

66 GLOUCESTER AVENUE, LONDON, NW1 8JD

*Design and Access Statement - Revision A
April 2017*

CONTENTS

1.0 APPLICATION SUMMARY	3
2.0 THE SITE	3
3.0 SITE PHOTOGRAPHS	4
4.0 PLANNING HISTORY	7
5.0 RELEVANT PLANNING POLICY	9
6.0 DESIGN PROPOSAL	10
<i>Design</i>	
<i>Existing and Proposed Visualisations</i>	
<i>Precedents</i>	
7.0 DAYLIGHT ANALYSIS	14
8.0 APPLICANT STATEMENT	16
9.0 PRACTICE PROFILE	17
10.0 APPENDIX A	19
<i>Roof Terrace - as submitted 2017/0351/P</i>	
11.0 APPENDIX B	20
<i>Revised roof terrace - as submitted 30/03/17</i>	

1.0 APPLICATION SUMMARY

Further to the owners of Flat 1, 66 Gloucester Avenue purchasing the flat above [Flat 3] they are looking to combine the two properties to create a home that can accommodate their growing family. We believe that this proposal will enhance the quality of the residential property and better utilise the internal space for the owner.

As part of this development the applicant is also seeking to:

- infill the ground floor rear lightwell above the existing single storey lower ground floor extension
- replace the glazed doors to the existing ground floor extensions
- create a balcony to the ground floor over the existing extension

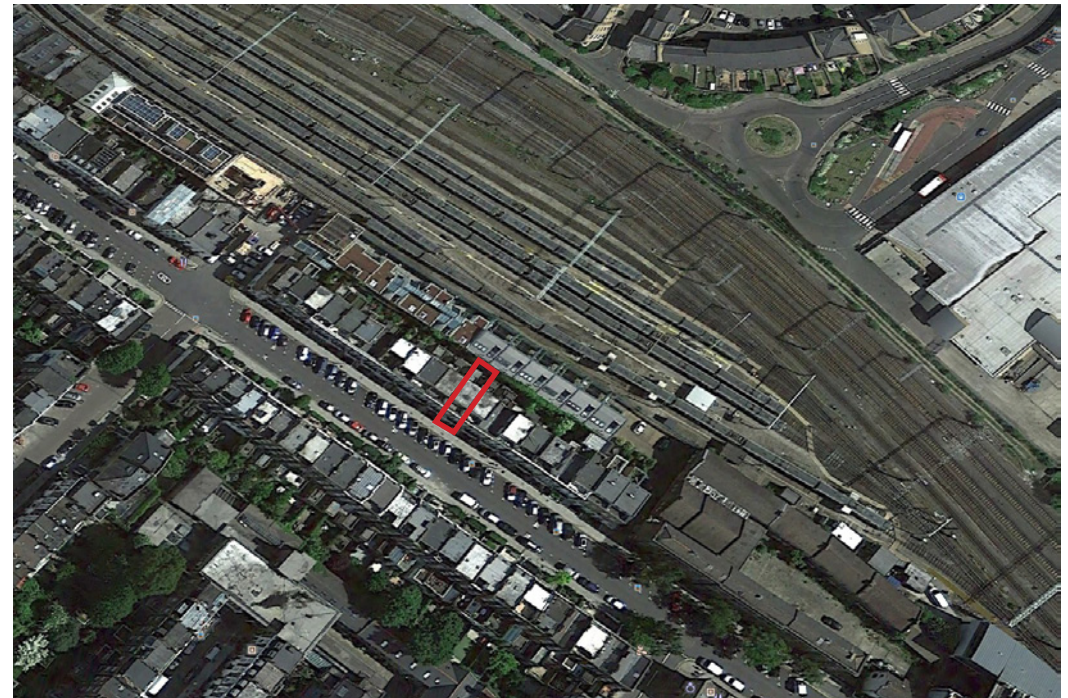
The owners of the property are working closely with Primrose Hill Conservation Area Advisory Committee and the Freeholder Group for the property

The overall design approach is to ensure that the additional massing to the lightwell is subservient to the mass and rhythm of the existing architecture

2.0 THE SITE

The property is a four storey residence, comprising 8 flats in total, with Flat 1 occupying the lower ground floor and Flat 3 occupying the ground floor of the property.

The property sits within the Primrose Hill Conservation Area [Sub Area Two - Central Area] though is not a listed building.



3.0 SITE PHOTOS

Rear Elevation



*View from garden along rear elevation
[looking South East]*



No66. Gloucester Avenue rear elevation



*View from garden along rear elevation
[looking North West]*

3.0 SITE PHOTOS



View from Flat 3 living room towards rear garden wall



View from Flat 3 kitchen towards rear garden wall

3.0 SITE PHOTOS

Gloucester Avenue First Floor Roof Terrace Precedents



*Rear of nos. 215 and 217 Gloucester Avenue
view from Fitzroy Road*



*Rear of no. 131 Gloucester Avenue
view from Fitzroy Road*



*Rear of no. 81 Gloucester Avenue
view from Eddis Street*

4.0 PLANNING HISTORY

Flat 1, 66 Gloucester Avenue

2011/4629/P - Erection of single storey ground floor rear extension with green roof to dwelling (Class C3) and installation of door to fence in rear garden
Approved 08/11/11

2011/3671/P - Erection of single storey ground floor rear extension with green roof to dwelling (Class C3) and installation of door to fence in rear garden
Withdrawn 15/09/11

15947 - Addition of penthouse between existing penthouses of adjoining properties, at 3rd floor level
Approved - 12/04/1973.

14136 - Erection of roof extension and part rear extension between existing roof extensions for use as a penthouse
Refused – 01/02/1973

11108 - The formation of a dining area at the rear and a dressing room at the front, Flat 1
Approved 05/10/71

3084 - The erection of a new 3rd storey and rear extensions to provide 10 self-contained flats -
Refused 24/02/67

3083 - The erection of extensions to the rear and conversions of houses to provide 8 self-contained flats
Approved 24/02/67

Pre-Planning Advice

2016/4432/PRE
25/10/16

Comments:

The proposed conversion of the existing lower ground and upper ground floor flats would be acceptable in principle. The development would provide good living conditions for future occupiers. The layout, scale, form and design of the proposed upper ground floor rear infill extension would harmonise with this property and would not harm the character of the conservation area. The other small alterations to the rear would also be suitable and would preserve the character of the conservation area.

