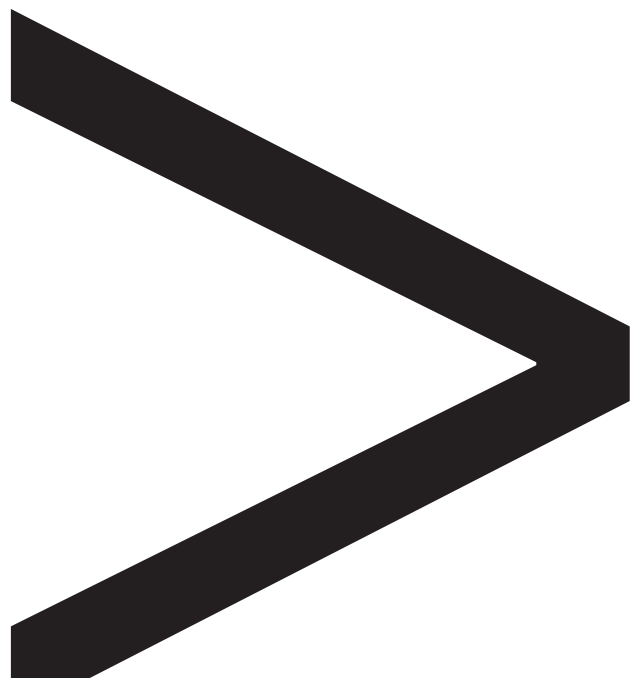


31 GLOUCESTER AVENUE

4TH FLOOR FLAT, LONDON, NW1 7AU

DESIGN AND ACCESS STATEMENT

14/12/2020



# CONTENTS

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- Context
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- Materials
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## > DRAWINGS

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# INTRODUCTION

This document should be read along side the planning statement and heritage statement prepared by First Plan and submitted with this applicaiton.

This Design and Access Statement has been prepared on behalf of the applicant. It accompanies an application for full planning permission to extend an existing 4th floor flat. The extension proposed is of a modest size and nearby views have been interrogated to ensure the proposals do not detract from the context.

The current flat is extremely small, well below the standards set out in the London Plan. The current detailing and materiality of the flat does not fit within its context.

The applicant wishes to improve the sustainabiltiy credentials of the flat, in particular the energy efficiency, as well as provide a better standard of accomodation, improve the building as a whole by proposing a facade and materials more suited to the context.

As part of the works the balustrade would be removed which would better improve the view from street level, and the works would enable roof/fabric repairs.

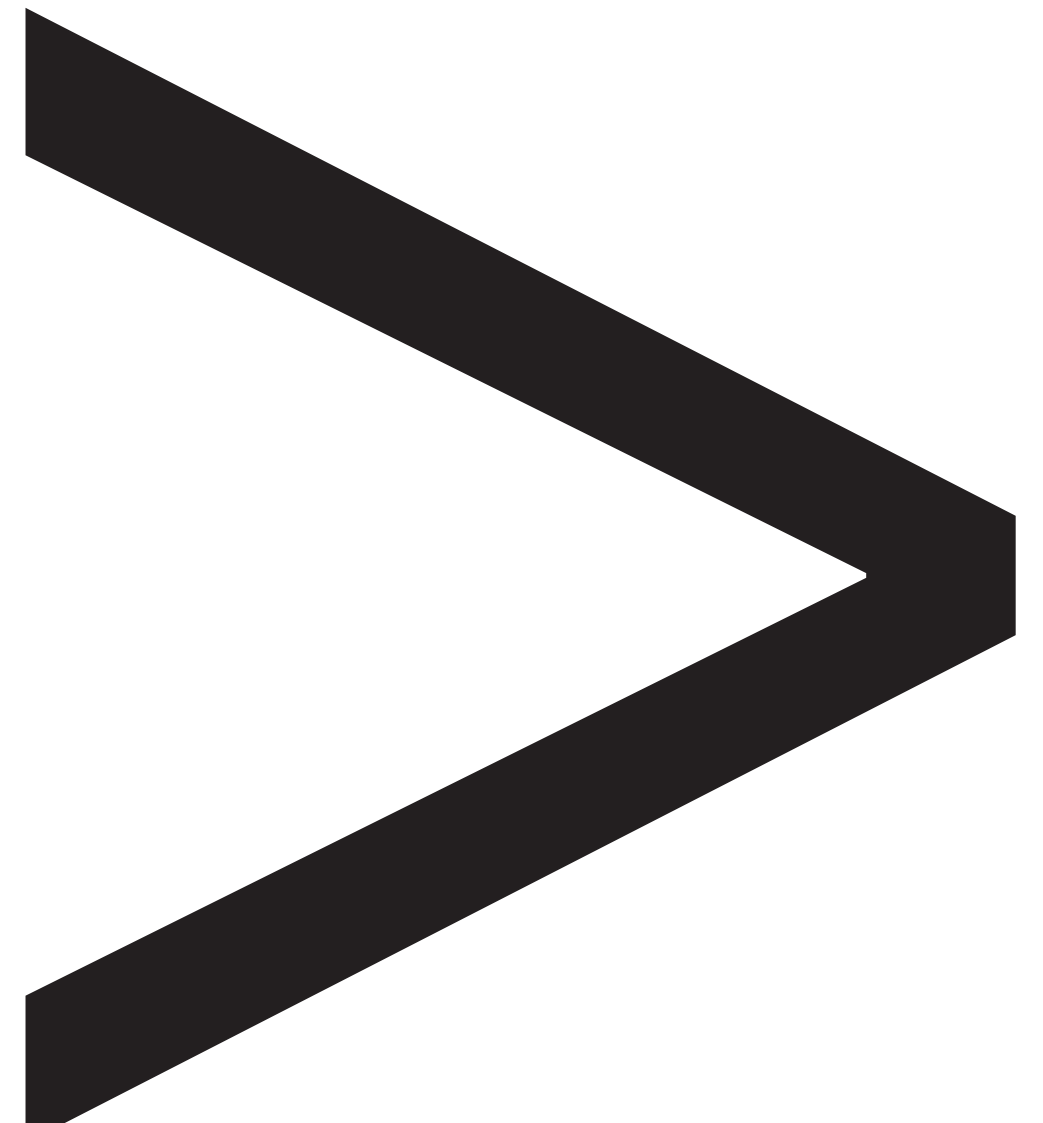
This statement describes the evolution of the proposal and the rationale behind its design. It should be read in conjunction with the application drawings.

The site lies 0.5 miles from Camden Underground Station. The site is situated a short distance from many transport links, including a bus and overground. The site is within easy walking distance of an array of shops and restaurants.

The existing building is residential. The use of the property will remain as existing.

The application site comprises exclusively of the 4th floor of an existing terrace building. The first to third floor and ground will remain as existing.

The proposed extension will create an increase in floor space. The internal floor area of the existing property will increase by 6sqm



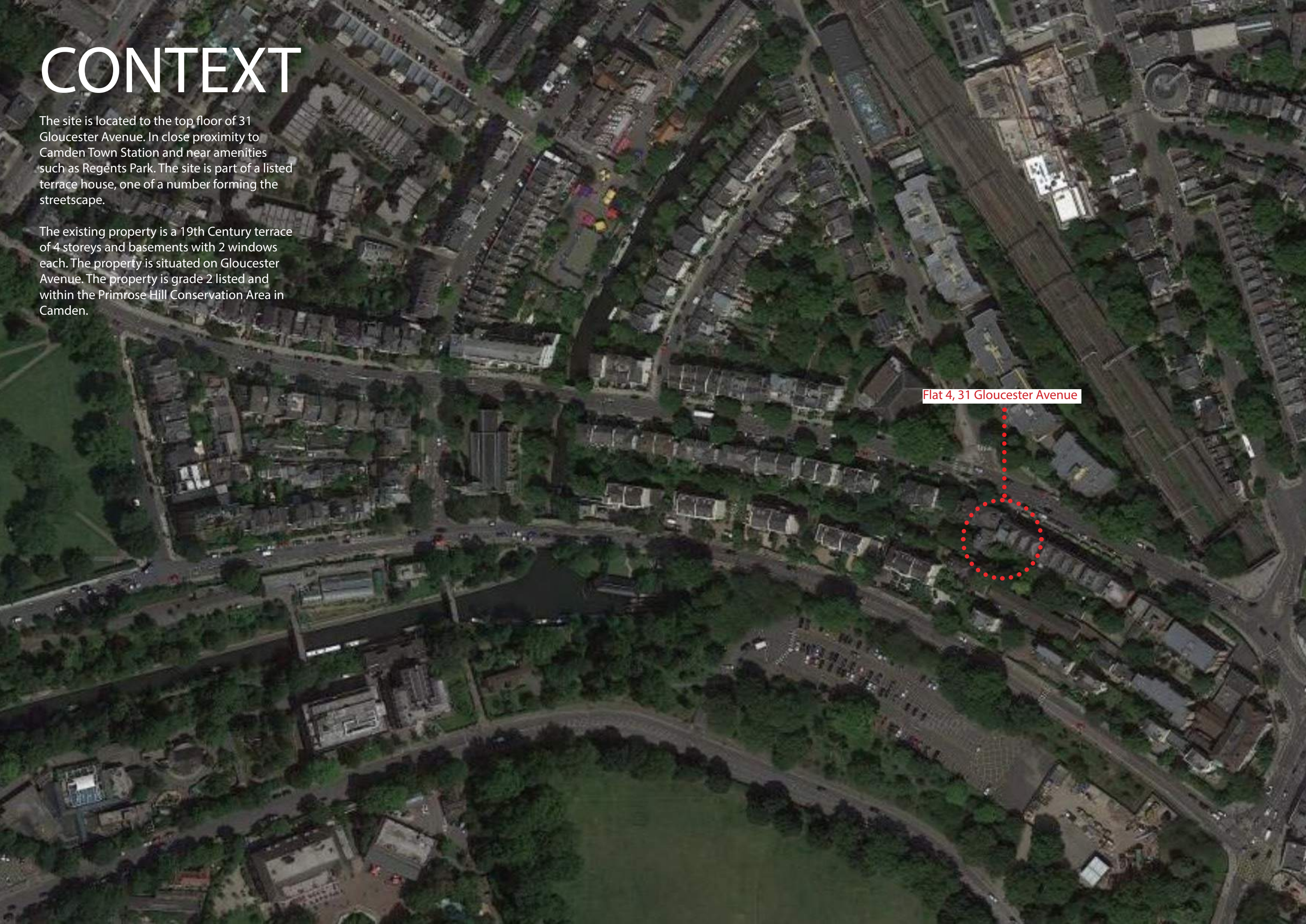
**SITE**



# CONTEXT

The site is located to the top floor of 31 Gloucester Avenue. In close proximity to Camden Town Station and near amenities such as Regents Park. The site is part of a listed terrace house, one of a number forming the streetscape.

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.



Flat 4, 31 Gloucester Avenue



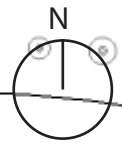


GLOUCESTER AVENUE

REGENTS PARK ROAD

GLOUCESTER AVENUE

SITE  
Flat 4, 31 Gloucester  
Avenue



SITE PLAN



# HERITAGE CONTEXT

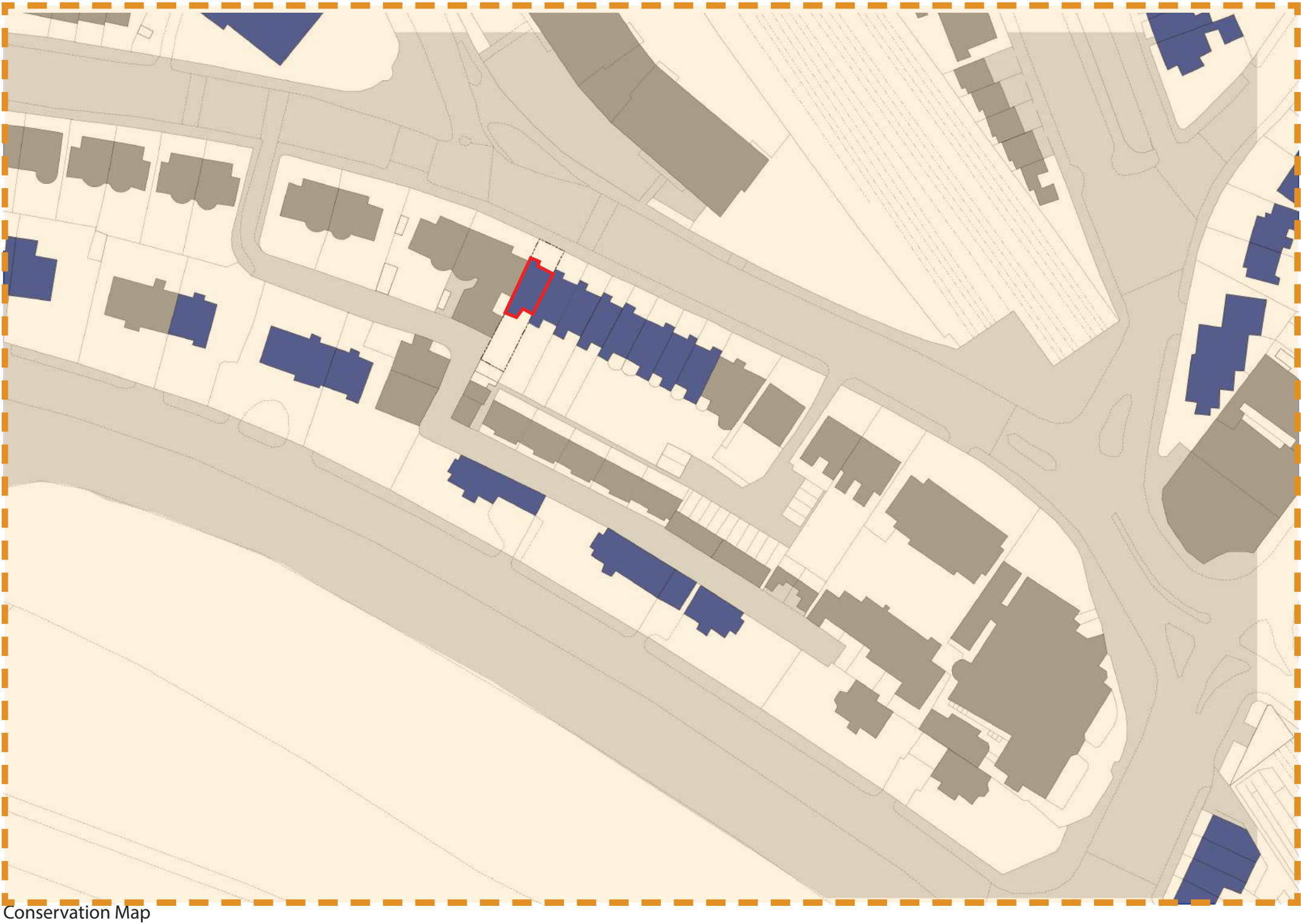
List entry Number: 1342069

“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)

Conservation Area

Listed Building

Site





# AERIAL VIEW + BUILDING HEIGHTS



15 Gloucester Avenue

Flat 4, 31 Gloucester Avenue

15-31 Gloucester Avenue



WINESTONE ARCHITECT

FLAT 4 DR IAN HART 31 GLOUCESTER ROAD, LONDON



# CONTEXT PHOTOS



## 31 Gloucester Avenue

The site is located to the far right of the row of terraced houses. The symmetry of the street is broken by a later addition to No 15.

