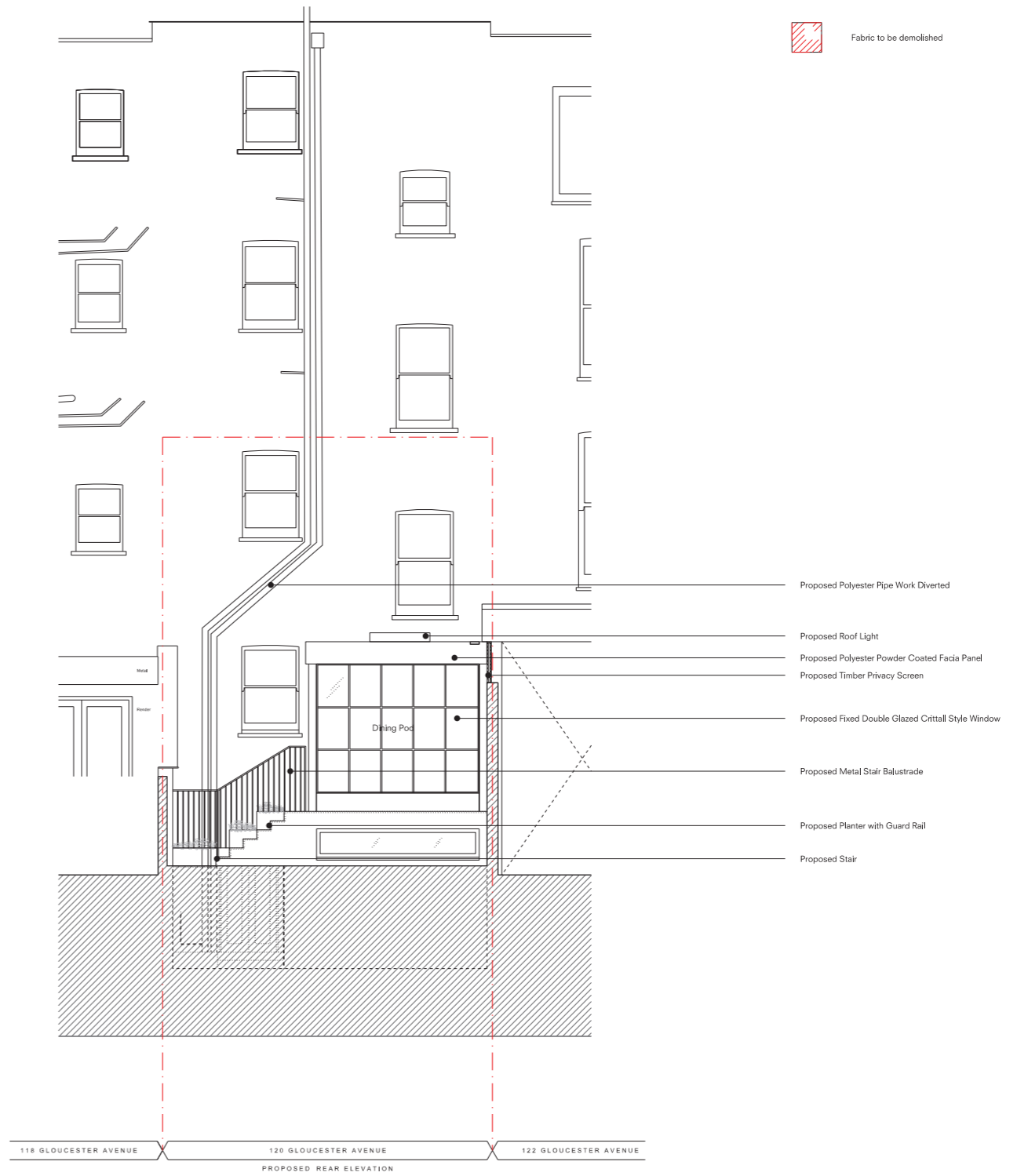
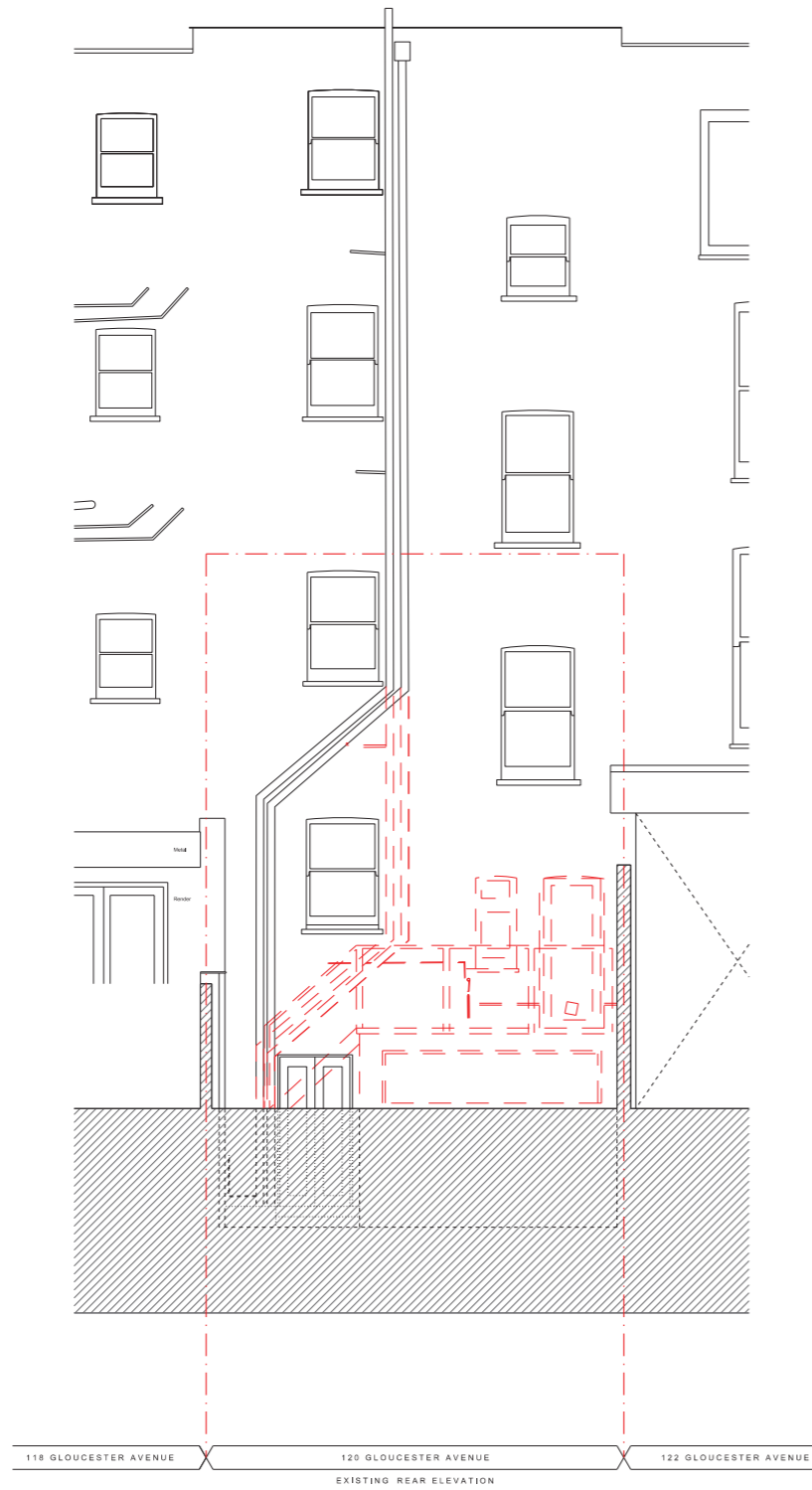
Existing & Proposed Section AA

