

52 GLOUCESTER CRESCENT, LONDON NW1 7EG

DESIGN & ACCESS STATEMENT



White Table Reference: 211: 01

TERMS OF REFERENCE FOR THIS STATEMENT

1.0 Introduction

This information is prepared in support of a planning application for alterations to the existing two-storey rear conservatory to the property. Attached are the following documents:

- DWD 1 : 211 P/02, P/03, P/04B & P/05E: Submitted drawings showing plans and elevations as existing and proposed
- DWD 2 : 211 P/06: Photograph of existing rear conservatory.
- DWD 3 : 211 P/01: OS Location Plan

2.0 Background

52 Gloucester Crescent ('the Property') is a lower ground and three-storey, single-family dwelling house situated on the north side of Gloucester Crescent. The property forms part of a group of linked semi detached villas dating from C1860 with features including recessed entrances, rusticated stucco on ground floor, bay windows, stucco quoins and iron-work balconies. The property is grade II listed building within the Primrose Hill Conservation Area within the London Borough of Camden.

Previous Planning Applications have been approved:

- **07/02104/FULL (April 1988)** for the erection of a double height conservatory at the rear and insertion of two velux rooflights on side elevation and lowering sill on first floor rear window of side extension.
- (November 1989) for alteration at second floor level to the rear elevation to provide enlarged bathroom window.
- (March 2006) for demolition of existing rear conservatory and erection of the two-storey rear conservatory and alterations to the rear elevation to close up the existing internal upper ground floor balcony / mezzanine window.

3.0 Proposal

Our proposal is to replace the current glazed roof to the conservatory with a lightweight, solid roof and to replace the lower ground rear elevation windows and doors with sliding folding doors. This will provide a more comfortable roof to the building. The current conservatory is not be visible from Gloucester Crescent and will only be visible from the adjacent rear gardens and therefore its impact on the conservation area is minimal. The rear extension has been designed to enhance the existing facilities and harmonise with the existing elevations and materials.

4.0 Impact

With regards to its effect on the immediate neighbours, there is no change there as there are

no direct private views looking at the property's rear elevations [See photographs at DWD 2]. The present level of enclosure to the site boundaries and proposals will not change and would therefore have a minimal effect on the adjacent houses. The scale of the new proposals is modest in its impact within the rear private world of back gardens and projecting closet wings of the surrounding properties and is not at all visible from the street.

There will be minimal visual impact to the neighbouring properties due to its lightweight construction. It will not impinge on their daylight or cause overshadowing or be physically overbearing.

5.0 Materials

Any new external materials are designed to complement and enhance the character of the existing buildings and the general area. We propose to change the current glazed roof into a lead roof and to match the materials of the earlier doors and windows, which are in painted timber. [See photographs at DWD 1 & 2].

6.0 Access

The principle means of access to the main property will not change. The access for Emergency Services would be unaltered under the proposal.

7.0 Summary

The changes proposed to the rear elevation are minimal in their impact to the conservation area and there is no change to the level of enclosure.

8.0 Relevant Policies and Guidance

Adopted UDP

- UDP: RE2 – Residential amenity.
- UDP: EN1 – General environment protection.
- UDP: EN13 – Design.
- UDP: EN19 – Amenity of adjoining occupiers
- UDP: EN21 – Alterations to existing buildings
- UDP: EN22 – Extensions of adjoining occupiers
- UDP: EN31 – Character and appearance of conservation areas
- UDP: EN38 – Listed Buildings.
- UDP: SD6 – Amenity
 - 1 General design principles
- UDP: B3 – Extensions and alterations
- UDP: B6 – Listed Buildings
- UDP: B7 – Conservation areas.