

Design and Access Statement

and

Conservation Area Assessment

for

Planning Application

at

88 Gloucester Avenue, London NW1 8JD

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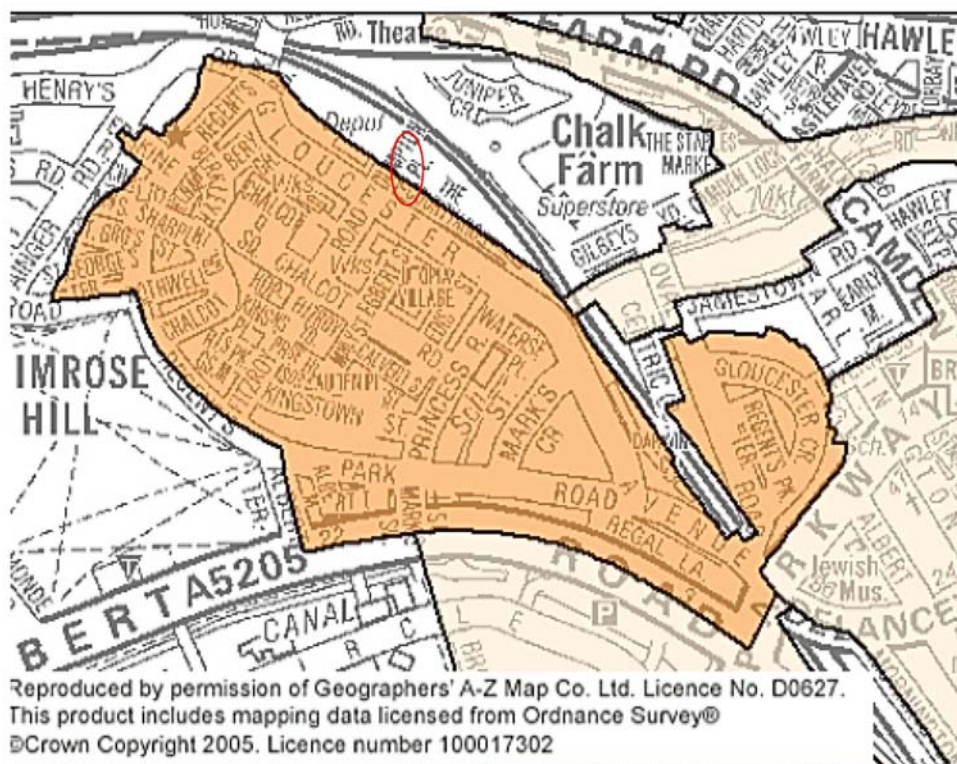
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1. Introduction

This Design and Access Statement is in support of a planning application for alterations to the side and rear of existing ground floor flat at 88 Gloucester Avenue, London NW1 8JD (Proposed alterations are to the side facing Dumpton Place. The front elevation will remain unaltered). This statement also includes the assessment of the significance of the existing building and its context in the Primrose Hill Conservation Area. It describes our design intentions and proposal for the above-named project with regard to preserving and enhancing the character of the area with a sympathetic design proposal for the site.

2. Site Description

The site is located at the corner of Dumpton Place and 88 Gloucester Avenue. The Primrose Hill Conservation Area map (below) shows that Dumpton Place is outside the Primrose Hill conservation area with the principal front buildings facing Gloucester Avenue being within its perimeter.



***PRIMROSE HILL CONSERVATION AREA MAP SHOWING DUMPTON PLACE BEING OUTSIDE THE CONSERVATION AREA PERIMETER**

“The distinct quality of Primrose Hill is that it largely retains its homogenous mid-late 19th century architectural character”. (PPG 15, paragraphs 3.16-3.19)

3. Character Analysis

The dominant typology in the area is terraced rows of around four to five storeys facing the street with railings to front lightwells, lower ground floors and rear extensions of around two to four storeys. Most buildings have also got terraces to top floors (which are set in from the main building) at front elevations as well as at some of the roofs of the rear extensions.

The existing property is constructed of traditional brickwork with window openings formed by white render frame reveals and white painted timber sash windows to the front and brick arched timber sashes at the side and rear of the property. The ground and lower ground floor level elevations are white rendered and particularly at 88 Gloucester Avenue differ in render pattern from the rest of the row of terrace houses along Gloucester Avenue. The existing rear extension projecting into Dumpton Place is finished in white render.

In the last few years 2 x major modern developments were introduced to Dumpton Place with one of them at 2 Dumpton Place being immediately adjoining the rear of 88 Gloucester Avenue (Planning Ref: 2011/1603/P - Erection of three storey building with basement fronting Dumpton Place to provide a business unit (Class B1) and a terrace of 6 x two/three storey houses with basements (to provide 2 x 3-bedroom and 2 x 4-bedroom private units and 2 x 2-bedroom affordable units) (Class C3) following demolition of existing business premises.) which was recently completed.