The floor area of the fourth floor flat at No. 31 is currently substandard at 27sqm. A studio is 37sqm and a 1 bed at 50 sqm. This is based on the London Design Guide. Please note these are minimum sizes and not recommended. Currently the space is too small for use and therefore an extension is necessary.

The facades are symmetrical in their composition. Although the colour of bricks differ. The Mansard to No 15 breaks the symmetry of the roofscape. No 31 sits at the end of the terrace and sits slightly proud of the adjacent terraces. A mansard would better situated at No 31 as it would visually terminate and denote the end of the terraces. Currently the mansard at No 15 looks like an anomaly on its own.



## 97 Gloucester Avenue

Other examples of listed buildings with Mansard exist on the same street.

Although these terraces are not listed - they are of a similar quality facades.

These mansards are suitable for such buildings and are generally detailed appropriately with materiality to be expected.

The design proposals set out in this application set the massing back and would be much less visible from street level than the image adjacent.



WINESTONE ARCHITECT

FLAT 4 DR IAN HART, 31 GLOUCESTER ROAD, LONDON



# SITE PHOTOS

These photographs demonstrate that the existing extension is visible from the long views from the approach of Gloucester Avenue. However from the closer street views the extension is not prominent.

The proposed design seeks to maintain this principle. However the proposals seek to improve the materials and design of the facade, so that where they can be seen they marry into the context.



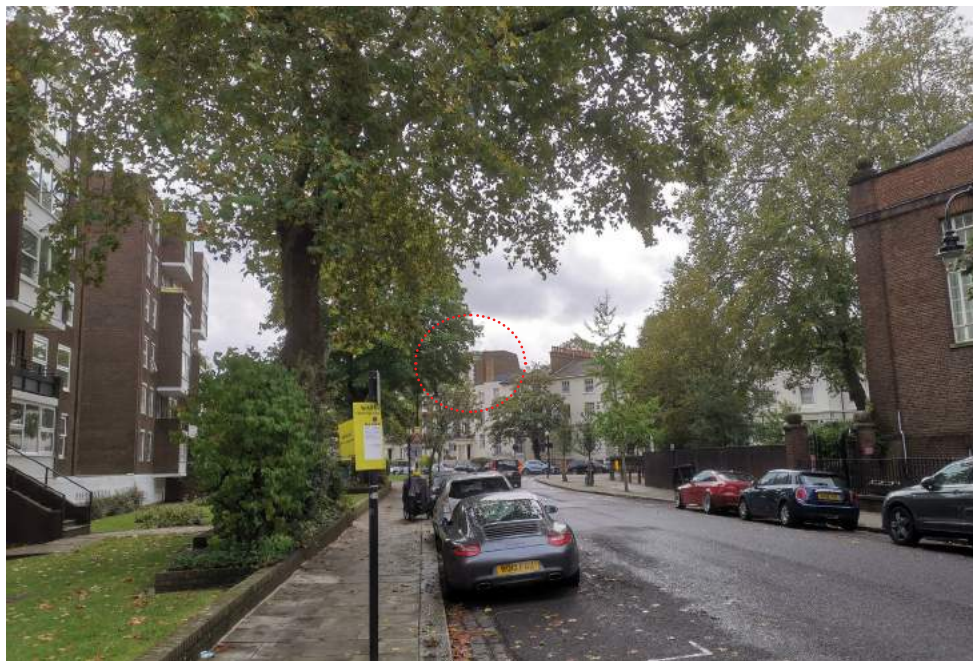
1



2



3



4



5



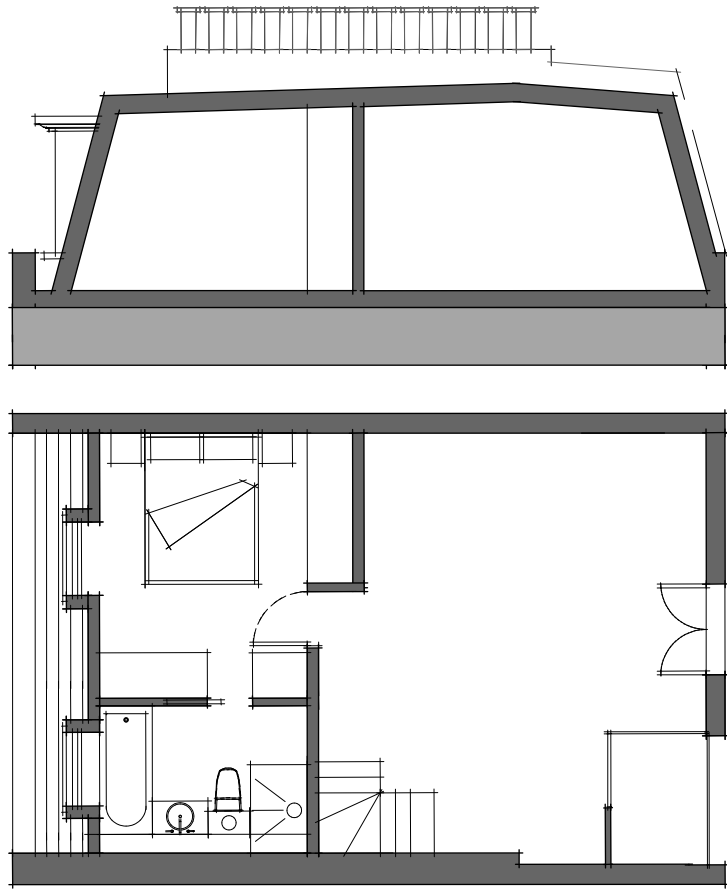
6





# PLANNING HISTORY

## EXISTING

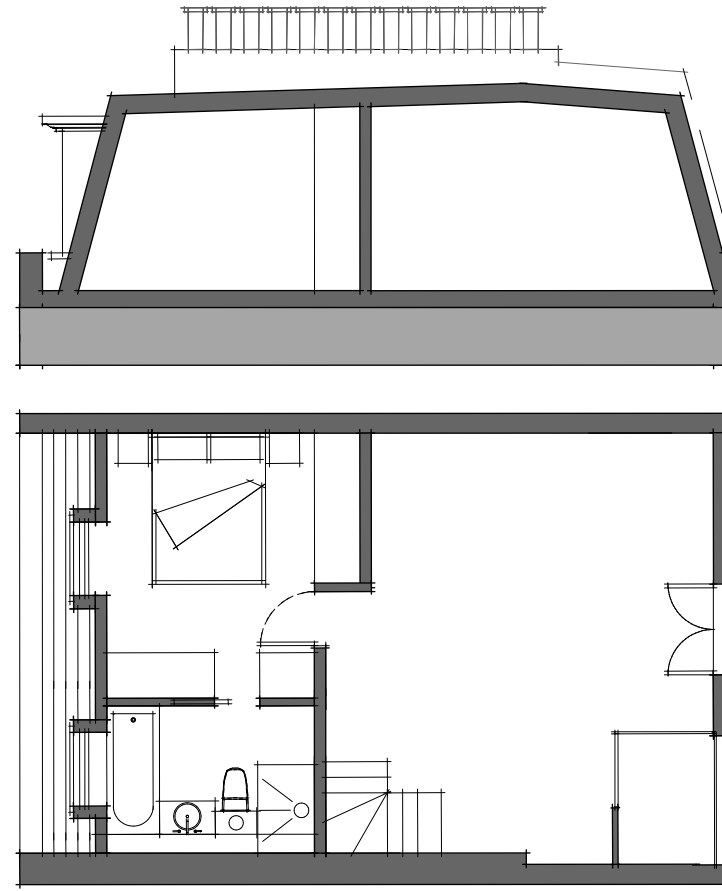


The current accomdation provides a sub-standard living arrangement and poor floor to ceiling heights. The heights at the lowest point are 2200mm which is roughly the same height as a door.

The previous applications were refused on the basis that the massing was too large and prominent, which would detract from the streetscape.

Following the comments adjacent - this application seeks to provide better living accomodation and with a far more modest massing. The application also seeks to improve the existing views of the flat with materials and design in keeping with the context.

## APPLICATION 01



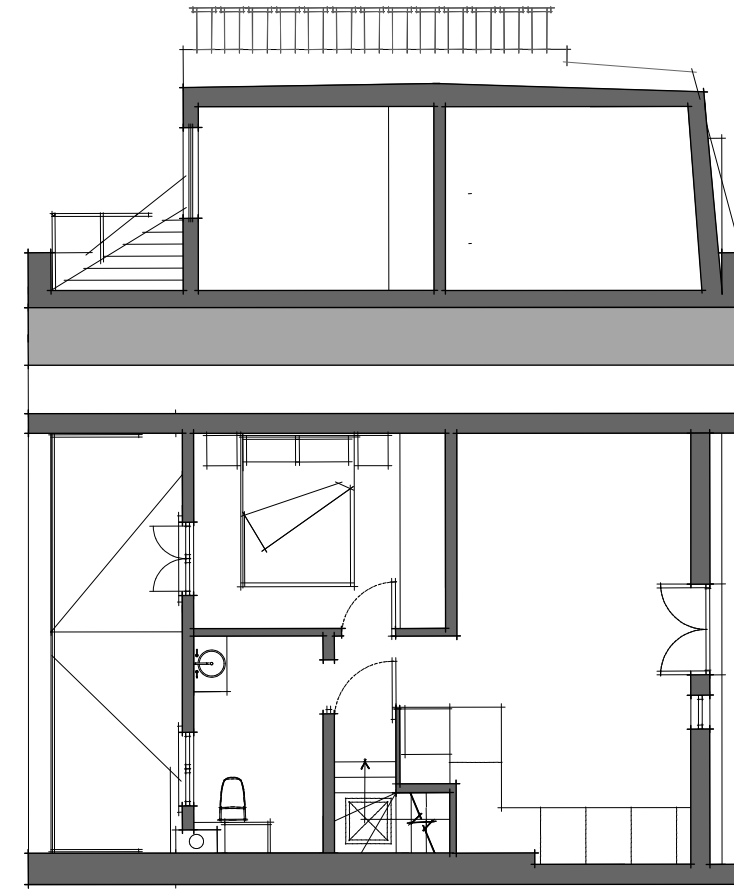
APP REF: 2018/1123/P

The 1st application extended the mansard to align with the front Parapet. The following comments were recieved:

### Reason(s) for Refusal

The proposed mansard roof extension and inset terrace area at the rear would, by reason of inappropriate height, position, bulk and detailed design, be a highly prominent and incongruous alteration to the roof form that would detract from the external appearance of the Grade II listed building and wider terrace and would fail to either preserve or enhance the character and appearance of the Primrose Hill Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).

## APPLICATION 02



APP REF: 2019/0468/P

The 2nd application extended the mansard 1700mm to align with the larger chimney stack. The following comments were recieved:

### Reason(s) for Refusal

The proposed mansard roof extension, by reason of its height, position, bulk and detailed design, would represent a prominent and incongruous alteration to the roof form that would harm the external character and appearance of the Grade II listed building and wider terrace and would fail to preserve or enhance the character and appearance of the surrounding Primrose Hill Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).



# DESIGN PROPOSALS

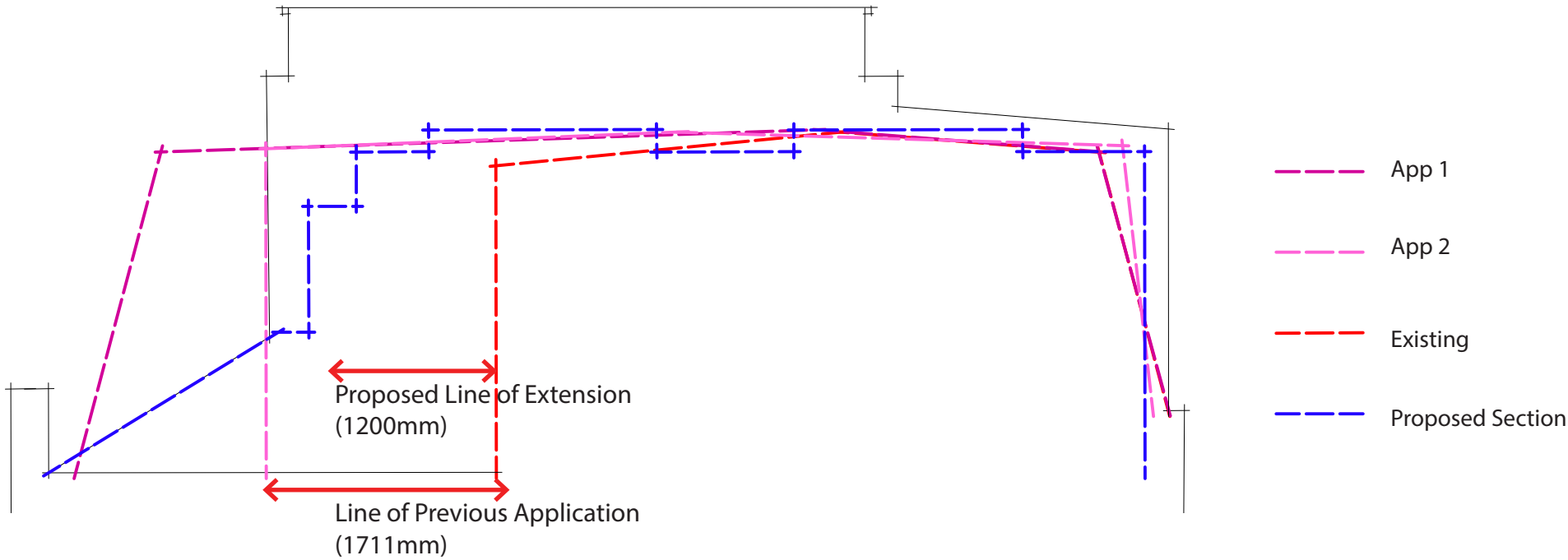


# ANALYSIS



Existing Photo

• Proposed Line of Extension.  
• To stop short of Chimney.