The proposed upper ground floor terrace to the rear would result in overlooking of the neighbouring garden to the north. However, a smaller terrace which is set off the boundary with privacy screening would be likely to be acceptable

Primrose Hill Conservation Area Advisory Committee

Extract from email dated 28/07/16

Thank you for consulting us on your plans... the informal, pre-application advice of the Primrose Hill Conservation Area Advisory Committee, which considered your plans at our meeting on 20 July 2016.

1. We note that Camden policy on the reduction in numbers of housing units means that if one flat is lost (by amalgamation with another unit), then no other flats can be lost in the whole property.

2. Given the location, facing onto the rear wall of Sunny Mews, we would not object to the two-storey infill extension at the rear: it is well set back from the existing back-addition, retaining the original balance.

3. We would expect to object to the proposed roof terrace at ground floor level. It would cause harmful overlooking of neighbours: visual screens might address the overlooking problem, but would cause loss of natural light in a location where surrounding buildings mean that light levels are already restricted.

I hope this is helpful. All good wishes,

Richard

Richard Simpson FSA
Chair PHCAAC

4.0 PLANNING HISTORY

Area Appraisal

-109, Gloucester Avenue, currently awaiting decision for excavation of basement level extension under front garden and associated rooflight; replacement of metal steps to front lightwell with stone stairs; erection of storage area and planter. To rear: erection of glazed rear infill extension at upper ground floor level; relocation of terrace with privacy screen to first floor level; replacement of doors to existing lower ground extension (2016/2216/P)

-81, Gloucester Avenue, granted two storey glass infill extension, change of use from two maisonette to one single family dwelling, excavation of front vaults to form usable storage facility, change of railing to rendered wall.(2009/3676/P / 2009/0231/P) Revisions to planning permission was granted on 21/10/08 (2008/4226/P) for change of use from maisonette and basement flat into one single family dwelling house, including replacement of conservatory with two-storey infill extension and alterations to the front light well and garden, namely additional excavation at basement level under front garden, alterations to balcony/staircase from rear ground floor level to garden and alterations to windows at rear basement level and within front basement light-well

-83 Change of use from single family dwelling house into 3 self-contained flats (1x 1- bedroom flat, 1x 2-bedroom flat and 1x 3-bedroom maisonette) and associated alterations and extensions including basement excavation, erection of a 2-storey rear extension (on lower ground and upper ground floor levels) and mansard roof extension with terrace at rear and replacement of windows. (2009/2868/P)

-87 Gloucester Avenue, granted two storey glass infill extension, change of use from two maisonette to one single family dwelling, rear mansard extension (2005/3715/P)

-89 Gloucester Avenue, was granted permission for a two-storey glass infill extension replacing an existing one storey conservatory and change of use from two flats into a single family dwelling. Roof terrace (20073174/P) (2010/0019/P)

-91 Gloucester Avenue, granted planning permission for alteration to front garden and for formation of front extension at garden level, (pre-existing, double story, rear infill) (approved 16.3.83 ref 35583/R1),

-93 Gloucester Avenue was granted planning permission to build a rear glass conservatory above a ground floor level above a basement extension. (2008/189/P)

-127 Gloucester Avenue was granted permission for a rear glass extension and alterations to the front area and change of use from two flats to a single family dwellings (2008/2262/P).

-131 Change from two units to one single family dwelling, double height rear extension

-141 Conversion of 2 self-contained dwellings into a single family dwelling house and additions and alterations to include the erection of extensions at lower ground and upper ground levels following the demolition of existing outbuildings and the creation of a roof terrace at first floor level with associated balustrade.(2010/0111/P)

-175 Gloucester Avenue was granted permission to install a two storey glass infill with stairs to garden (2007/2998/P)

5.0 RELEVANT PLANNING POLICY

Principle of Development:

CS6 Providing Quality Homes

The council will aim to make full use of Camden's capacity for housing by (d) minimising the net loss of existing homes

DP2 Making full use of Camden's capacity for housing

The Council seeks to maximise the supply of homes and minimise their loss (f) resisting developments that would involve the net loss of two or more homes.

Standard of Housing:

CPG2 Housing

All residential developments in the borough are required to be designed and built to create high quality homes

The London Housing SPG
National Technical Housing Standards

DP26 Managing the impact of development on occupiers and Neighbours

Require developments to provide (a) an acceptable standard of accommodation; (j) facilities for bicycle storage; and (k) outdoor space for private amenity space

Transport

CPG7 Cycling Facilities

Design and Heritage

CPG1 Design

Materials should form an integral part of the design process and should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings

CS14 Promoting high quality places and conserving our heritage

Requiring development of the highest standard of design that respects the local character and heritage

DP24 Securing High Quality Design

The Council will require all developments to be of the highest standard of design and will expect developments to consider (a) character, setting, context and the form and scale of neighbouring buildings (b) the character and proportions of the existing building (c) quality of materials used (h) provision of appropriate amenity space

DP25 Conserving Camden's heritage

(b) Preserve and enhance the character of the area

Amenity

DP26 Managing the impact of development on occupiers and Neighbours

Protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity including (a) visual privacy and overlooking; (b) overshadowing and outlook; (c) sunlight, daylight and artificial light levels.

CS5 Managing the impact of growth and development

The Council will protect the amenity of Camden's residents and those working in and visiting the borough by: e) making sure that the impact of developments on their occupiers and neighbours is fully considered;

Primrose Hill Conservation Area Statement

PH24 Roof Terraces

The enclosure of roof terraces should be constructed in metal set back behind the parapet

PH26 Rear Extensions

Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability.

6.0 DESIGN PROPOSAL

The proposal seeks to combine Flat 1 [2 bed] and Flat 3 [1 bed] to create a 3 bedroom apartment.

