



31 Gloucester Avenue, NW1 7AU

22.02.2018

EMArchitects.ltd

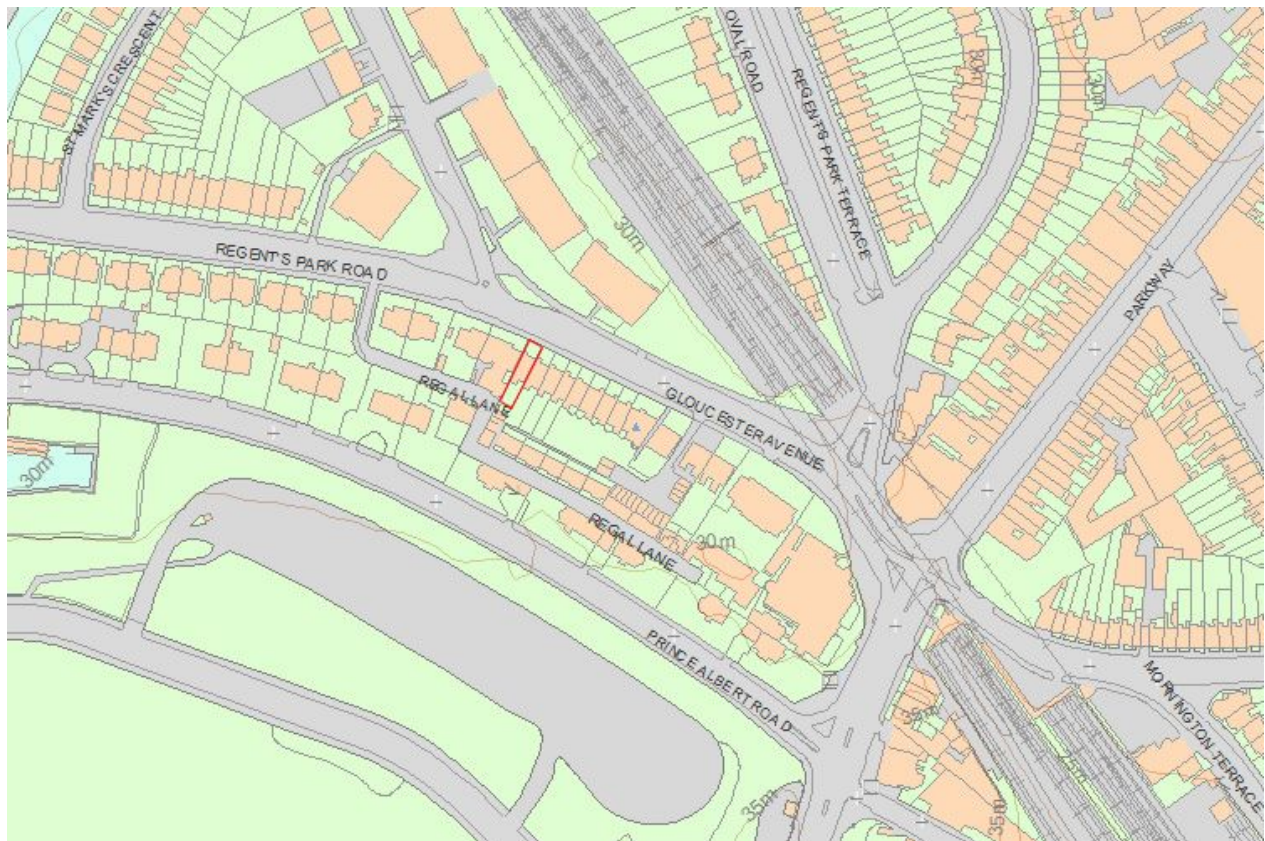
4 Underwood Row

London N1 7LQ

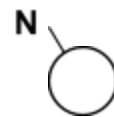
Design & Access and Heritage Statement

Site context

The existing property is a 19th Century terrace of 4 storeys and basements with 2 windows each. The property is situated on Gloucester Avenue. The property is grade 2 listed and within the Primrose Hill Conservation Area in Camden.