The diagram above shows the existing massing in red and the first two application massing in purple.

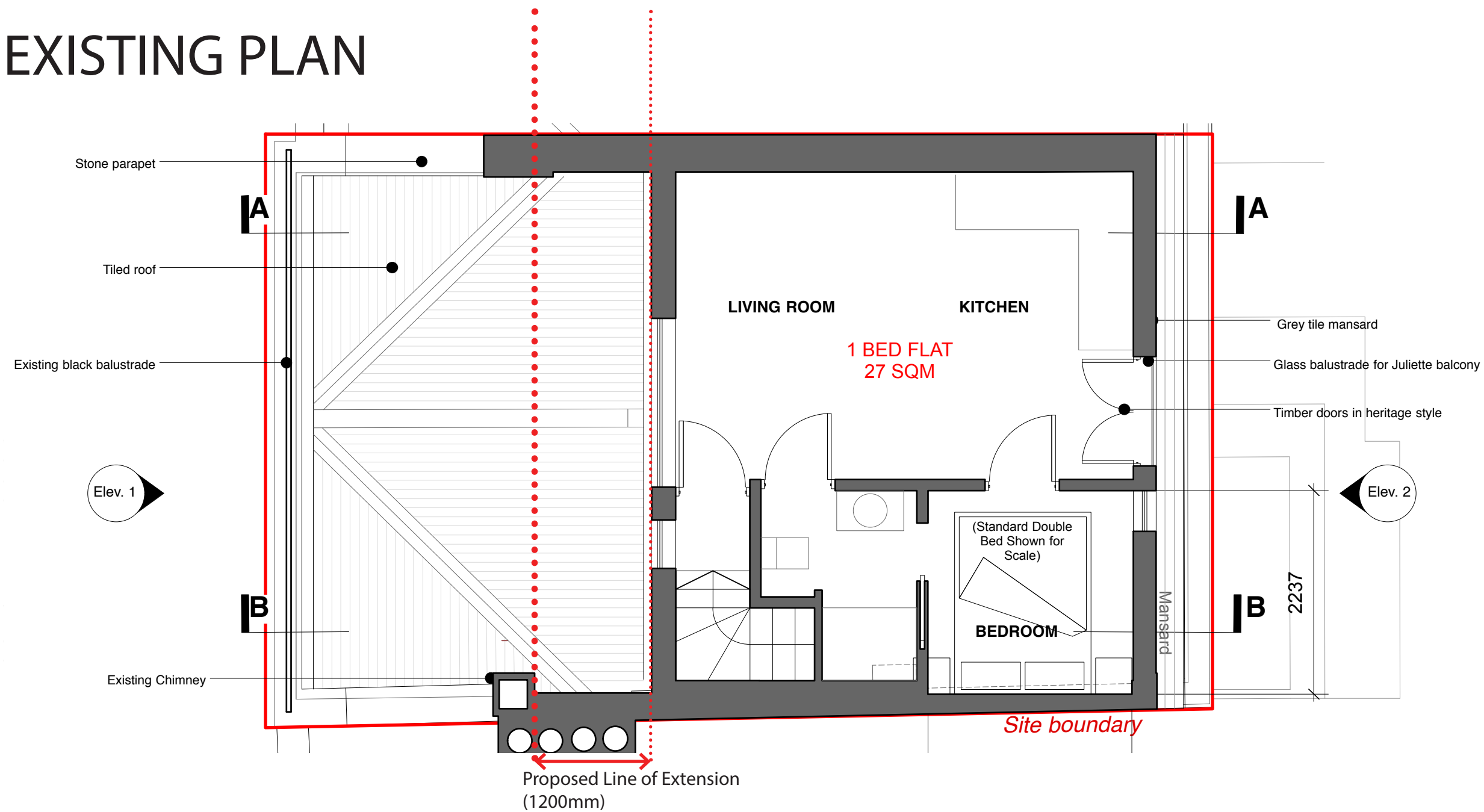
The floor to ceiling heights remain similar.

This application seeks a reduced massing from the first two applications. The previous application extended past the line of the chimney and would have been prominent in the street ciews.

The facade line increase is approx 1350mm, which is the minimum the massing can be increased to improve the layout



# EXISTING PLAN



As can be seen from the photo (and plan) - the bedroom space is extremely small, with very little aspect / views out. A standard double bed cannot fit in the space and the head height is 2200mm in the bedroom.

The living and kitchen space is minimal, with low head heights and very little aspect.





# DESIGN DEVELOPMENT

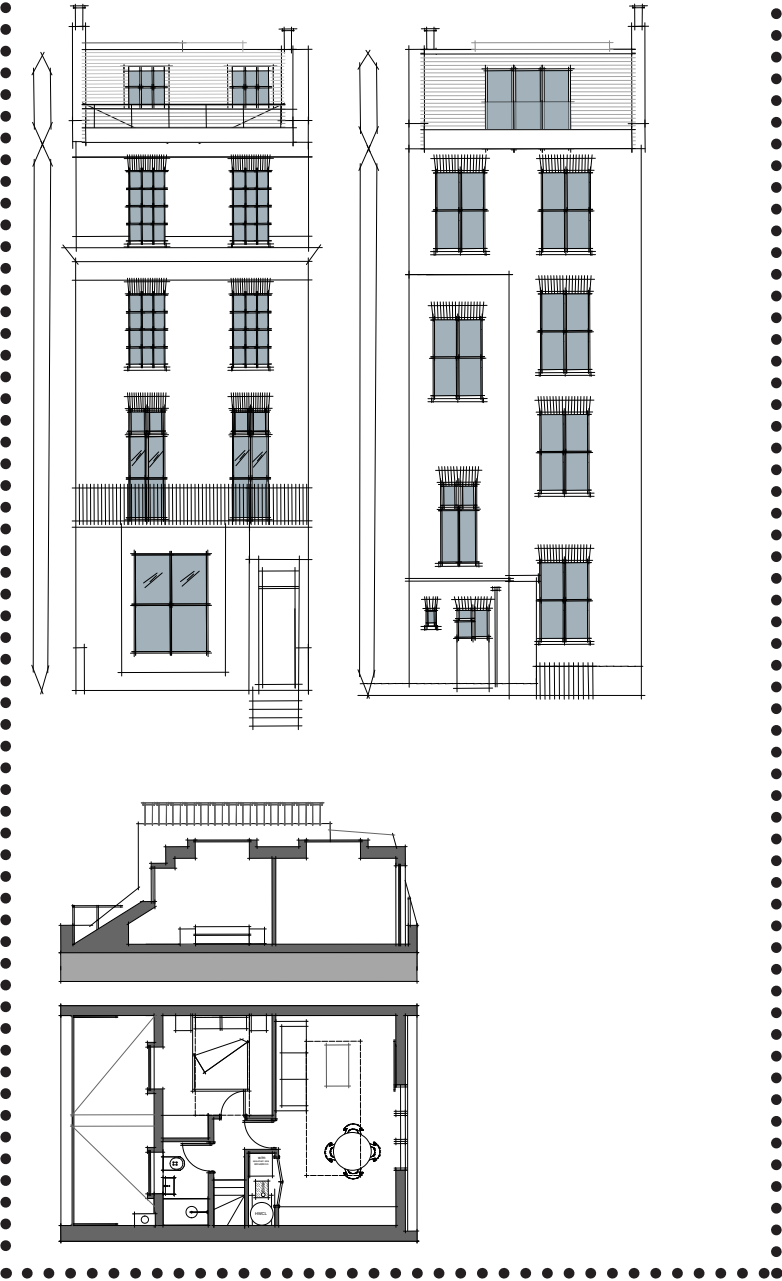
OPTION 01



OPTION 02



OPTION 03 - PREFERRED



The design options reviewed a slanted roof to the front facade or a more straight facade with a smaller slope. This was the preferred option to develop





# PRECEDENTS



- 01 - Dormer and Window Precedent
- 02 - Dormer and Window Precedent
- 03 - Juliette Glass Balcony Precedent
- 04 - Dormer and Window Precedent
- 05 - Dormer and Window Precedent
- 06 - Conservation Style Roof light
- 07 - Conservation Style Roof light
- 08 - Conservation Style Roof light



# MATERIALS



## EXISTING

The existing external materials consist of red timber and a metal profile roof, which does not fit in with the aesthetic of the area.

The proposed materials of dark grey tile, conservation roof lights (which cannot be seen from street level) and conservation style / white timber windows / Dormers to are more suitable for the area.

These materials are contextual and can be found nearby, such as 97 Gloucester Avenue nearby



## PROPOSED

- 01 - Existing red timber facade and white windows / doors
- 02 - Existing lead roof and gutter
- 03 - Heritage style Dormer
- 04 - Conservation Style Roof light
- 05 - Single ply membrane (grey)



WINESTONE ARCHITECT

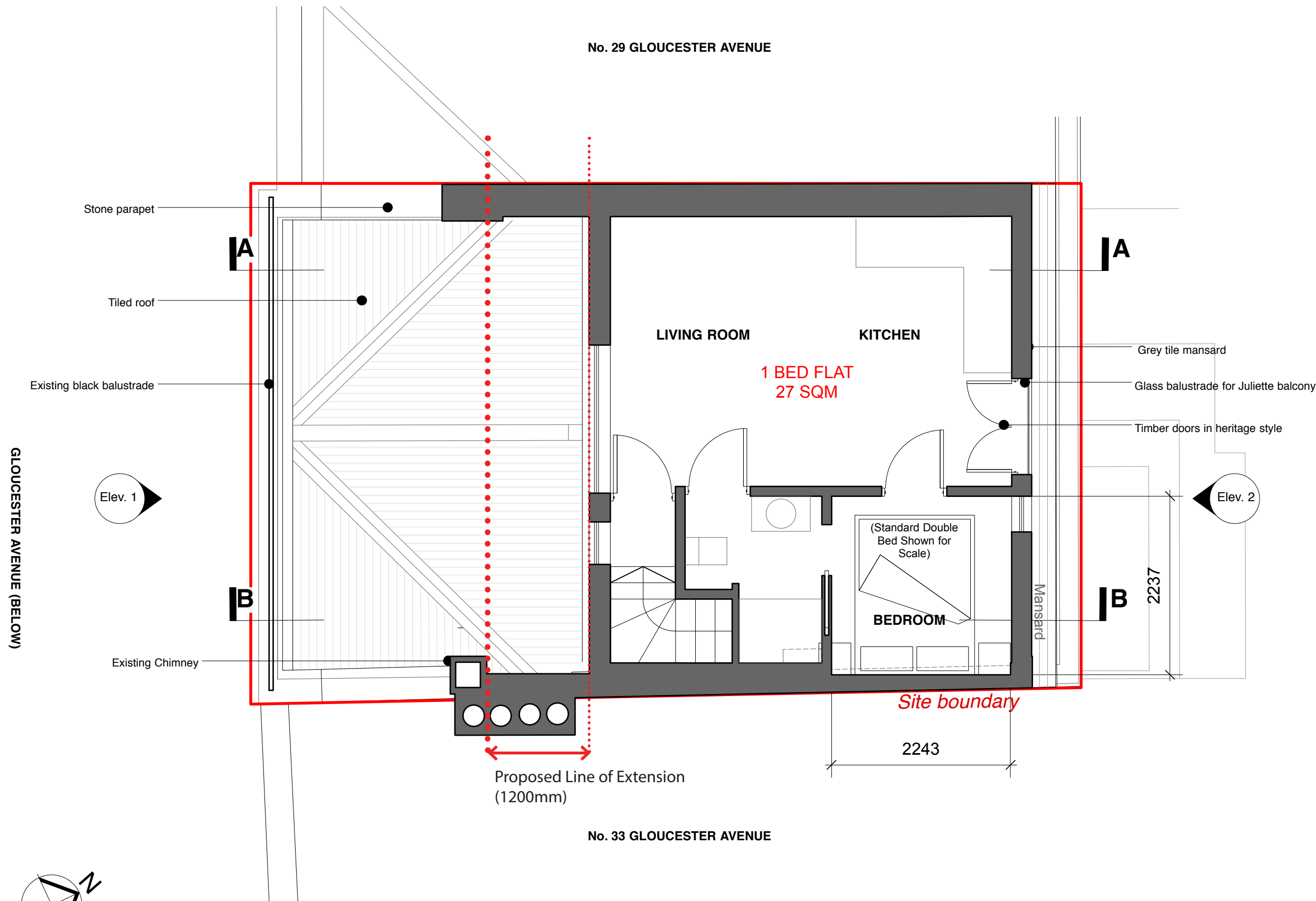
FLAT 4 DR IAN HART, 31 GLOUCESTER ROAD, LONDON