As policies CS6 and DP2 state - the council does not want to see a loss of residential units. However as there has been no reduction at this address, the loss of one unit will meet with these policies.

The new apartment - a 3 bed, 5 person unit - created will be 121m² which exceeds the London Space Standards. The design is also in accordance with policies CPG2, London Plan Housing SPG and National Space Standards.

The proposed infill extension and accompanying reconfiguration of the units will provide ground floor kitchen, living, dining and WC accommodation with improved daylight and spacious spaces suitable for a growing family.

The lower ground floor will be reconfigured to provide 3 bedrooms, with access to the garden, a family bathroom and storage / utility spaces. A snug / rumpus room provides an informal space for the family.

In accordance with policies CPG2 the London Plan Housing SPG the lower ground floor garden at 16m² would exceed the required amenity for a property of this size.

A balcony is proposed to the rear of the property - to sit on the roof of the existing lower ground floor rear extension. This balcony will have a metal balustrade set back in from the parapet in line with the Primrose Hill Conservation Area Statement.

As the rear of the property is North East, with tall buildings, there is limited sunlight that reaches the rear of the property, so there will be no overshadowing to the neighbours.

The new infill extension is intended to be a lightweight design that is sympathetic and subordinate to the original dwelling house and neighbouring properties.

In accordance with policies CS14, DP24 and DP25, the proposed glazing is deliberately designed to recede from view, with minimal visible framing and detail, allowing the existing and original features of the property to dominate. They also provide greatly increased amenity to the occupants of the property, with enhanced views and connection to and from the outdoor space at the rear, without increasing overlooking or adversely affecting the amenity of the surrounding properties. The use of materials as described above is both sympathetic to the local vernacular and provides a contrast to the host property, allowing it to be read on its own terms, whilst retaining the integrity of the host property.

The proposed extension, to the rear of the property and out of sight of any street level views and public areas, will have minimal if any impact on the surrounding area. Due to the high wall to the rear of the property the visual impact is limited. It will however be a subtle, lightweight and well-designed proposal that sits comfortably and subordinately to the property.



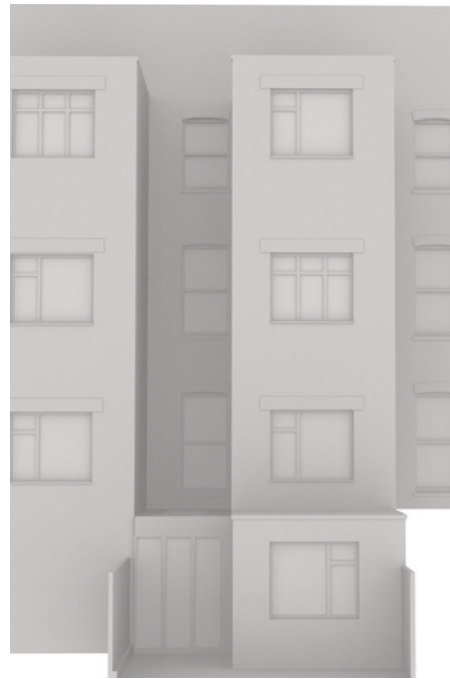
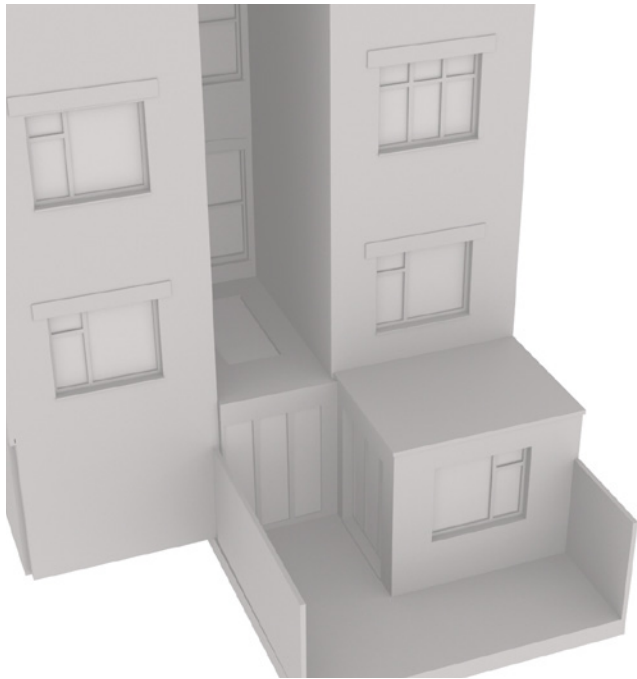
Slim profile metal windows and doors



Flatbar balustrade

6.0 DESIGN PROPOSAL

Existing Visualisations



6.0 DESIGN PROPOSAL

Proposed Visualisations



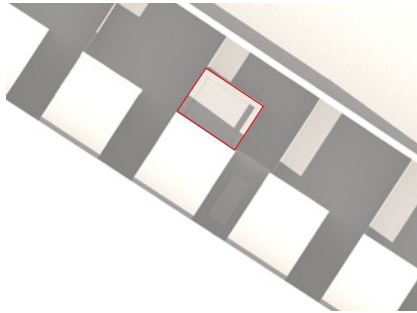
6.0 DESIGN PROPOSAL

Precedents

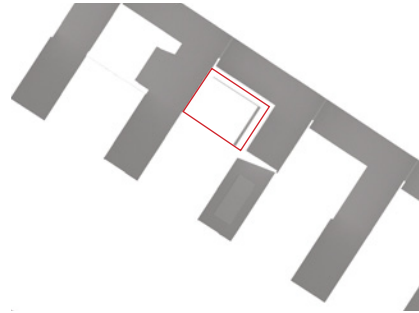


7.0 DAYLIGHT ANALYSIS

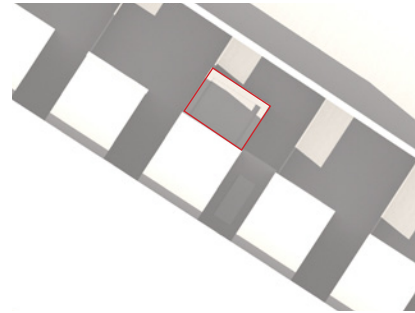
As Existing [no roof terrace or screen]