Another modern development on the opposite side at 1 Dumpton Place was also recently approved by planning (Planning Ref: 2012/1209/P - Erection of building comprising basement, ground, first, second and part third floor level to provide Class B1 business use and six residential houses (4 x 2 bed, 2 x 3 bed) (Class C3) (following demolition of existing car repair workshop building- Class B2) and under construction at present.

With the above two most recent additions to the street scene of Dumpton Place, the area can be considered as a mixture of traditional and modern style buildings.

4. Use

The existing uses 'In the area around the site are a mixture of residential, commercial and retail uses along Dumpton Place and Gloucester Avenue with some commercial properties having residential dwellings above them.

The property is located within close proximity to local amenities and is well served by public transport with nearby bus and underground stations.

The existing building is a five storey building (including lower ground floor) with mansard roof behind a frontage parapet wall to the main facade. The property is arranged as 2 x residential flats. Neighbouring buildings include a mix of retail and commercial uses balanced with residential aspects.

The proposal includes the following:

Internal and external alterations to existing flat arranged over lower ground, ground and first floors of the existing building.

The proposal includes the addition of a new flat entrance from Dumpton Place whilst retaining the existing one at the corner with Gloucester Avenue. The purpose of this is to provide the property with a better internal layout and the option of an entrance outside main living area (please refer to drawings).

The addition of a low level timber framed window at the flank elevation at Dumpton Place to provide daylight to lower ground floor as well as the partial demolition of the rear flank elevation side wall including existing non original timber garage door and installation of metal railing to create a lightwell into the existing internal rear courtyard. The demolished non-original existing garage door and surrounding it wall is to be re-built in brick matching the one of the adjoining new build commercial building at rear whilst incorporating a new timber framed window. The proposal incorporates a reconfiguration of the existing non-original rear extension to serve the purposes of the newly proposed internal layout (please refer to drawings). All finishing materials are to be in keeping with the surrounding area.

5. Amount

The site is surrounded by various buildings of different bulk, size and uses.

The existing building and neighbouring properties consist of 4/5 storey properties with some of the immediate neighbouring properties having two/four storey rear extensions. The immediate adjoining property at rear is a three storey modern new build commercial building with basement.

The proposal involves the alterations to the side and rear elevation of the property facing Dumpton Place in materials and design which would enhance the property's quality and allow it to blend into Dumpton Place street scene.

6. Layout

The newly proposed internal layout would greatly improve the quality of living to the residents of the apartment.

7. Scale

The proposal has been designed to match the existing property and neighbouring buildings in terms of the scale, proportion, fenestration pattern and style to be sympathetic to the existing buildings in the area.

The proposed alterations to the rear extension will align and blend with the adjoining new built commercial building at the rear along Dumpton Place as well as will greatly improve the outlook of the flank elevation of the building by the use of blending the style of the original and newly built rear property materials.

It has been demonstrated that this proposal would be suitable with the relationship to its neighbouring properties and we consider this proposal not to be detrimental to the street scene or over development of the site.

8. Landscaping

The landscaping responds to the requirements of location and the uses on site.

The private amenity area in the form of the rear terrace/garden is in line with many properties along Gloucester Avenue and avoids any detrimental impact to the form and character of the existing building and the neighbouring properties in terms of overlooking. The roof terrace introduces a sustainable green element to the proposal.

9. Appearance

The appearance of the proposed design respects the immediate neighbourhood and has been designed to be visually unobtrusive to the site context by virtue of its proportion and the types of materials used. All proposed works will incorporate the use of high quality materials that are sympathetic to the character and appearance of this Conservation Area.

It has been demonstrated that this proposal would be sympathetic to the character and appearance of the existing and surrounding buildings within this conservation area.

10. Access

The property is well served by public transport with bus routes in close proximity to the property and nearby underground station (Chalk Farm).

The main access to the property would be through the newly proposed main entrance door opening via Dumpton Place as well as the existing entrance at the corner of Gloucester Avenue and Dumpton Place.

The proposal does not incorporate any gain or loss of residential or commercial units and therefore does not have any effect on public services or the local infrastructure.

11. Refuse

The refuse/recycling collection for both residential units will remain as existing, collected on a weekly basis on the designated day by the local authority's waste management division.

12. Summary

The proposed works incorporate the internal and external alterations to the existing building in materials and style matching and improving the outlook of the existing property. The proposed external alterations to the flank wall at Dumpton Place will also greatly improve the street scene by blending the existing property with the newly built modern commercial building at the rear.

The proposal protects the characteristic uses of the area, as these are believed to be essential to the preservation of the character of an area.

13. Site Photos

