



1A Gloucester Gate,
London, NW1 4HG

**Design & Access Statement
June 2022**

M I T C H E L L B E R R Y

A R C H I T E C T S

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DESIGN AND ACCESS STATEMENT

This statement has been prepared to accompany a householder application to Camden Council for external alterations to the rear windows and minor internal alteration to the layout at 1A Gloucester Gate.

This statement should be read alongside the drawings which have been provided as part of the application.

1. SITE CONTEXT

1A Gloucester Gate is a 2-stories residential property situated on the North-eastern boundary of Regent's Park's outer circle. Originally comprised of two properties the connection works to link 1A Gloucester Gate and 2 Gloucester to a single property took place in 1996.

The property is not listed but it is in the Regents Park Conservation area. It is also not covered by an Article 4 Direction.

2. PROPOSAL

This application seeks consent for the following alterations:

1. Changing the 5 casement windows on the first floor facing the rear (east) mews elevation to traditional sash windows to match existing.
2. Changing the half window on the ground floor in the rear (east) mews elevation to a sash window to match the adjacent sash windows.
3. Changing the lower ground and first floor windows in the (west) mews to sash windows to match the adjacent windows.

In addition, it is the client intention to do further modifications which fall under permitted development:

4. Replacement of the existing single glazing of the windows with double glazing. The material, colour, or size of the windows will not change. Glazing bar profiles will remain the same.
5. Installation of no 4 Conservation rooflights on the east face of the pitched roof. To be located >1.7m above the floor of the room which it installed, fixed shut and flush with the roof slope.

There is no increase of the existing floor area.

For ease of reference, the alterations above have been annotated on the submitted plans, elevations and sections listed below:

- P20 Location and Site Plan
- P21 Existing Roof Plan
- P22 Existing Elevations
- P23 Existing Section
- P30 Proposed Roof Plan
- P31 Proposed Elevations
- P32 Proposed Section

P33 Proposed Openings
P34 Proposed Rooflight Detail

3.0 MATERIALS

New Sash windows:

Traditional sliding box sash. Double glazed white painted timber with lambs tongue glazing bar to match existing timber profiles. Sizes to match existing.

Rooflights:

No 4 rooflights are proposed on the East facing side of the zinc roof. The proposed rooflights are the conservation type from the Rooflight company. Powder coated in Dark Grey (BS 00A13). Double glazed with self-clean glass. Size 720mm x 1850mm approx. Integral blinds that automatically close at night will be included so there will be no light pollution issues.



4.0 USE, ACCESS & PARKING

The existing use of the property as a single residential dwelling will remain the same. Access to the property will remain the same.

The proposed works will not affect car parking arrangements.

5.0 CONCLUSION

With the design considerations outlined above, we believe the proposal will improve the appearance, both the exterior and interior of the building, and use of the property, enhancing the addition of light to the mews side.

It should be noted that the proposed new windows on the first floor and the rooflight are not visible from pedestrian views in Gloucester Gate Mews and will not affect to the character of the area.

6.0 PHOTOGRAPHS



West elevation – view from mews.



East elevation – view from Gloucester Gate Mews.



East elevation – view from Gloucester Gate Mews (2)