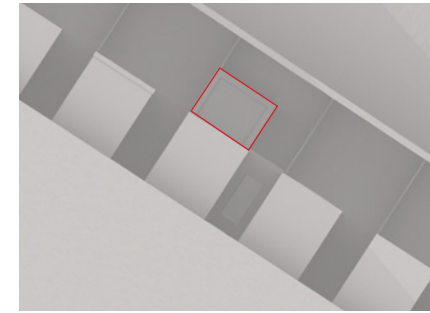
21st March - 9am



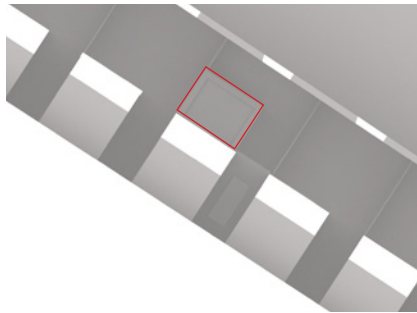
21st June - 9am



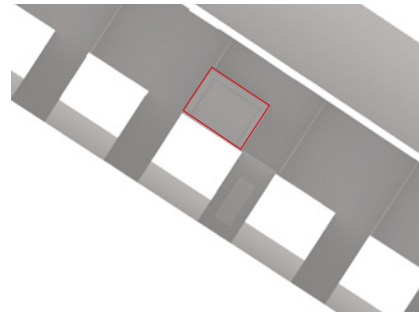
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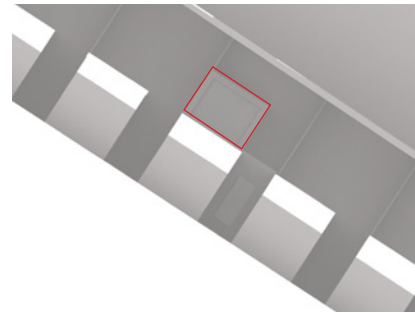
21st December - 9am



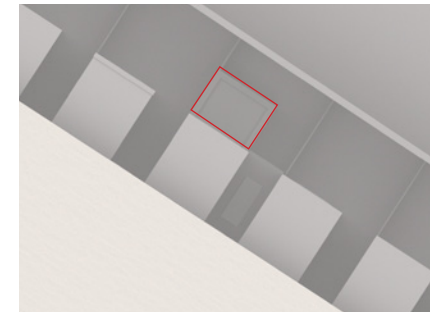
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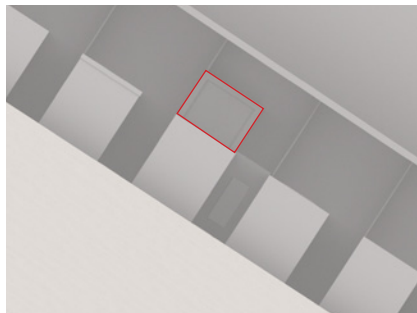
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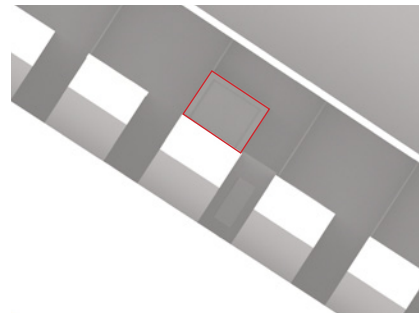
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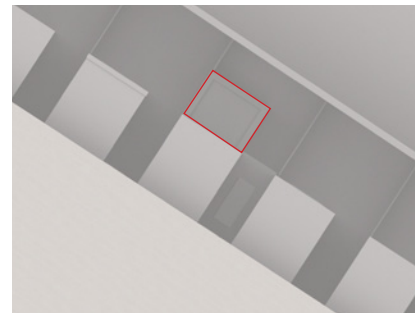
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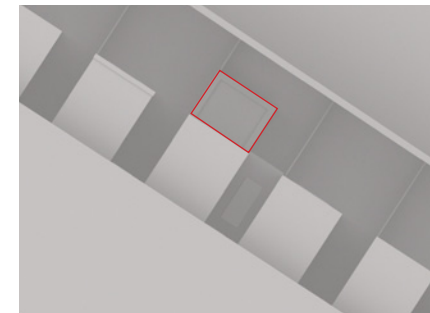
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21st June - 5pm



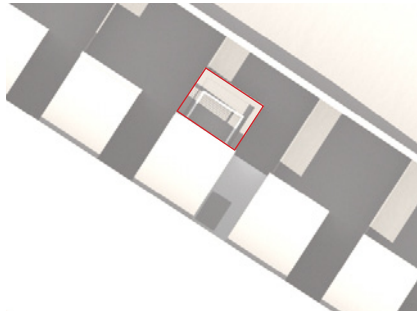
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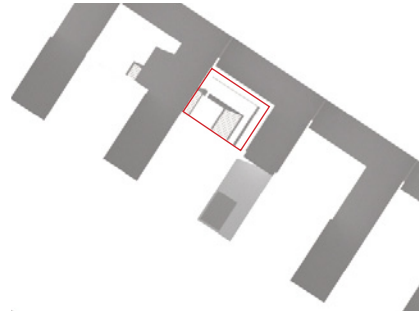
21st December - 5pm