Site Location Plan 1:1250



Heritage

List entry Number: 1342069

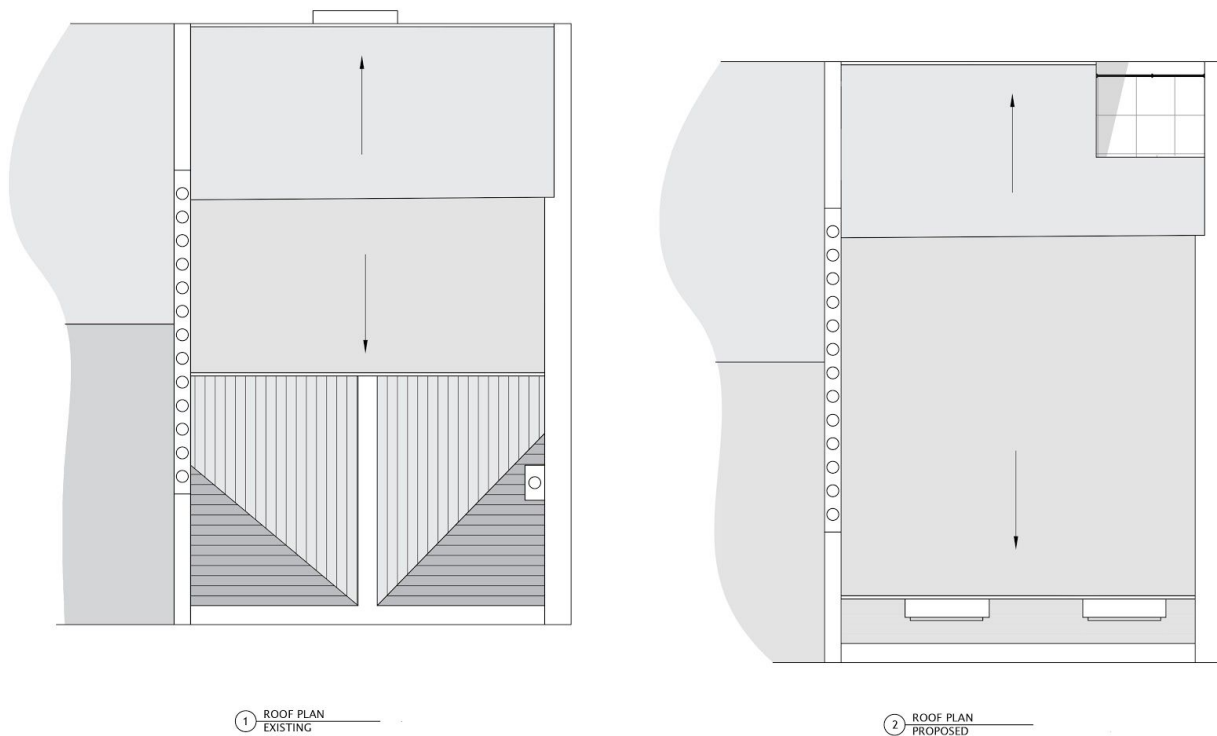
“Gloucester Avenue Nos. 15-31. Terrace of 9 houses. C1848. Yellow stock brick with rusticated stucco ground floors and quoins. No. 16 with felted mansard roof and attic dormers. Symmetrical terrace with slightly projecting end houses (Nos 17 and 31) and central houses (Nos 21 & 23). 4 storeys and basements. 2 windows each. Prostyle Doric porticoes; doorways with fanlights and half glazed doors. No. 15, entrance converted to a window. Ground floor sashes tripartite. 1st floor, gauged brick flat arches to casements with continuous cast-iron balcony. 2nd and 3rd floors, gauged brick flat arches to recessed sashes. Stucco dentil cornice at 3rd floor level. Parapet above 3rd floor. INTERIORS: not inspected.”

(Historic England)

The terraced houses are used as flats with no. 15 comprising of a roof extension and street facing dormer windows. The floor area of the fourth floor flat at No. 31 is currently not efficient with the London Design Guide, the spaces are too small for use and therefore an extension is necessary.

The Application

The application is for an extension to the top fourth floor flat comprising of dormer windows that face the street and a small enclosed terrace to the rear. The proposed extension will be made of materials matching the existing and surrounding buildings of Gloucester Avenue. The terraces walls will be built up to prevent overlooking of neighbours.



Existing and Proposed Roof Plans

(See 4079-09 Existing & Proposed Roof Plans)

Planning (Listed Buildings and Conservation Areas) Act 1990

Grant of consent subject to conditions 17.—(1) Without prejudice to the generality of section 16(1), the Power to impose conditions subject to which listed building consent may be granted may include conditions with respect to— grant of listed building consent.

(a) the preservation of particular features of the building, either as part of it or after severance from it;

The existing features of the building will not be affected in any way.

(b) the making good, after the works are completed, of any damage caused to the building by the works;

(c) the reconstruction of the building or any part of it following the execution of any works, with the use of original materials so far as practicable and with such alterations of the interior of the building as may be specified in the conditions.

The materials used will be in keeping with the local buildings

Planning policies (Camden Local Plan, Design & Heritage)

I. Policy 7.10 Details and materials

“Architectural detailing should be carefully integrated into a new building.. The insensitive replacement of windows and doors can spoil the appearance of building..”

The dormer windows which face the street, although barely visible from street level due to being high up, will have detailing that matches the original building and be in keeping with the other properties along the terrace.

“Alterations and extensions should be carried out in materials that match the original or neighbouring buildings..”