**DRAWINGS**

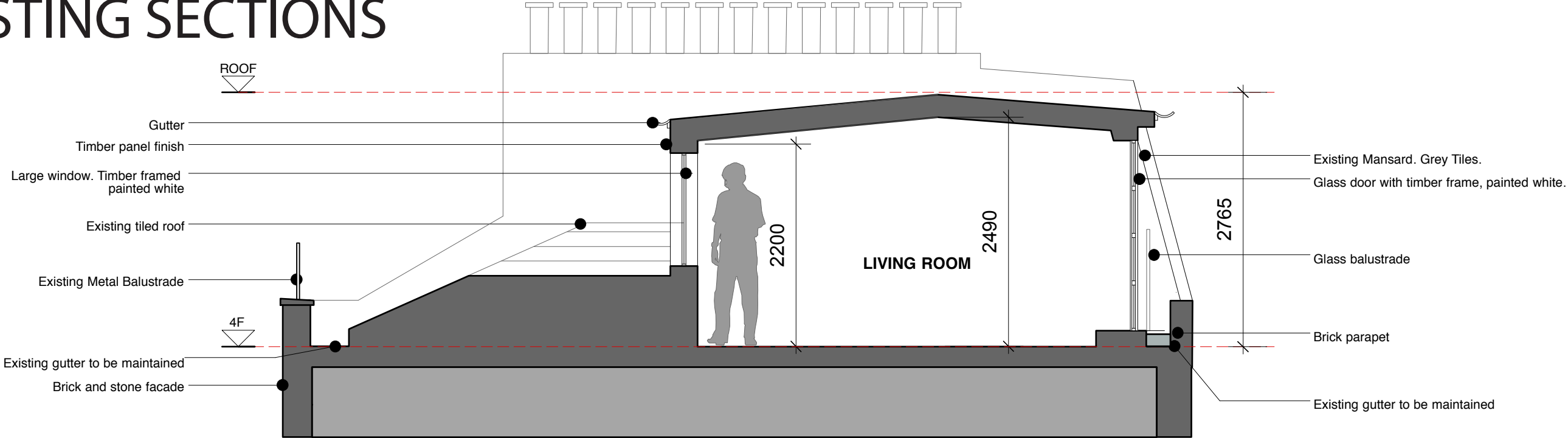


# EXISTING PLANS

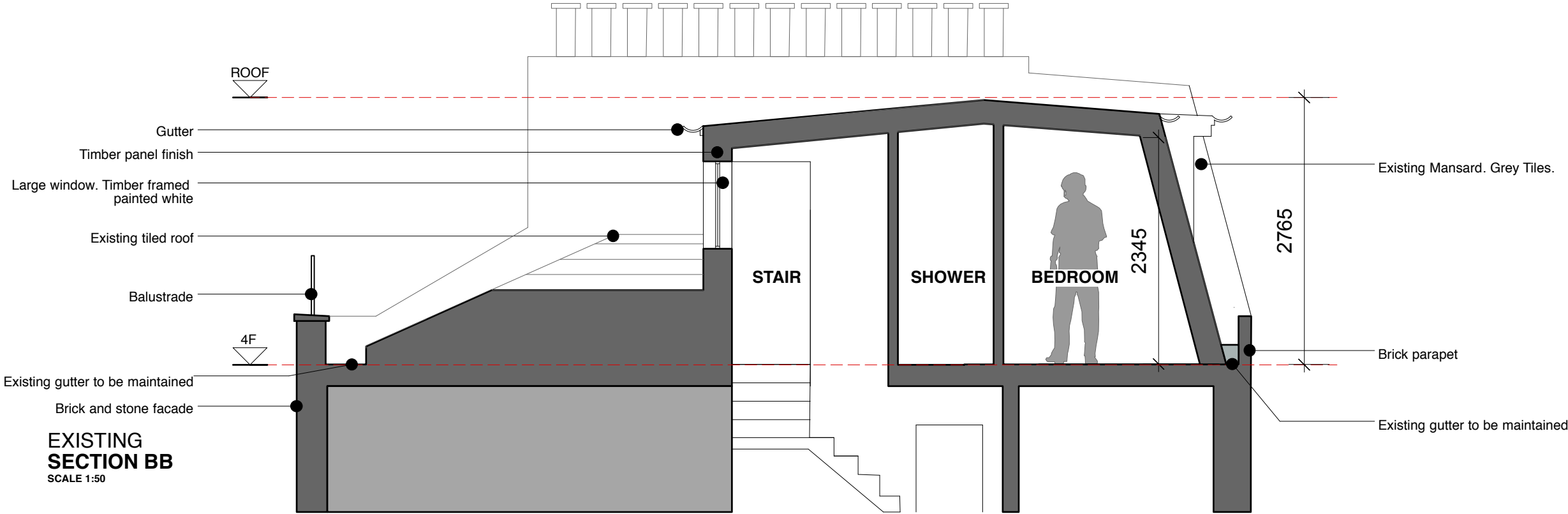




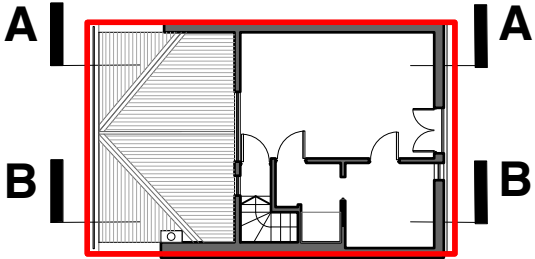
# EXISTING SECTIONS



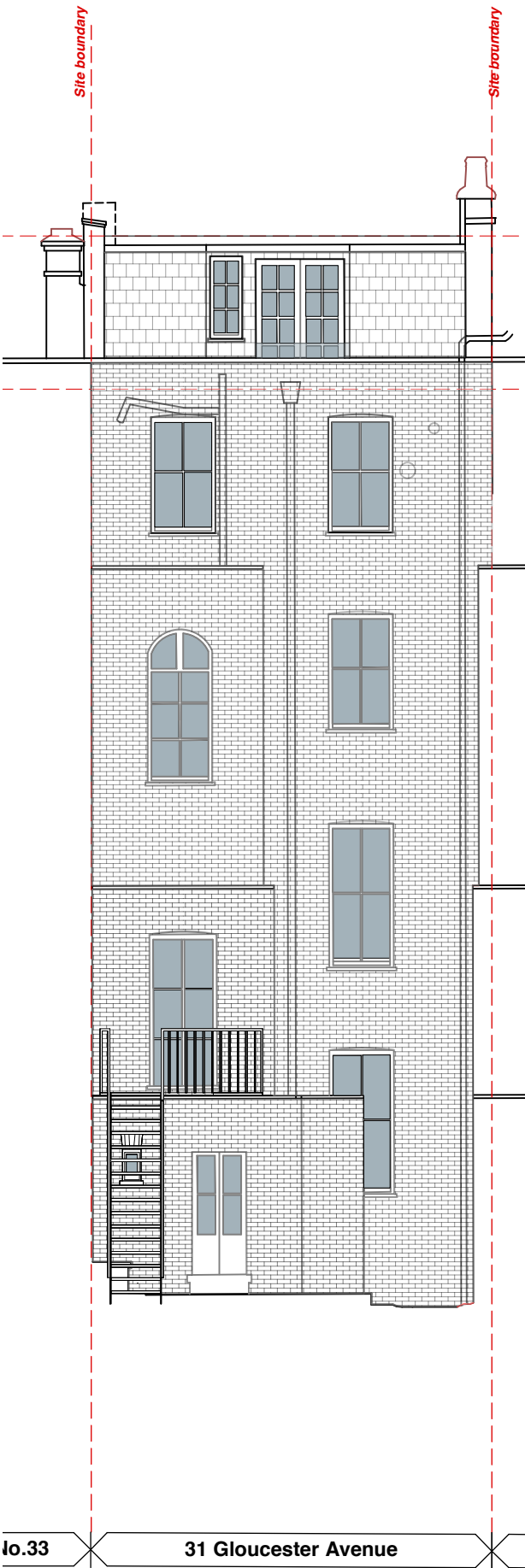
EXISTING  
SECTION AA  
SCALE 1:50



EXISTING  
SECTION BB  
SCALE 1:50



# EXISTING ELEVATIONS



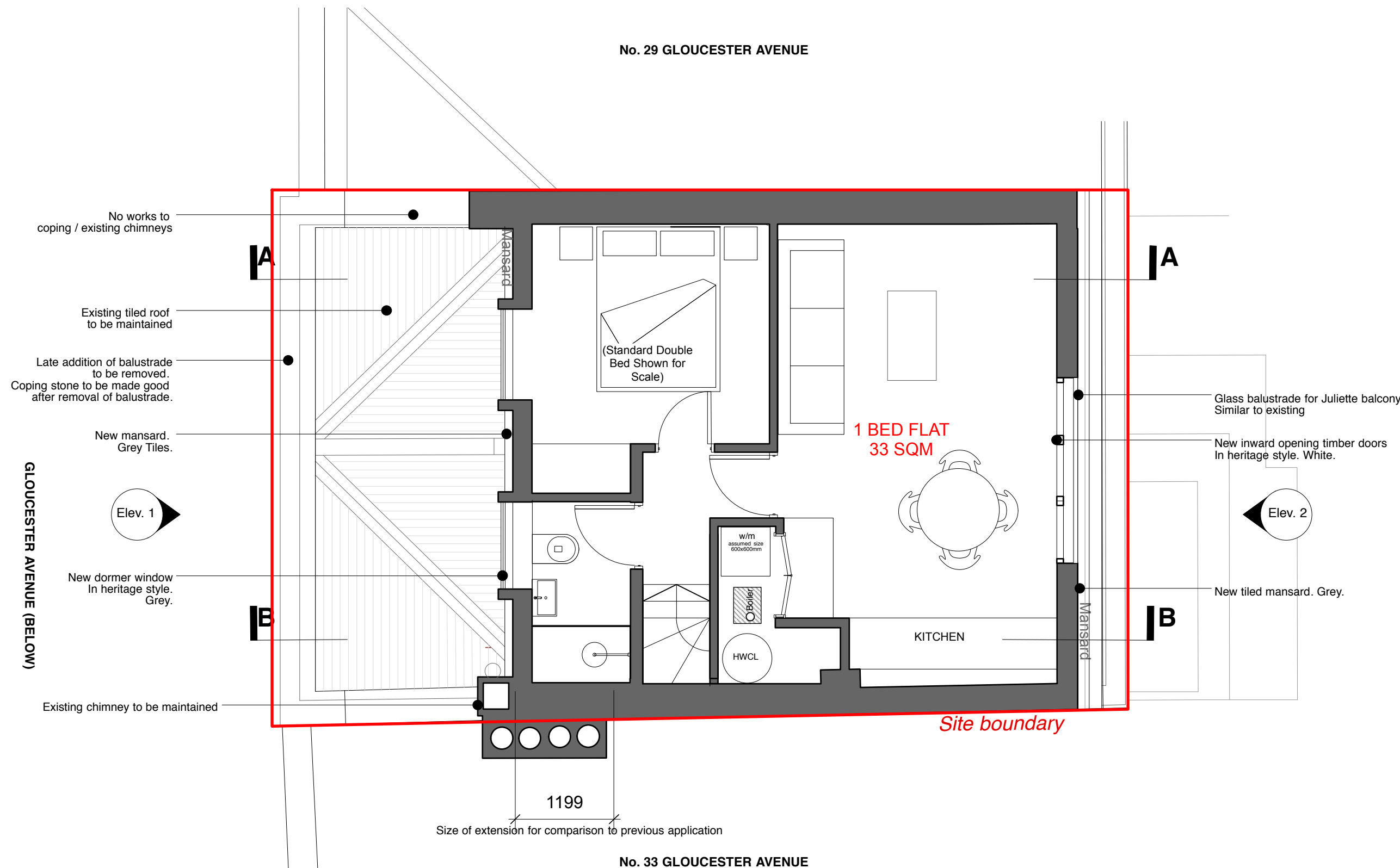
- 01 - Red Timber Boards
- 02 - Balustrade
- 03 - Timber windows (White)
- 04 - Existing - No Works
- 05 - Grey Tiles
- 06 - Timber Glass Doors (white)
- 07 - Glass Balustrade
- 08 - Existing - No Works