7.0 DAYLIGHT ANALYSIS

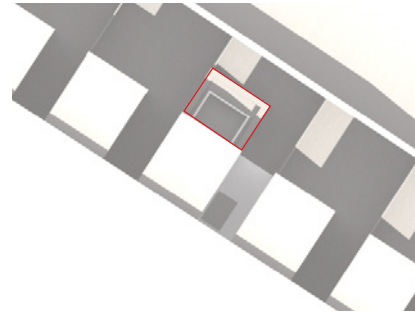
Proposed



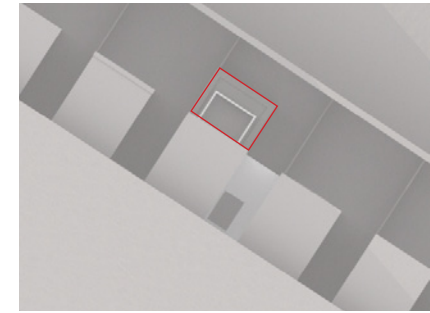
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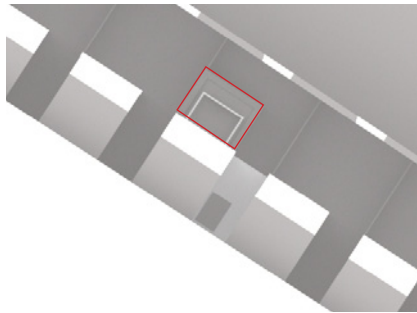
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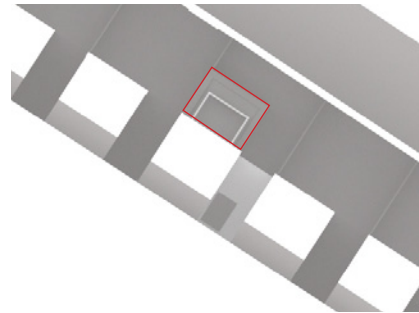
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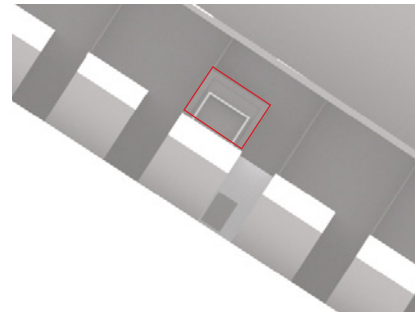
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21st March - 1pm



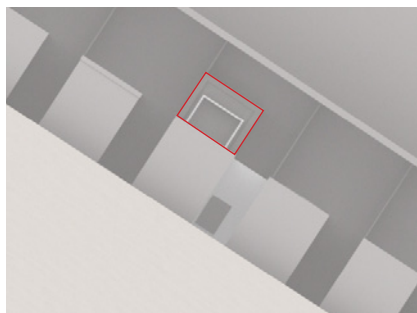
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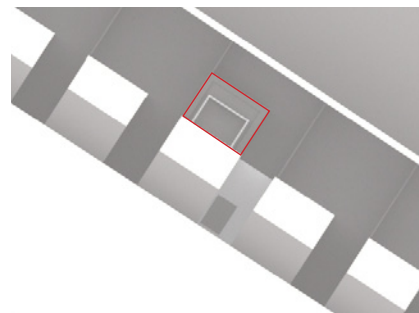
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21st December - 1pm



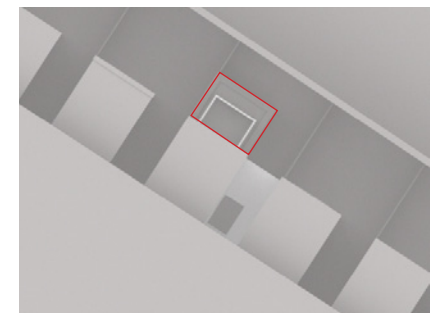
21st March - 5pm



21st June - 5pm



21st September - 5pm



21st December - 5pm

8.0 APPLICANT STATEMENT

The proposal to join the two flats and extend to allow sufficient space to our family would mean a great deal to us for a number of reasons:

We have lived at 66 Gloucester Avenue for almost 10 years – both independently in Flat 1 and 3 and together in Flat 1 once we were married. The small extension to the rear was perfect for when our first child was born, but as our family has expanded we have out grown the flat. We longed to stay nearby as both Primrose Hill and Regents Park equate to the children's playground in all weather and we know so many locals who have become friends of the children and ourselves. The children regularly visit the zoo, local swimming pools, play for local Football clubs, and enjoy classes at local community centres and Primrose Hill library. Our eldest son attends a local school in an adjoining street.

Being able to combine flats 1 & 3 together would mean we could create family accommodation for our two young boys in an area in which we long to remain. The boys cannot really play in the existing flat with their friends as there just isn't room to dance and hide.

We have our hearts set on remaining in the area for as long as possible and would really appreciate being able to use the space above our sons' bedroom as a terrace and have long desired the use of it for sitting out in the sunshine and for the boys to grow plants in container pots. The sun rarely sees the garden in flat 1 because of the neighbouring trees and the high wall and fences.

At present, we have no dining room and have to create a dining table from a coffee table for every family meal. Should we be granted planning permission it will be a relief for the children to be able to walk in to a dining room and be able to sit at a table to chat /work/ have meals and separate that from the living area

G.Doggart, Applicant

9.0 PRACTICE PROFILE

Kirkwood McCarthy

Kirkwood McCarthy is an award winning London based architecture and design studio with extensive experience working in conservation areas.

Our body of work demonstrates a sensitive approach to designing contemporary buildings within period settings that balance the heritage of their locality with the functional needs of the client/user. Built examples in proximity to this proposal included opposite to attest to the consideration and quality we apply to buildings.

The work of Kirkwood McCarthy has featured widely in industry and media publications, and shortlisted for awards including the NLA Don't Move, Improve.

Pages Lane, Haringey (Muswell Hill Conservation Area)

A new extension to a Victorian semi detached house, the design response was to introduce a new rear ground floor wing that encloses on the Western boundary to form a courtyard. At once widening the existing footprint and better capturing the southern garden aspect, the courtyard brings a connected, sun-filled sequence between the various living spaces and opens out the formerly dark and introverted plan.

Winkley Workshop, Tower Hamlets (Old Bethnal Green Rd Conservation Area)

The front facade is rigorous to its setting, continuing key elements such as windows, lintels and brick; yet within and to the rear the property is a wholly new typology and style emblematic to its period and the requirements of the home owners. The project has been featured in media including the Evening Standard, The Times, Time Out, Dezeen, and shortlisted for Don't Move Improve 2015 awards.

