

**0820 163 Gloucester Avenue**  
Design & Access Statement

14 April 2021



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Introduction

Alteration to the basement apartment at No 163 Gloucester Avenue.

The planning application seeks consent for the replacement of the single storey conservatory, located at the rear of the property and an alteration to the rear elevation to form a new opening for patio doors at garden level.

Context

The building at no 163 Gloucester Avenue is part of a terrace on the southern side of the street comprising Victorian houses which are three storeys high and have a basement level. The property has been altered internally and was divided into flats in the 1970s. The proposal is confined to the 2 bed apartment located at the basement level of the property. The apartment



Front elevation with access to basement apartment via light well

0820

has a single store conservatory at the rear, built in the late 1990s.

The property is located within Primrose Hill Conservation Area.

Design

• Massing and Scale  
The external alterations to the rear are the result of the general internal refurbishment of the apartment. The two current bedrooms are cramped. The proposal is to combine the two bedrooms into one with an ensuite facility. A new bedroom will be created in the space that is currently used as the kitchen. The conservatory will become the new open plan kitchen space.

The existing conservatory consists of a polycarbonate roof on timber rafters and a glazed timber door and screen. It is not appropriate for a kitchen. Hence the conservatory will be



Rear elevation with conservatory to the side and raised patio area in foreground

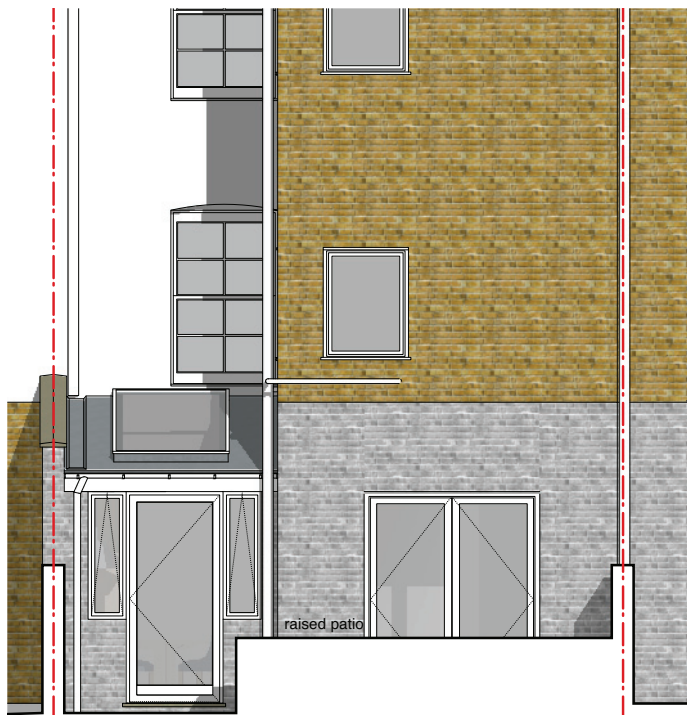
demolished and replaced with an extension similar in height and footprint as the existing conservatory. The existing boundary/party wall to No 165 (that forms the flank wall of the conservatory and eventually the new kitchen) will remain unaltered, but will be repaired as necessary.

To maintain daylight into the existing living area, a rooflight is proposed over the kitchen extension.

The rear elevation kitchen window is to be altered and enlarged to create patio doors to be used by the new bedroom. The terrace area in front of the patio doors will be marginally increased in depth to allow access from the bedroom into the lower section of the garden.

• Materiality  
The proposed external finishes of the extension will consist of facing brickwork and a grey membrane roof finish to complement the existing house.

The proposed fenestration will comprise high thermal performance metal frame double-glazed windows and doors, metal framed rooflights,



Proposed kitchen extension to replace conservatory within the same footprint and height, including patio doors to the rear bedroom



Existing side elevation



Proposed side elevation

No change to the side elevation to No. 165

all with a RAL colour finish to complement the existing building.

• Privacy and Overshadowing  
The proposed alterations cannot be seen from the street and has no impact on the wider context.

The extension is a replacement for the conservatory on a like with like basis. It is envisaged that there will be no overshadowing, loss of daylight nor sunlight to the neighbouring property.

The proposed patio doors to the rear bedroom faces onto a raised patio garden area and will have no impact on privacy.

Flood Risk

The Environment Agency indicates that the site is located within Flood Zone 1 area, with a low probability of flooding.

Access

The proposed extension will not affect the existing internal and external access to and from the property. However, any practical improvements for access that can be made within the site's constraint will be considered, such as providing level access from the rear bedroom to the external patio area.