Please see larger image on page 32

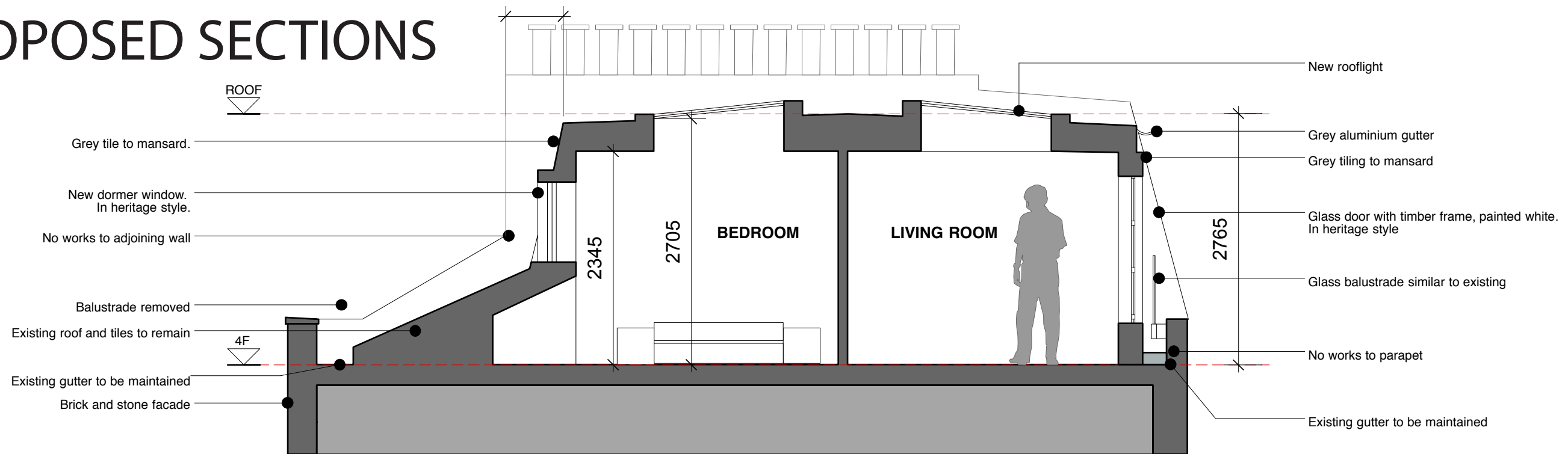


# PROPOSED PLANS

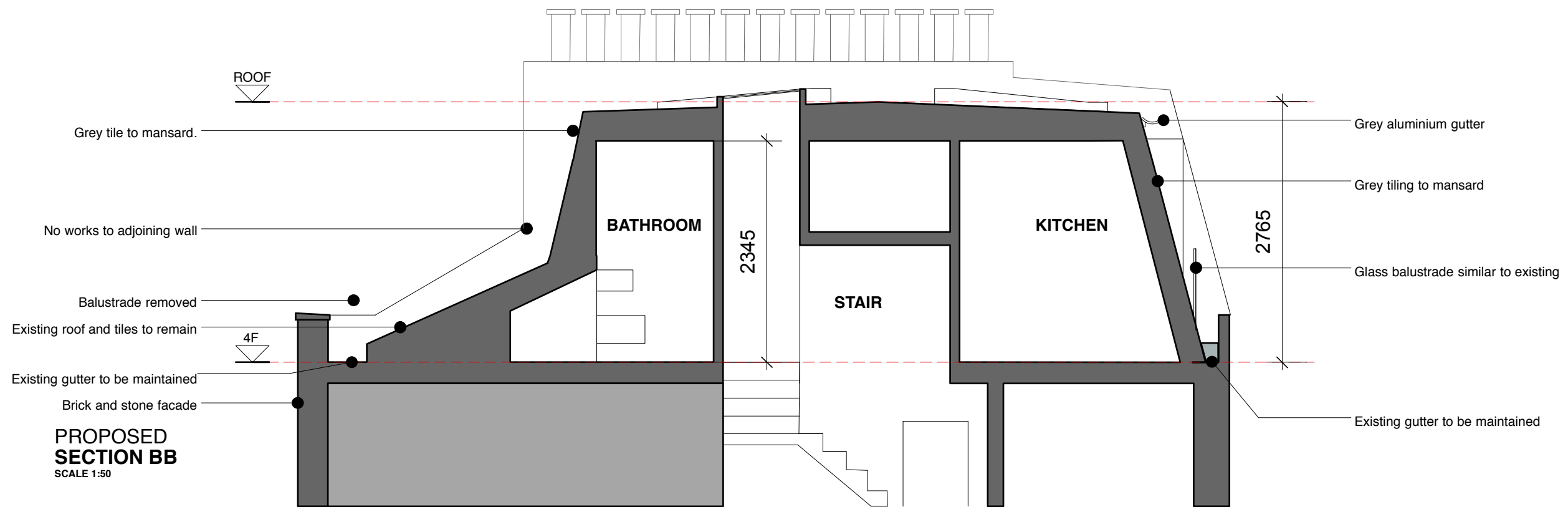




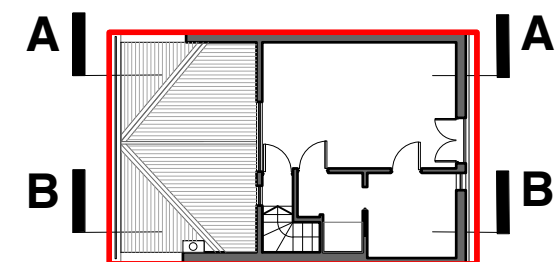
# PROPOSED SECTIONS



**PROPOSED SECTION AA**  
SCALE 1:50

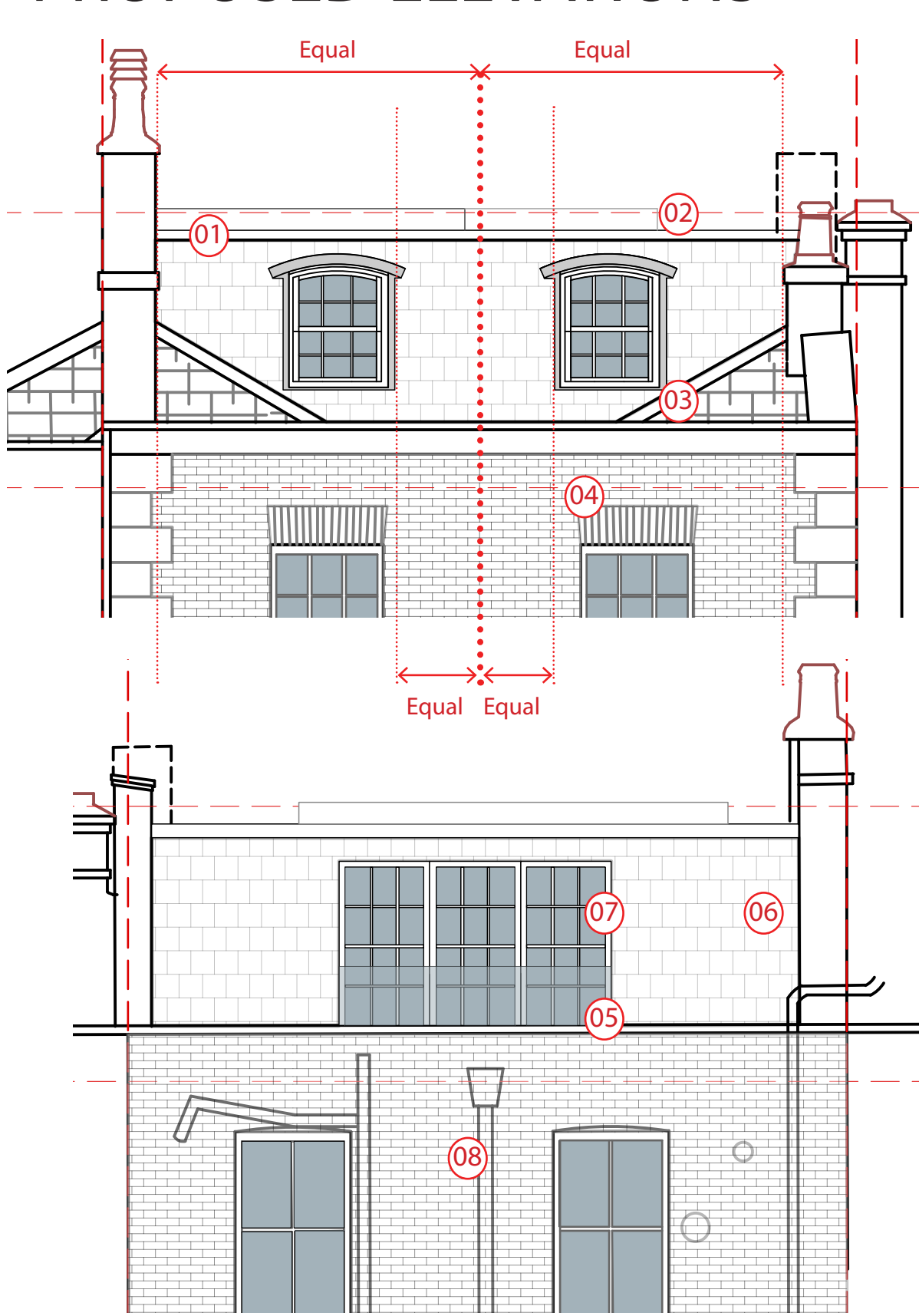


**PROPOSED SECTION BB**  
SCALE 1:50





# PROPOSED ELEVATIONS



- 01 - Dark Grey Tiles
- 02 - Historic Style Dormer  
Timber Windows (White)
- 03 - Balustrade Removed
- 04 - Existing (No Works)
- 05 - Glass Balustrade
- 06 - Dark Grey Tiles
- 07 - Historic Style Window / Door  
Timber Windows (White)
- 08 - Existing (No Works)



Please see larger image on page 32

STREET VIEWS

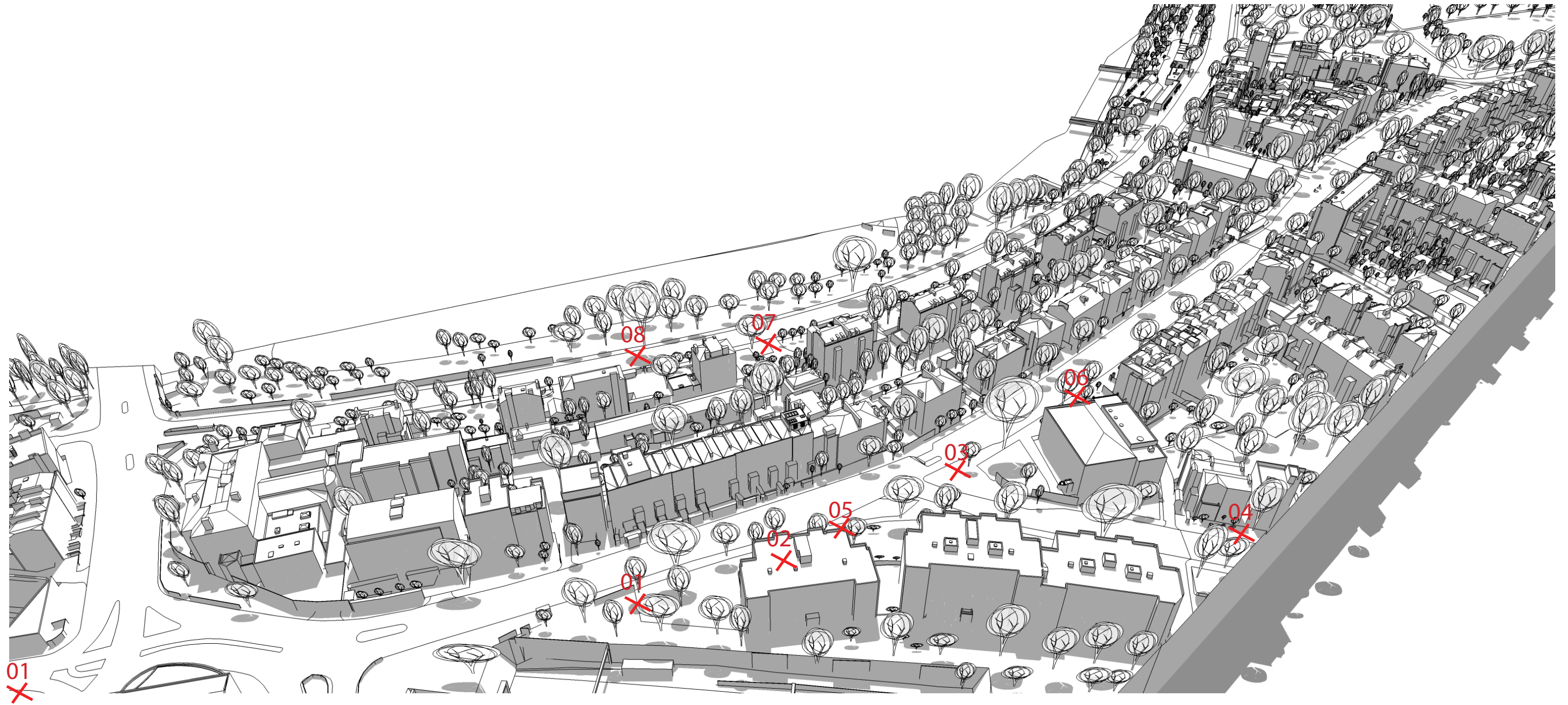
+

CGIs



# STREET VIEWS

The massing has been interrogated from a number of angles to ensure the proposals impact are minimal or no worse than existing.