Hoxton Square Penthouse, Hackney (South Shoreditch Conservation Area)

Located on the top floor of a Grade II listed former school house, the geometric facade line was derived from key views in Hoxton Square to complement the existing building. Expansive glazing and polished steel door frames give encourage the extensive to sit recessive to the original structure.

9.0 PRACTICE PROFILE

Kirkwood McCarthy



*Top Left: Pages Lane
Top Right: Winkley Workshop
Bottom Left: Hoxton Square Penthouse*

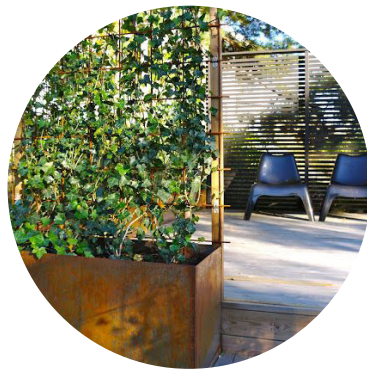


A roof terrace is proposed to the rear of the property - to sit on the roof of the existing lower ground floor rear extension. This 5.5m² terrace will have a metal balustrade set back in from the parapet in line with the Primrose Hill Conservation Area Statement.

In keeping with policies DP26 and CS5 a planted metal screen is proposed to the boundary wall with the neighbours which will provide privacy and prevent overlooking. As the rear of the property is North East, with tall buildings, there is limited sunlight that reaches the rear of the property, so there will be no overshadowing to the neighbours. The planted screen will provide a visually attractive outlook .



Flatbar balustrade



Lightweight planted screen



Trellis

A more traditional timber trellis will allow for climbing plants to grow - creating an attractive outlook for the owners as well as privacy for the neighbours.



Ivy

A hardy evergreen climber that can thrive in shady and dark gardens where there isn't much light. It can be trained to follow any type of fencing and can be trimmed to allow light where necessary. It is a valuable plant to wildlife and is recommended by the RSBA.

In keeping with the local wall climbers.



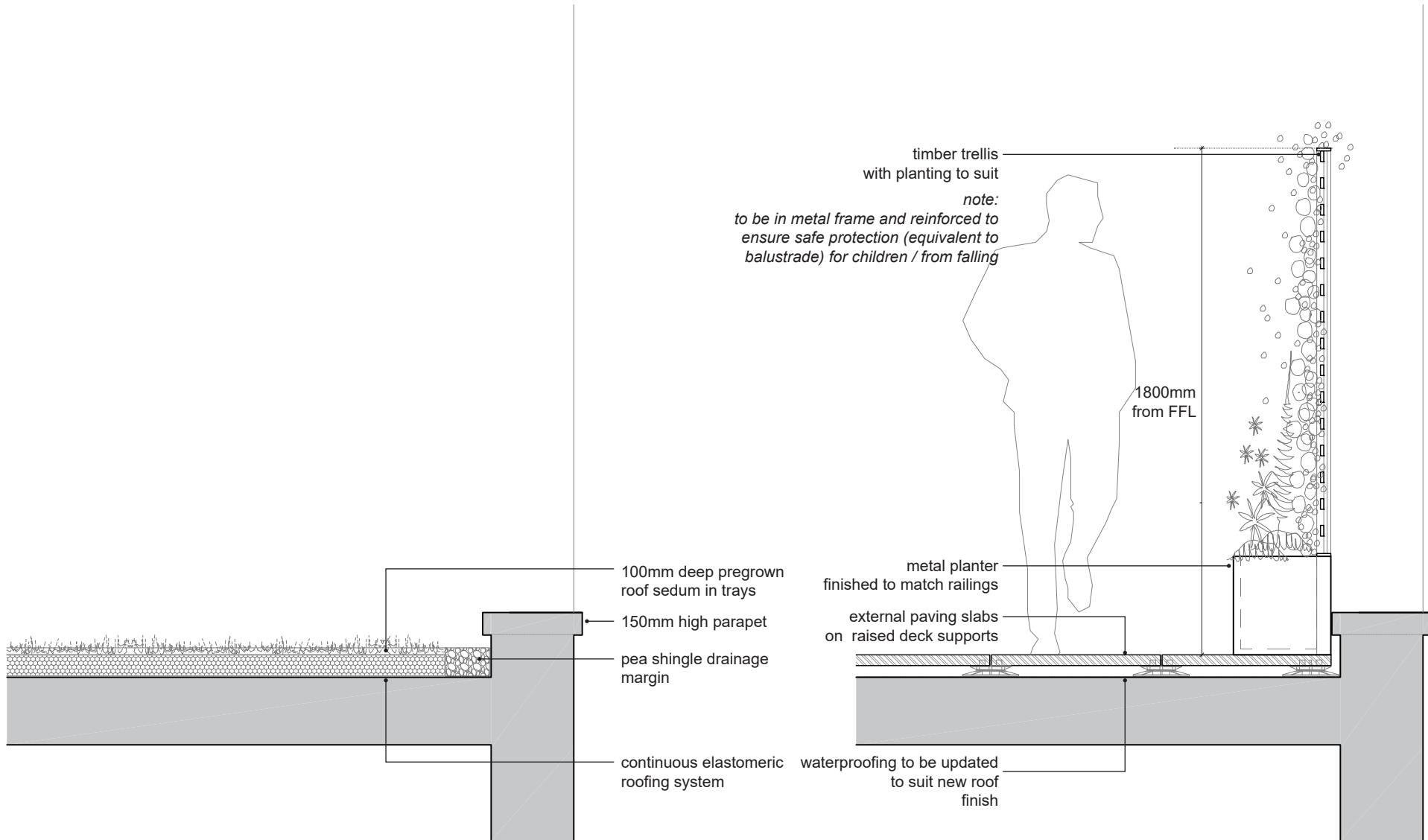
Climbing Hydrangea

With heart shaped leaves this deciduous plant is great for shade. It bears white lacecap flowers in summer. The foliage goes a golden yellow colour in autumn too.



