

**WILLIAM NICKERSON**  
**ARCHITECTURAL AND INTERIOR DESIGN**

9 Goldhawk Mews, London W12 8PA

Telephone : 020 8749 7900

Email : [willie@willienickerson.com](mailto:willie@willienickerson.com)

**Date: 12/11/2015**

**Design and Access Statement – re 149 Gloucester Avenue NW1 8LA**

Proposal: **Replacement of Existing Lower Ground Extension and Upper Ground Floor Conservatory with new Rear Extension and Conservatory with access to garden via staircase**

149 Gloucester Avenue is a traditional 5 Storey terraced house with a closet wing built c.1860-70 on the north side of the street with views at the back on to the rear of Chalcot Road.

The current infill extension dates from around 2006-7 with permission granted under application 2006/3436/P. This new application proposes to replace these with a new enlarged full width extension that will increase the footprint at the Lower Ground Floor in line with the neighbour's extension at no.147 which was granted permission in 2010 (2010/0111P).

The existing Upper Ground Floor closet wing built of London stocks will be retained and the new enlarged conservatory will be built using the style of brickwork to create a unity at this level though it will be indented to mark its subservience to the closet wing in a similar way to no.147.

There will be a small roof terrace at Upper Ground Floor with a staircase to access the garden and an enlarged first floor terrace (similar in size to 147) at 1<sup>st</sup> Floor accessed as at present from the Main Staircase by a new double glazed panelled door. Both will be enclosed with black metal railings. New rainwater goods will be installed to improve the appearance of the rear façade is proposed that the new doors and windows for the extension are of a modern metal construction.

See Photos 1,2,3,4 below showing the Rear of 149 Gloucester Avenue and adjacent properties 147 and 151.

Photo 1 showing 149 Gloucester Avenue Rear Elevation at Lower Ground Floor



Photo 2 showing 149 Gloucester Avenue



Photo 3 showing 149 Gloucester Avenue



Photo 4 showing 149 Gloucester Avenue