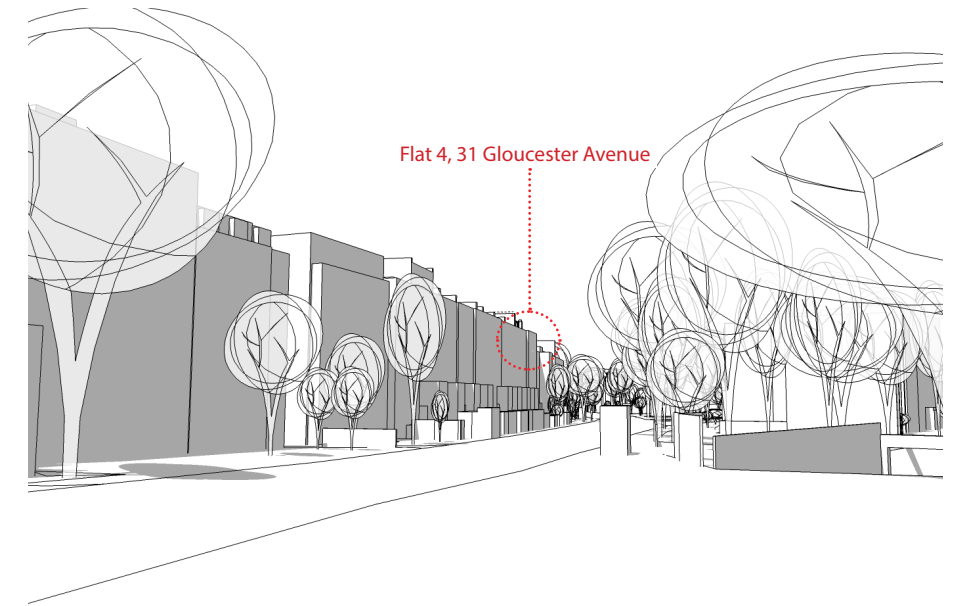


WINESTONE ARCHITECT

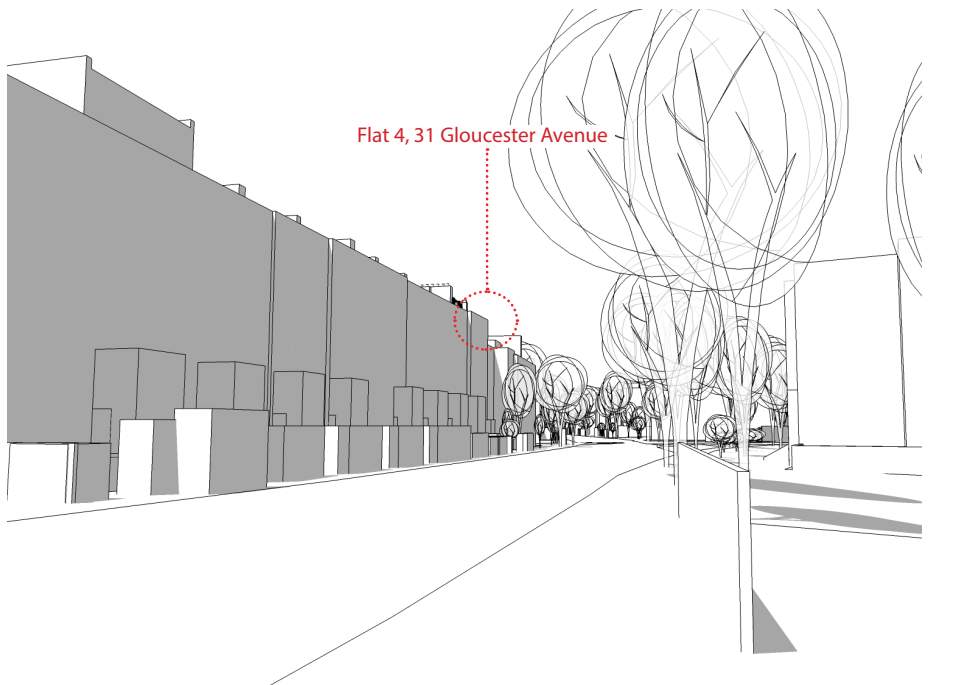
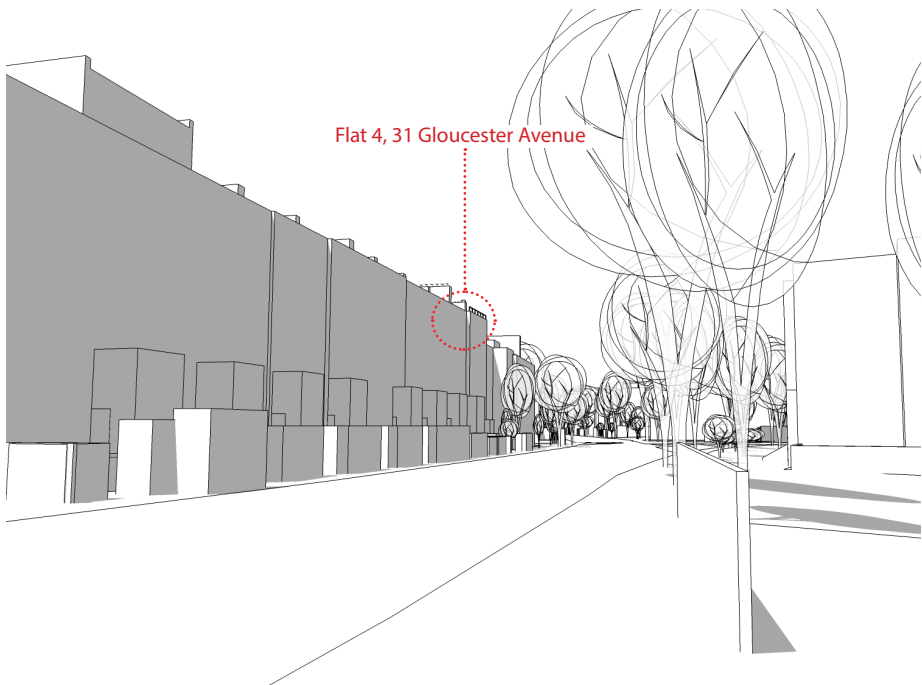
FLAT 4 DR IAN HART, 31 GLOUCESTER ROAD, LONDON



# STREET VIEWS



VIEW 01



VIEW 02

EXISTING

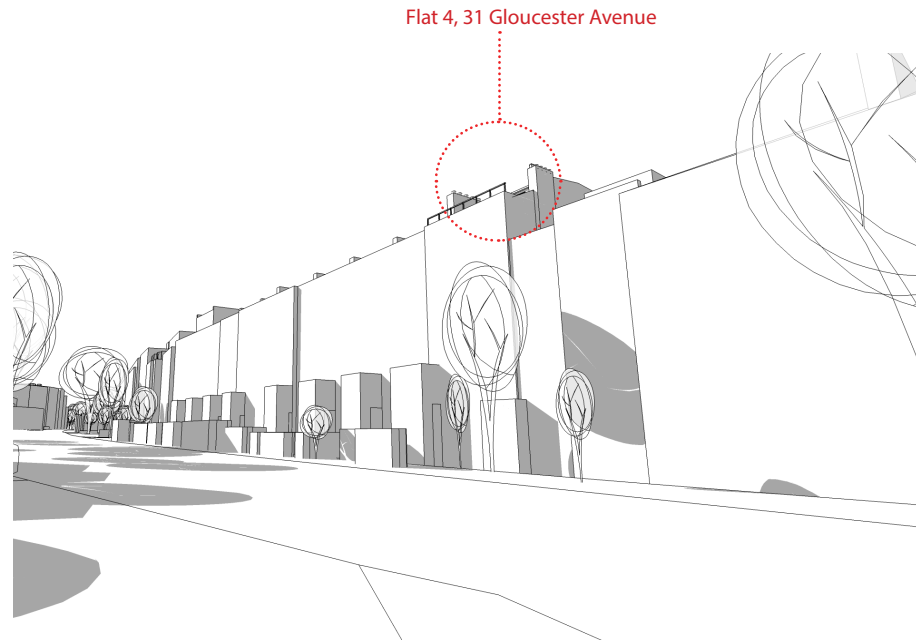
PROPOSED

From the long views it is very difficult to identify the site and the extension. The extension to No 15 is extremely prominent on the streetscape, the proposals to No. 31 seek to maintain the modest nature of the massing and is similar to the existing.

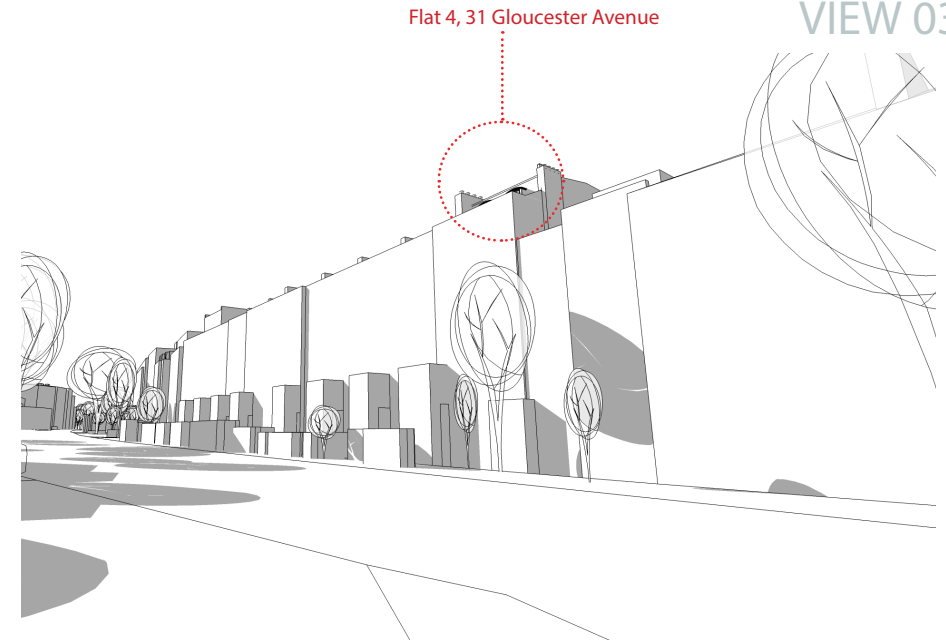




Flat 4, 31 Gloucester Avenue

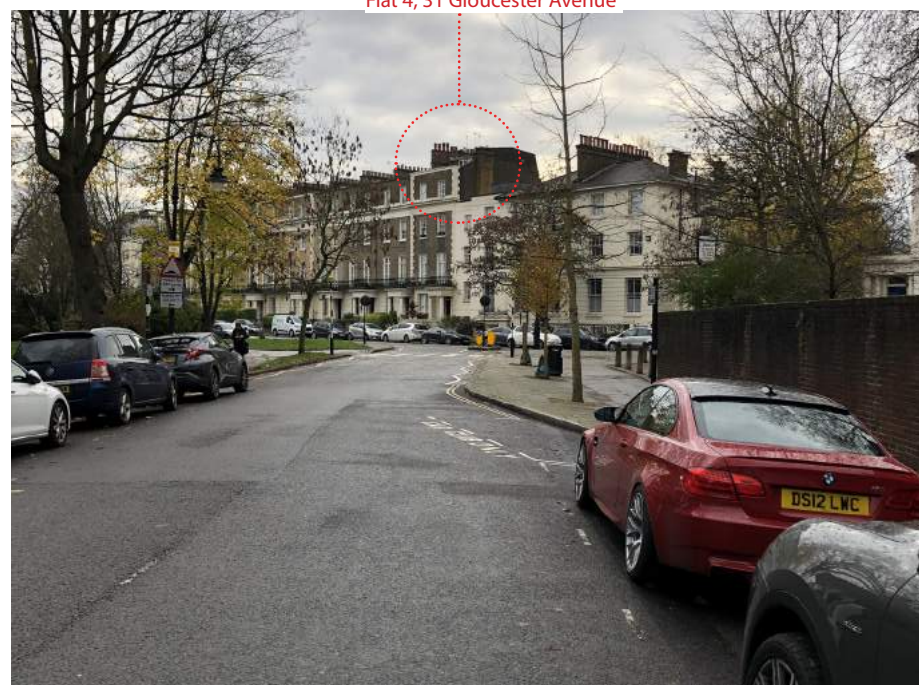


Flat 4, 31 Gloucester Avenue

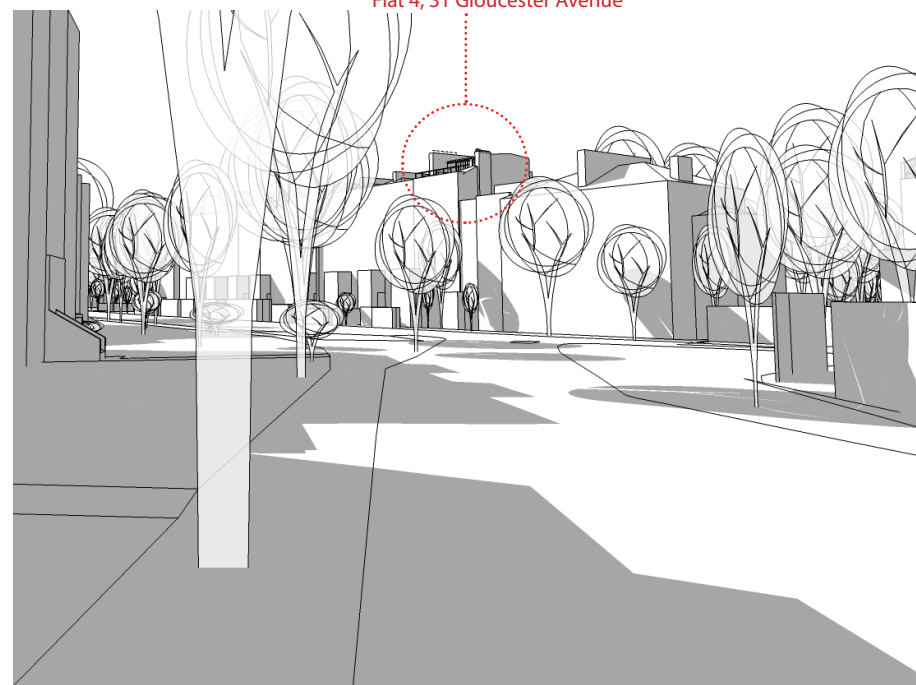


Flat 4, 31 Gloucester Avenue

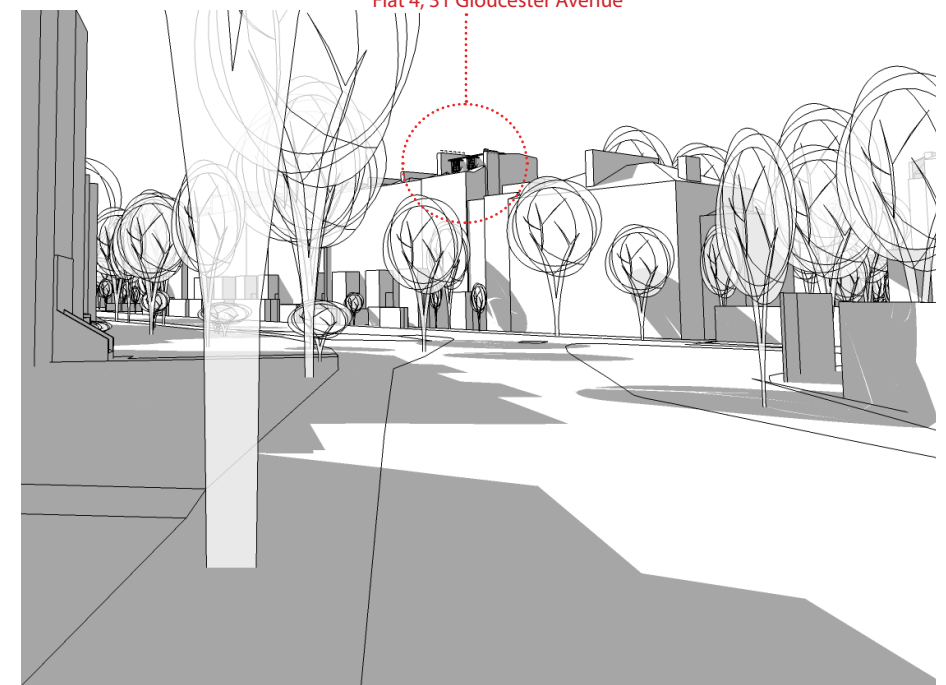
VIEW 03



Flat 4, 31 Gloucester Avenue



Flat 4, 31 Gloucester Avenue



Flat 4, 31 Gloucester Avenue

VIEW 04

EXISTING

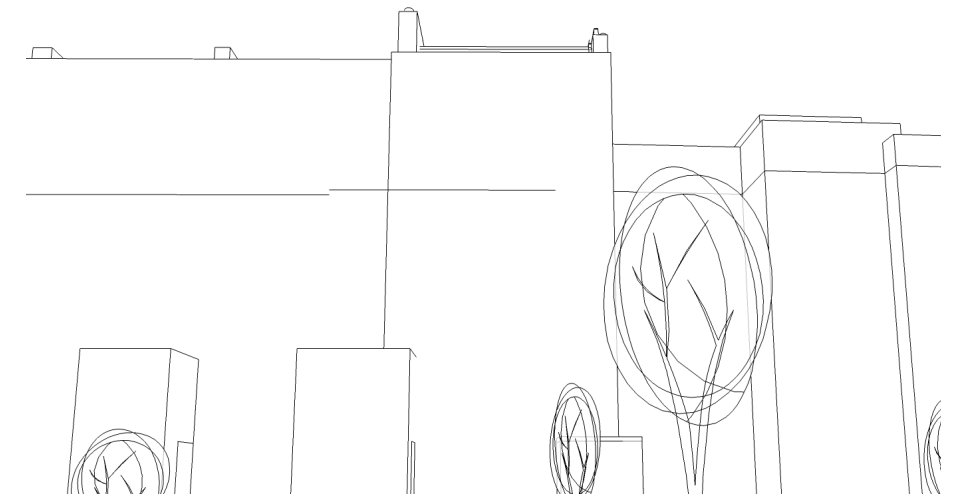
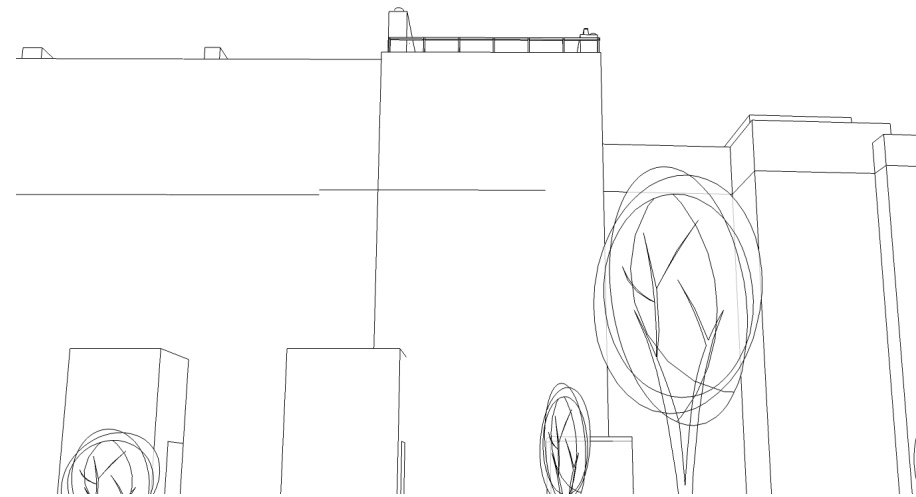
PROPOSED

From this view (the worst case) the cheek of the new extension is minimal.