Honeysuckle

An evergreen climber that has a sweet smelling scent during the summer - the flowers will attract butterflies and other wildlife



Existing sectional through roof

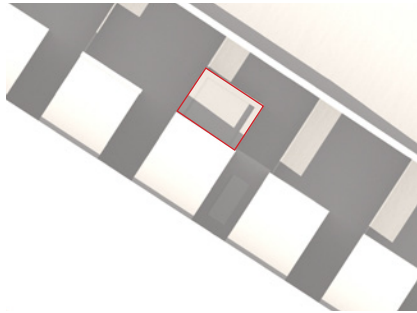
Proposed sectional through roof terrace planter



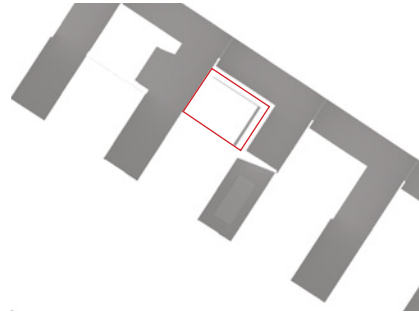
11.0 APPENDIX B

Revised Roof Terrace - as submitted 30/03/17

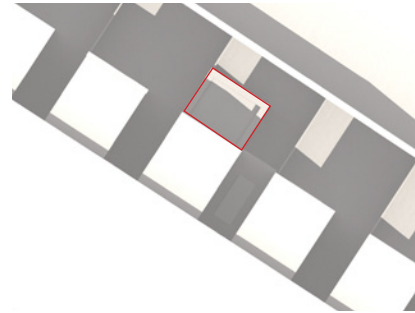
Daylight Analysis - As Existing [no roof terrace or screen]



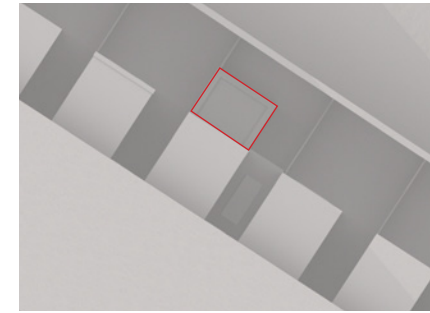
21st March - 9am



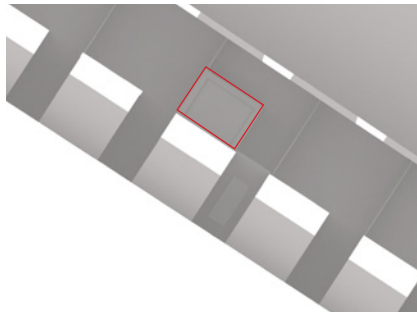
21st June - 9am



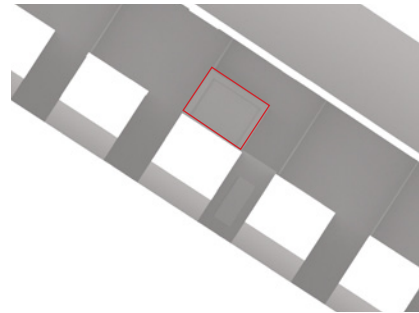
21st September - 9am



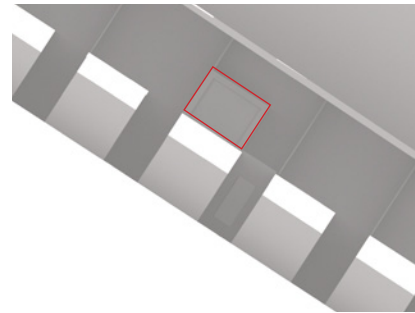
21st December - 9am



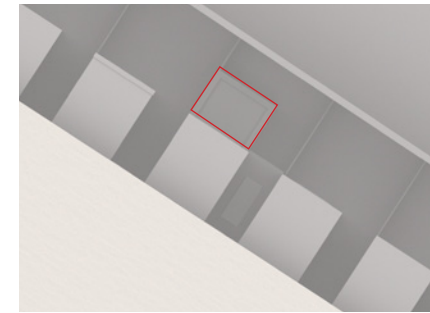
21st March - 1pm



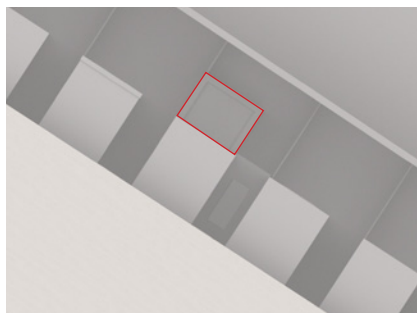
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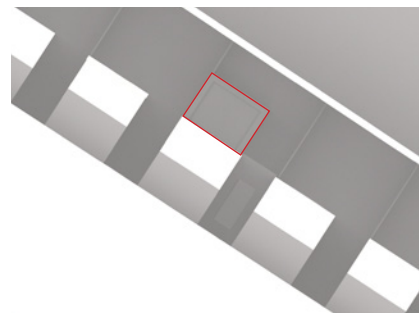
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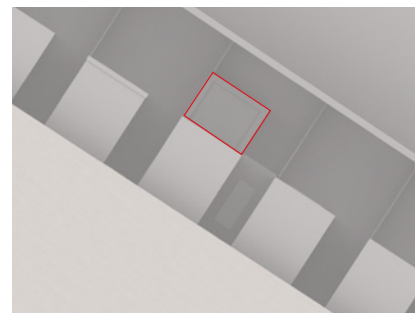
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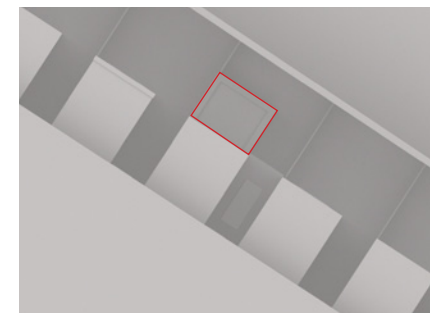
21st March - 5pm