The extension will be made of materials matching the rest of the building and therefore the neighbouring buildings.

II. Policy D2 Heritage

Conservation areas

“The council will:

e. require that development within conservation areas preserves the character or appearance of the area;”

The extension will be in keeping with local buildings and match the existing materials used therefore it will preserve the character of the area and listed buildings.

Design

The existing fourth floor flat will be extended to take up the entire floor space. Front and Rear elevations will consist of similar materials to the existing, taking into consideration issues of the street scene, overlooking and conservation. The dormer windows which face the street will include detailing that is sensitive to other listed buildings along Gloucester Avenue.





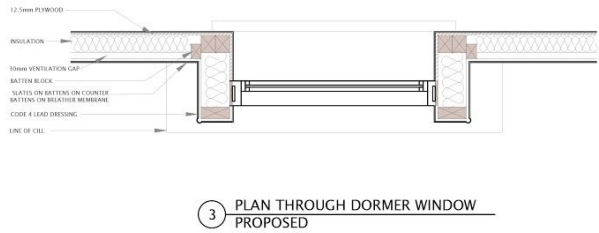
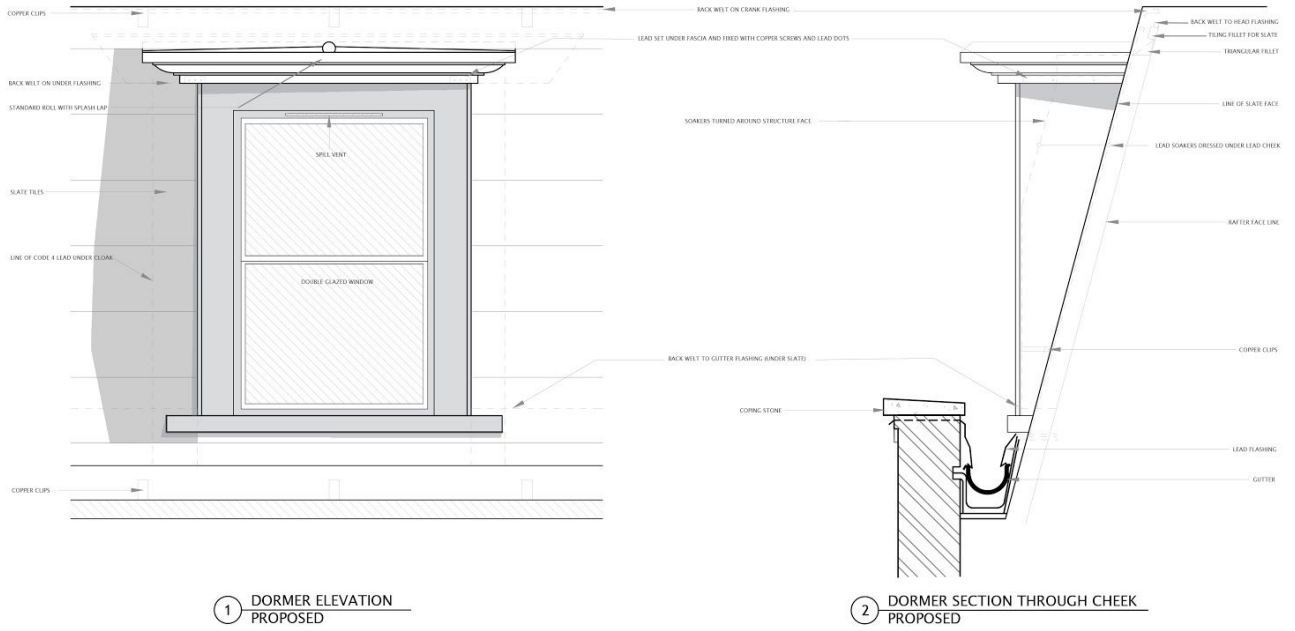
4 REAR ELEVATION
EXISTING



4 REAR ELEVATION
PROPOSED

Existing & Proposed Front Elevations
Existing & Proposed Rear Elevations

(See 4079-02 Existing Elevations & 4079-05 Proposed Elevations)



Proposed Dormer detail drawings
 (See 4079-08 Proposed Dormer)



Above shows the dormer windows at No. 15 at the other end of the terrace and beginning of the listed buildings facade. The dormers at 31 will be the same in order to balance out the terrace.





Conclusion

The extension to this property will be an efficient use of space in accordance to the London Design Guide and the Camden Local Plan. The further extension of the existing flat will be a positive addition to the existing listed building and those nearby. The extension has been designed to be sensitive to the preservation of the listed buildings through the use of similar materials and detailing, such as the dormer windows at No. 15. The property is Grade II listed and so care will be taken to ensure the work does not negatively affect the appearance of the building or damage it in any way. The proposal is to protect and preserve the listed building whilst achieving current building standards by making it suitable for those that reside there.