# STREET VIEWS

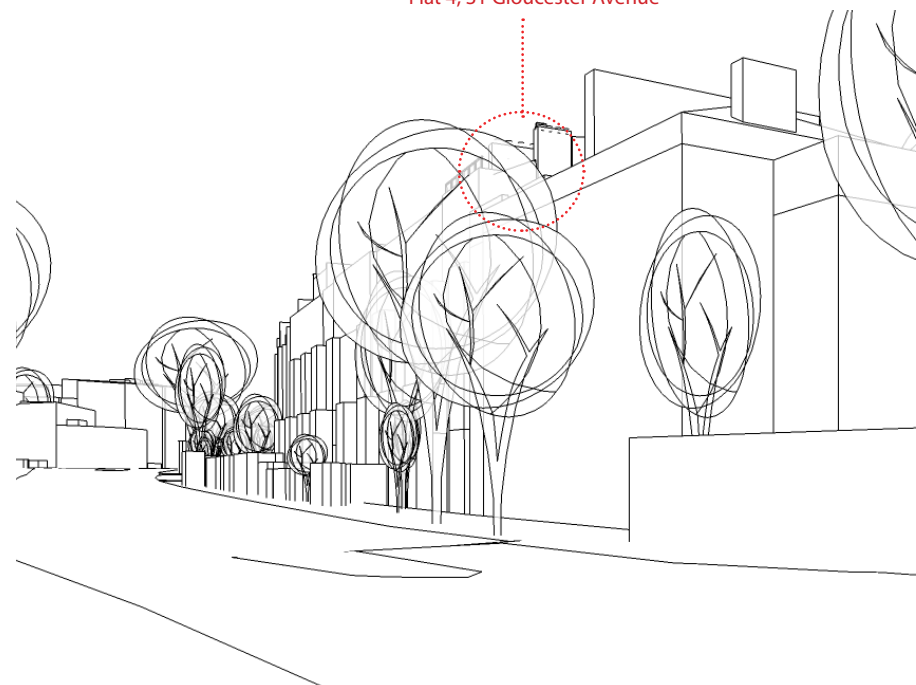
VIEW 05



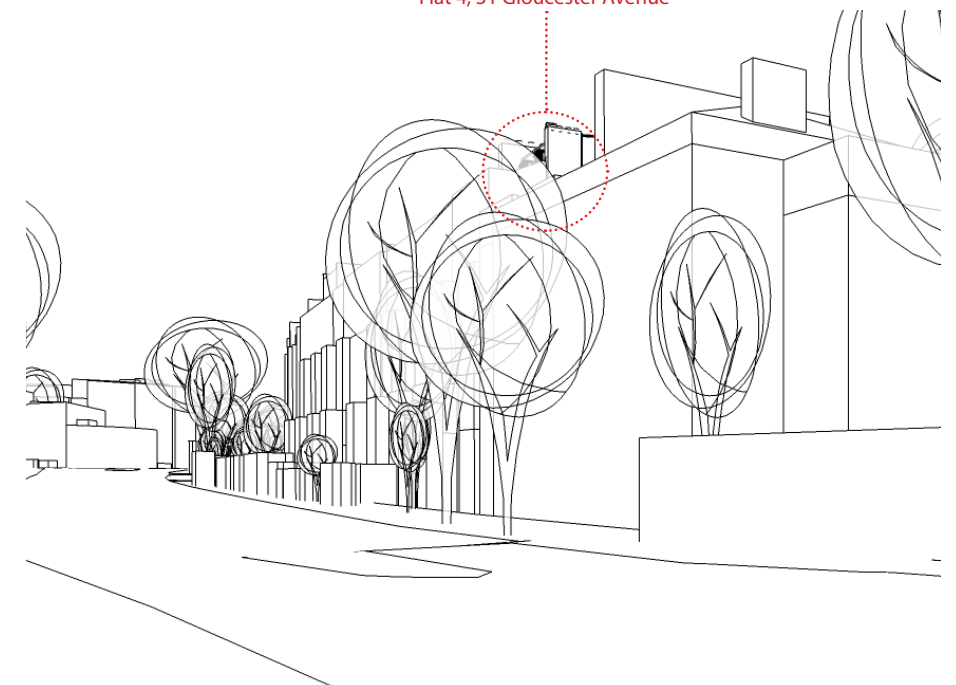
VIEW 06



Flat 4, 31 Gloucester Avenue



Flat 4, 31 Gloucester Avenue



Flat 4, 31 Gloucester Avenue

EXISTING

PROPOSED

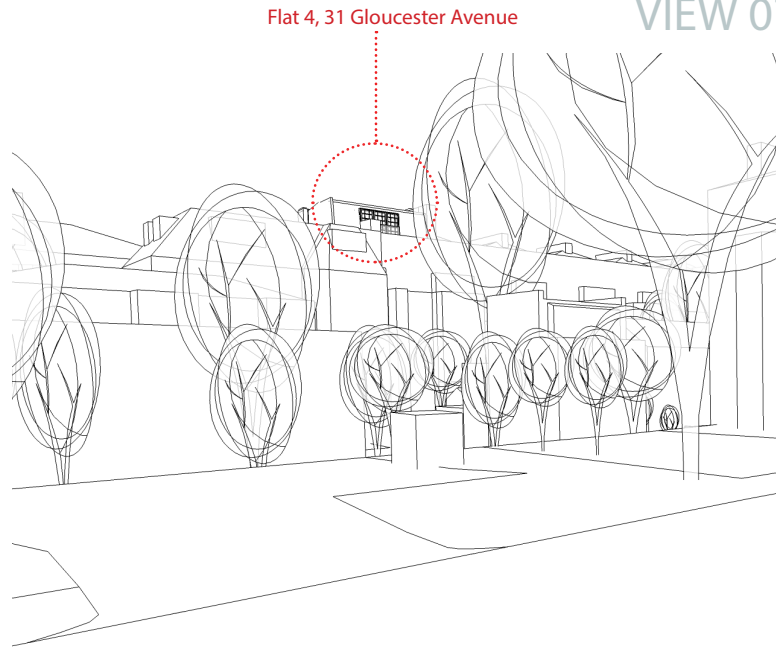
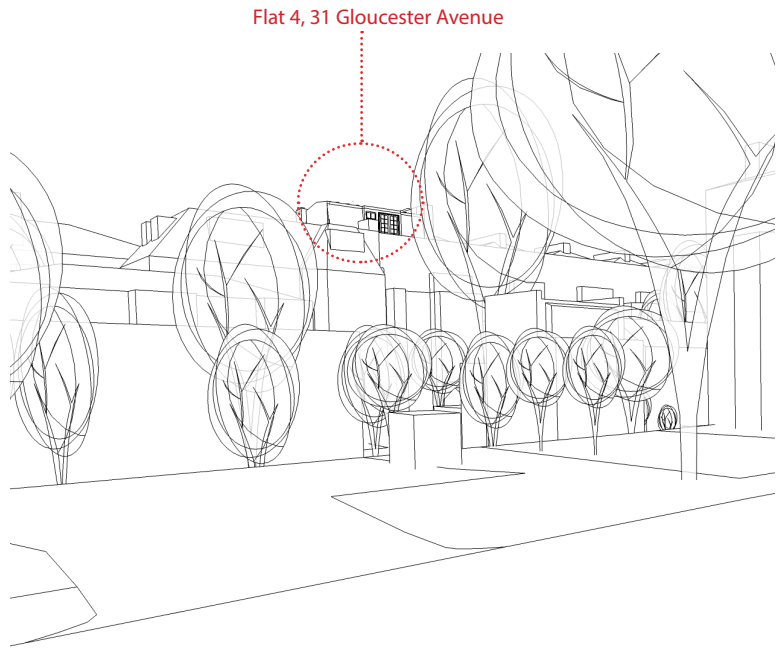


WINESTONE ARCHITECT

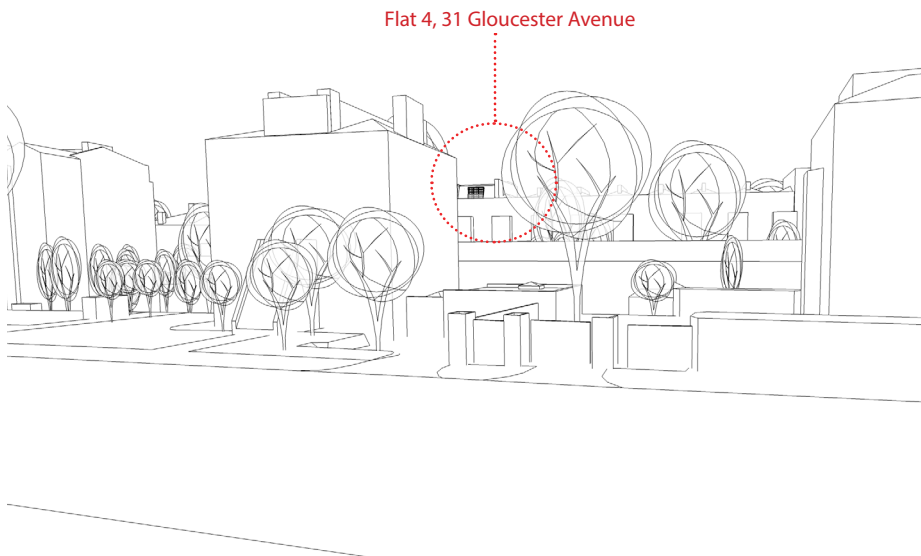
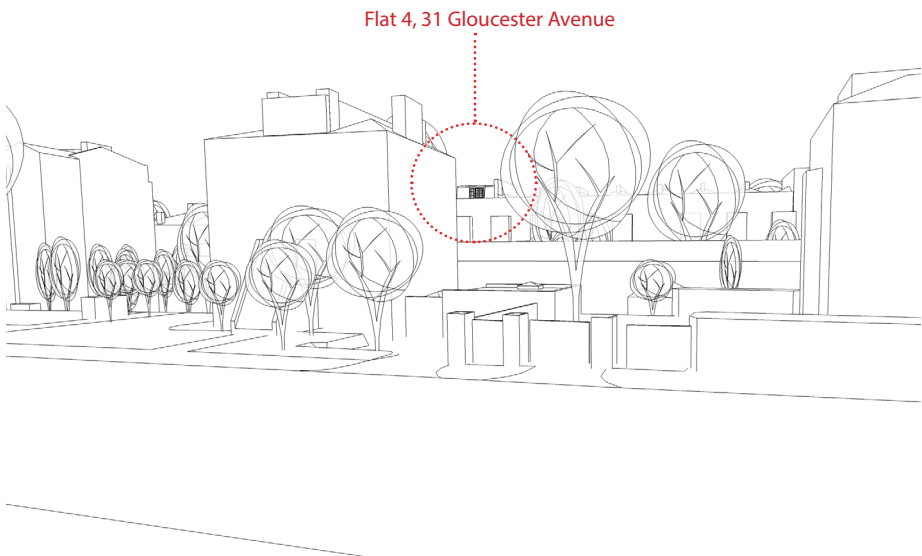
FLAT 4 DR IAN HART, 31 GLOUCESTER ROAD, LONDON



# STREET VIEWS



VIEW 07



VIEW 08

EXISTING

PROPOSED

The massing is no worse than existing. The materiality and symmetry of the facade has been improved

# STREET VIEWS - VIEW 05

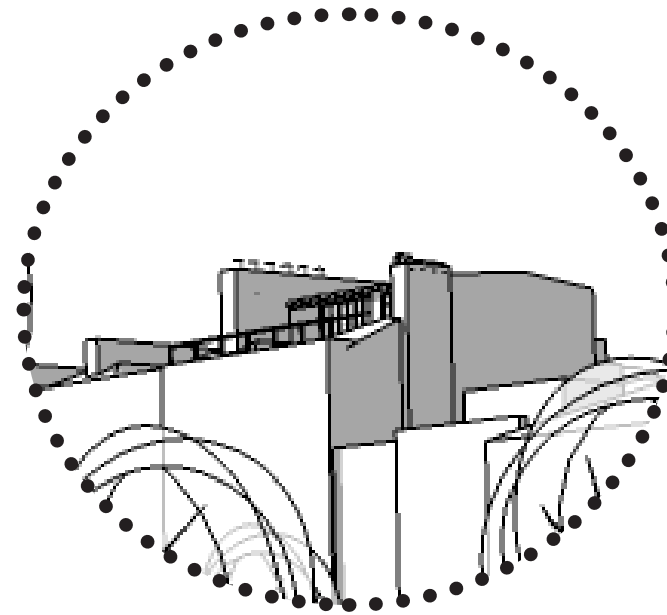
From the long views it is very difficult to identify the site and the extension. Where the extension can be seen - the proposals are to improve the materials and facade composition to marry into the existing building and streetscape.