21st June - 5pm



21st September - 5pm

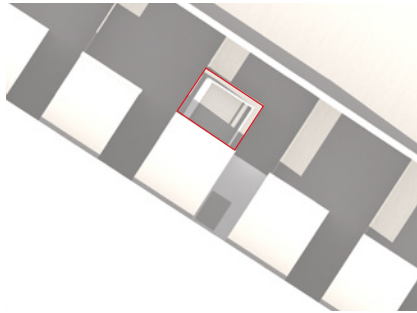


21st December - 5pm

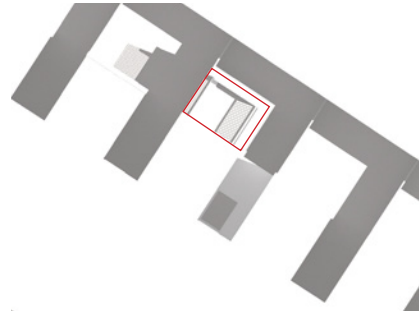
11.0 APPENDIX B

Revised Roof Terrace - as submitted 30/03/17

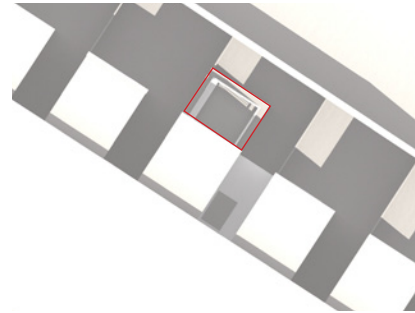
Daylight Analysis - Proposed



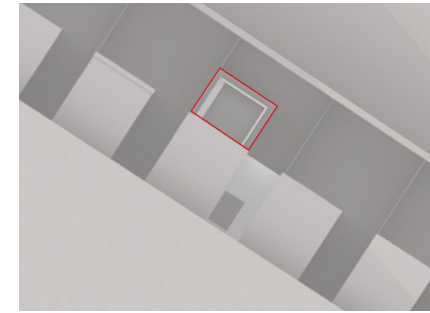
21st March - 9am



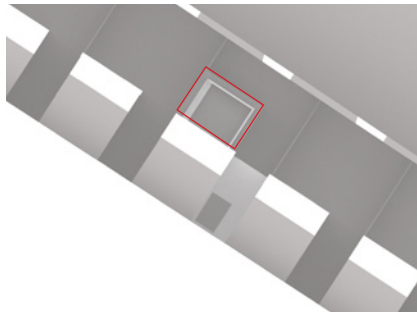
21st June - 9am



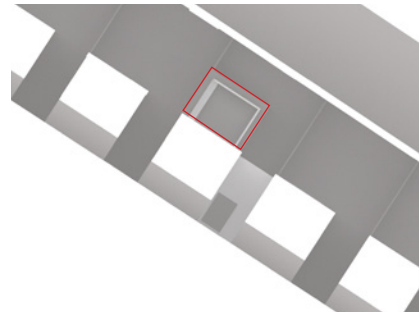
21st September - 9am



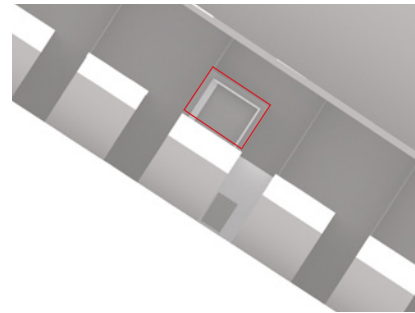
21st December - 9am



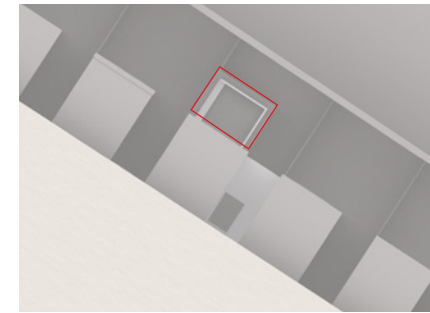
21st March - 1pm



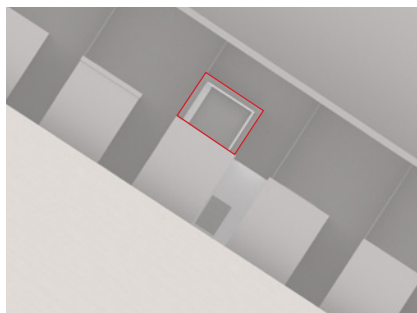
21st June - 1pm



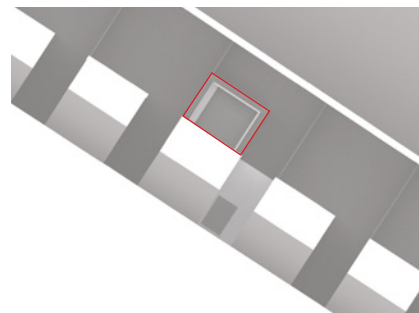
21st September - 1pm



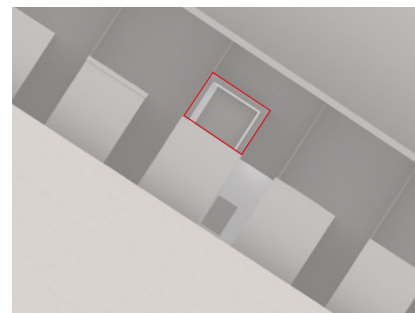
21st December - 1pm



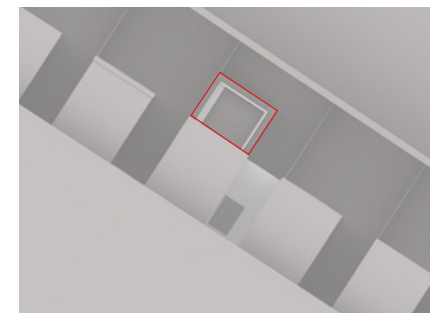
21st March - 5pm



21st June - 5pm



21st September - 5pm



21st December - 5pm

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