

123 GLOUCESTER
AVENUE
LONDON NW1 8LB

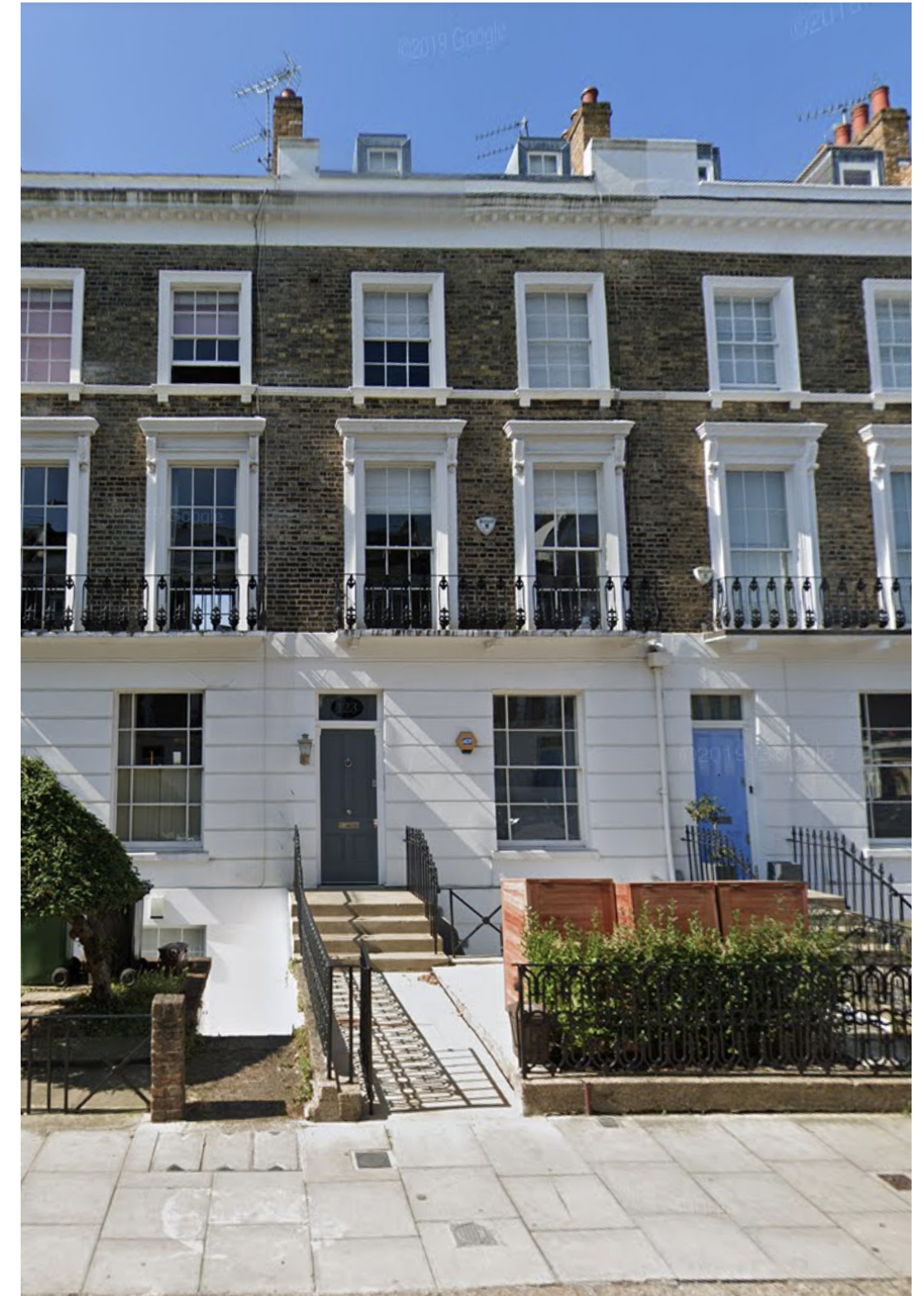
HERITAGE STATEMENT

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123 Gloucester Avenue is located within a terraced, four-storey (plus lower ground floor) Victorian property sited within the Primrose Hill Conservation Area. The property is subdivided into two maisonettes and 123 Gloucester Avenue occupies the first, second and third floors with it's own private entrance at ground floor level.

The proposal seeks to enlarge the existing dormer windows to the front elevation at roof level. The new dormer windows will be sensitively detailed in a traditional manner and comprise of lead clad roofs and cheeks with painted timber double hung sliding sashes to match existing original fenestration. The window widths will match the windows below on the second floor. With regards to the scale and design of the proposal, we do not feel there will be any detrimental impacts on the conservation area or neighbouring properties.

The roofscape along the terrace genreally consists of mansard roofs but the windows to the front elevations vary in type and scale (please refer to aerial view on p3). There are many precedents of dormers windows similar in size to those proposed at no.123 Gloucester Avenue.



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