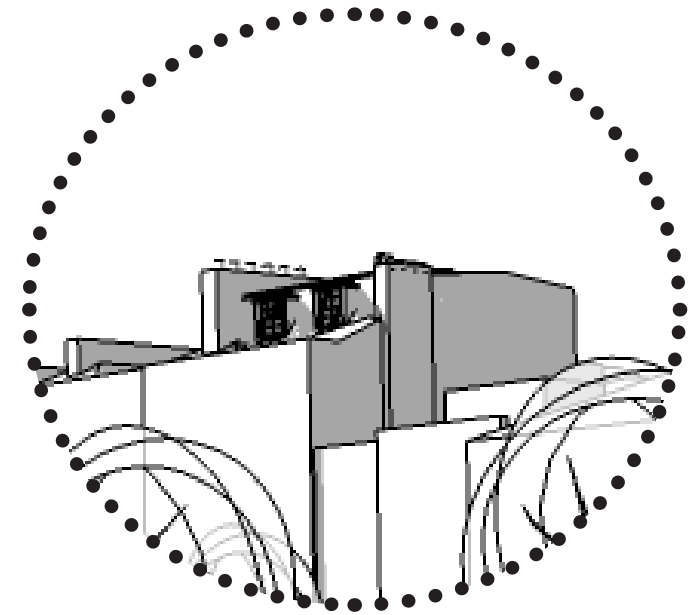
PHOTO



PHOTO  
(Closeup)



EXISTING



PROPOSED



WINESTONE ARCHITECT

FLAT 4 DR IAN HART, 31 GLOUCESTER ROAD, LONDON

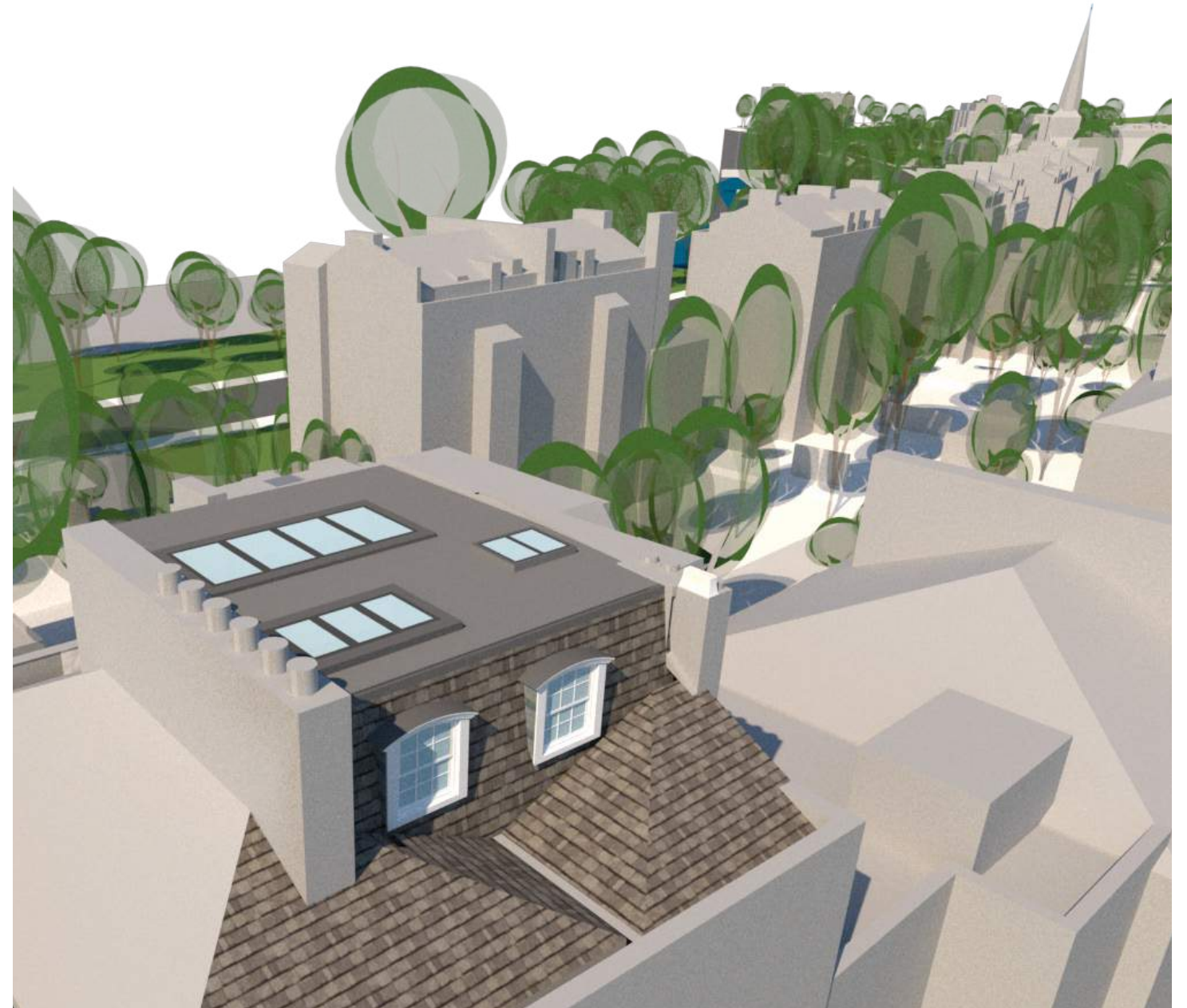


# CGIs

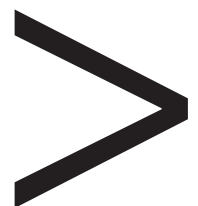
FRONT FACADE - VIEW 01



EXISTING



PROPOSED



WINESTONE ARCHITECT

FLAT 4 DR IAN HART, 31 GLOUCESTER ROAD, LONDON



# CGIs

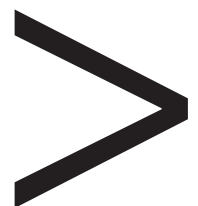
FRONT FACADE - VIEW 02



EXISTING



PROPOSED



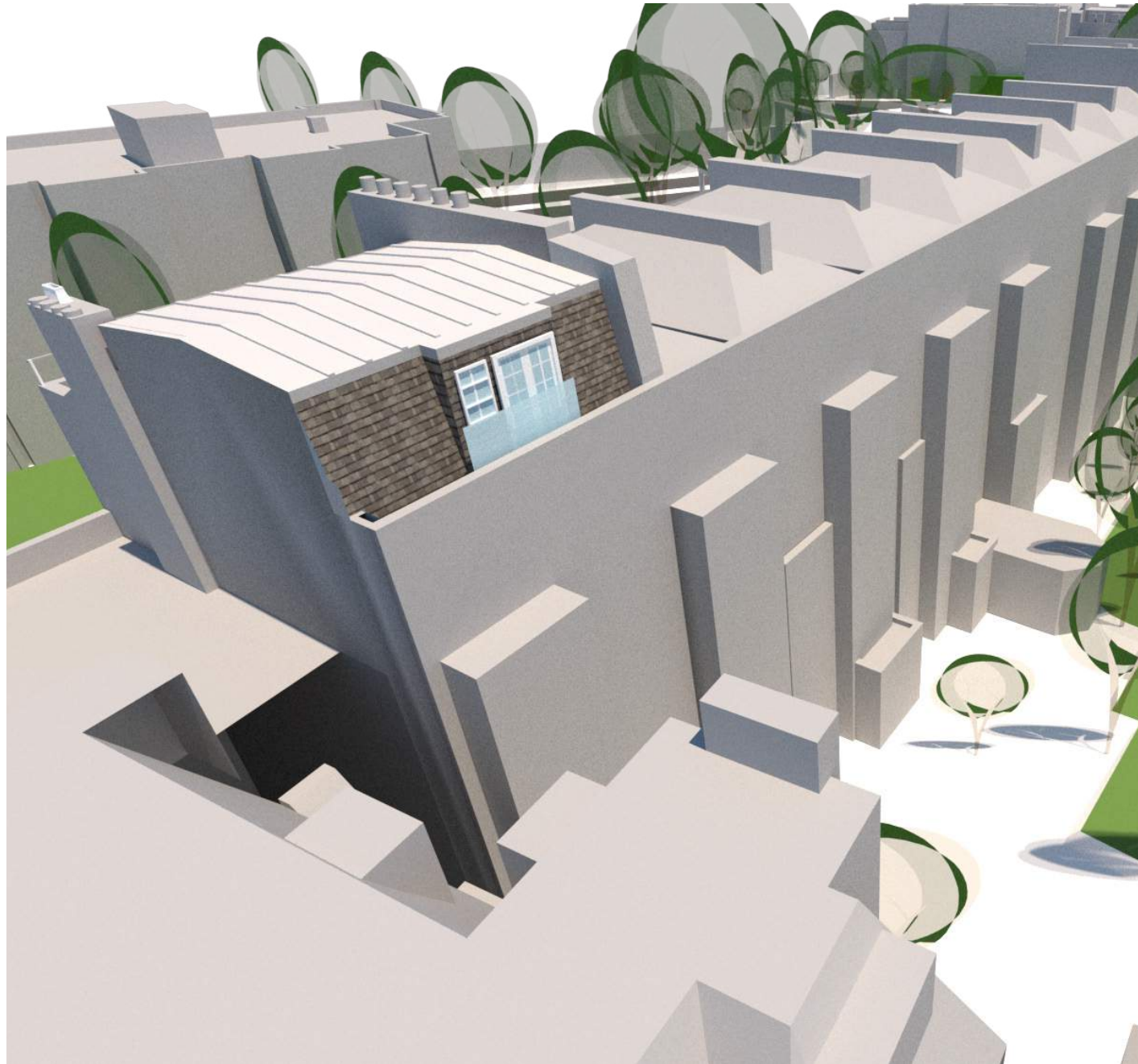
WINESTONE ARCHITECT

FLAT 4 DR IAN HART, 31 GLOUCESTER ROAD, LONDON

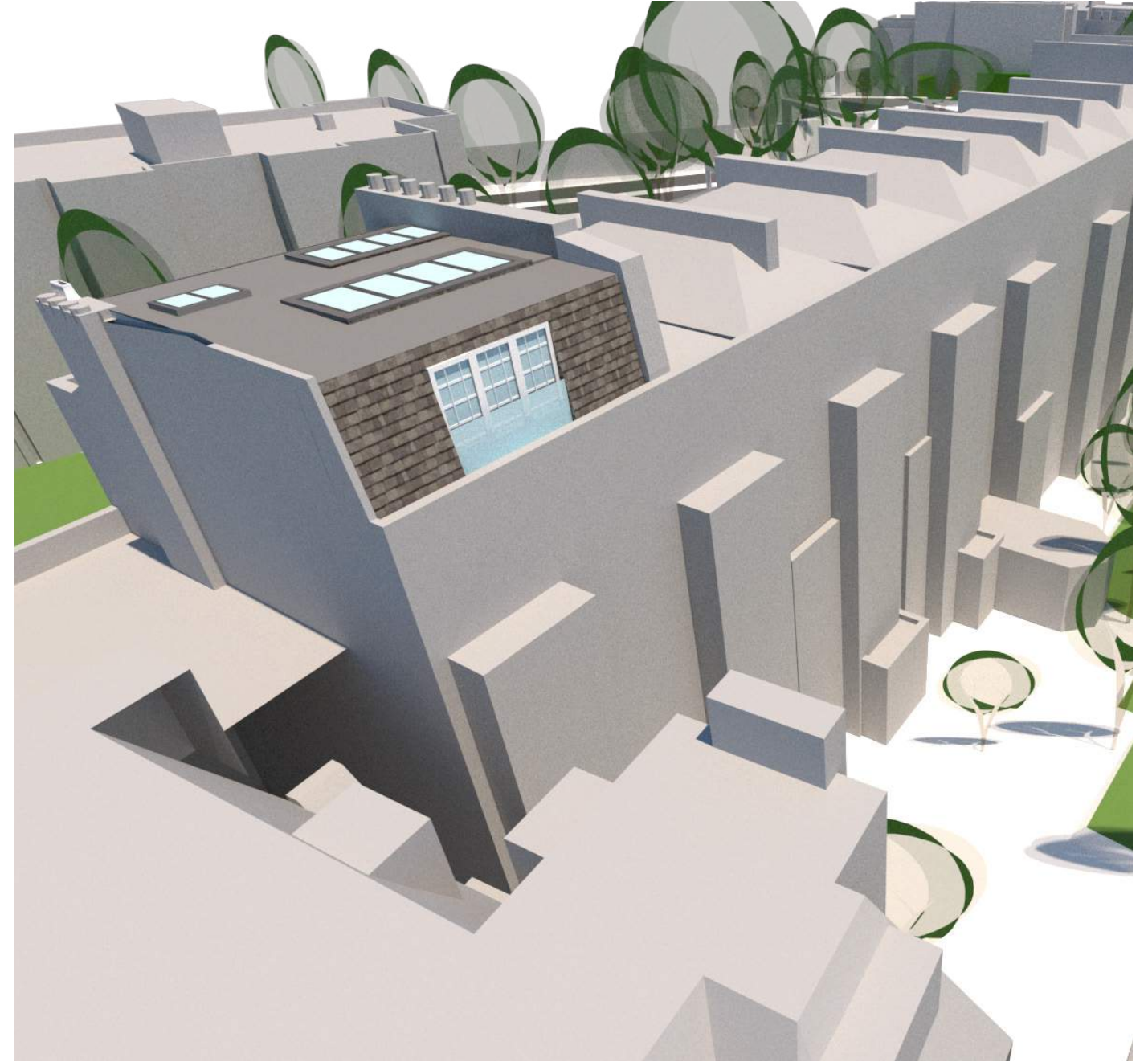


# CGIs

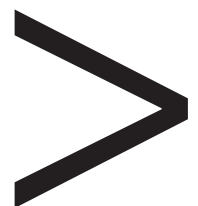
## REAR FACADE - VIEW 01



EXISTING



PROPOSED



WINESTONE ARCHITECT

FLAT 4 DR IAN HART, 31 GLOUCESTER ROAD, LONDON