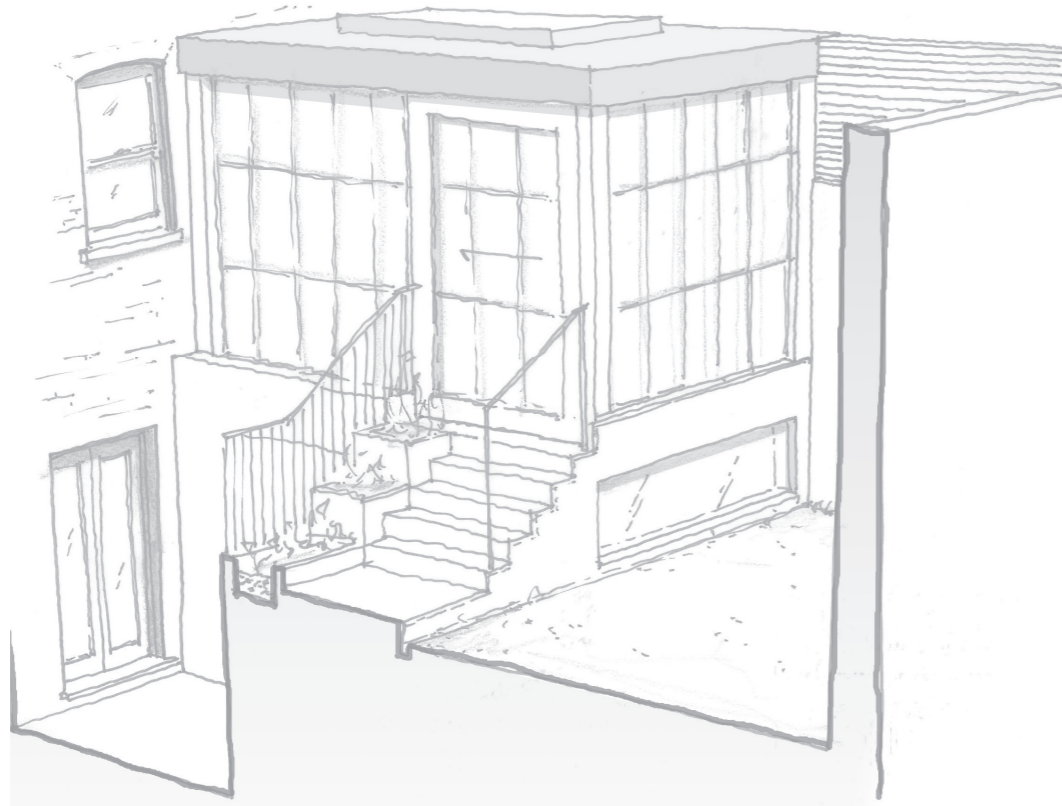


Existing & Proposed Rear Elevation

KEY

-  Existing structure
-  Proposed structure
-  Fabric to be demolished





Proposed Rear Perspective

Conclusion

Our proposal seeks to enhance the quality of living space for the residents of 120 Gloucester Avenue, but not to the detriment of neighbouring properties and views from private and public spaces.

This has been achieved by extending at Lower Ground level with the proposed Dining Pod. The proposed build of the rear extension exactly matches the footprint and proportions of the existing fabric.

The sliding door arrangement connects internal and external spaces along a horizontal plane, creating a light, inviting, 21st century addition to the property.

