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147 Gloucester Avenue, London NW1 8LA

Design and Access Statement

1 Location

147 Gloucester Avenue is a five storey terraced brick and stucco-fronted Victorian house located to the northwest end of Gloucester Avenue in the Primrose Hill Conservation area and located on the southwest side of the road. The rear of the property overlooks gardens to the northwest side of Fitzroy Road, the southeast side of Chalcot Square and the former Butchers Plasterworks building. The property was substantially refurbished in the 1980s and subsequently it was converted back into a single family dwelling house in 2010 when the front area and rear extensions were modified.

2 Planning History

2010/0111/P Conversion of 2 self-contained dwellings into a single family dwelling house and additions and alterations to include the erection of extensions at basement and ground levels and the enlargement of roof terraces at rear ground and first floor levels.

2010/1219/P Excavation at basement level beneath the front garden to provide additional habitable accommodation to the existing dwellinghouse.

3 Brief

Our client seeks to replace the inset balcony at top floor level with a partial width dormer and mansarded section of roof in order to provide additional floor space for the rear top floor bedroom.

4 Appraisal

The existing top floor arrangement is a hangover from the 1980s alterations to the building. The inset balcony provided a small roof terrace to the top floor but this has aged badly and requires frequent maintenance to prevent water ingress into the penultimate storey. The terrace space is not a safe unsupervised play area and consequently the upper rear room is difficult to use as children's accommodation.

5 Proposal

The proposed modifications seek the continuation of the existing pitched/mansard roof line of the roof to the stairwell across the rear elevation and the insertion of a dormer section set approximately 60cm from the party wall line and aligned with the internal wall to the stairs. This proposal does not significantly affect the rear elevation of the building.

6 Amount + Access

The proposed modifications add 4.8m² to the net internal area of the house.

The proposals make no alteration to access, parking or cycle storage.