

## Design and Access Statement

32 Glenhurst Avenue, London, NW5 1PS

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## Design & Access Statement

Project: 040 Glenhurst Avenue

Reference: 040 11.01 Design & Access Statement

Date: 11.12.23

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### 1.0 Application summary

- 1.1 This statement has been prepared in support of the application for Householder Planning Permission for the following refurbishment at 32 Glenhurst Avenue, London NW5 1PS:
- 1.2 Proposal: Demolition of existing rear extension and erection of single storey ground-floor rear extension. Replacement of single-glazed windows with double-glazed timber sash windows. New double-glazed doorway to rear garden. New rooflights to front and rear.
- 1.3 It is understood that a Design and Access Statement is required as part of this application.

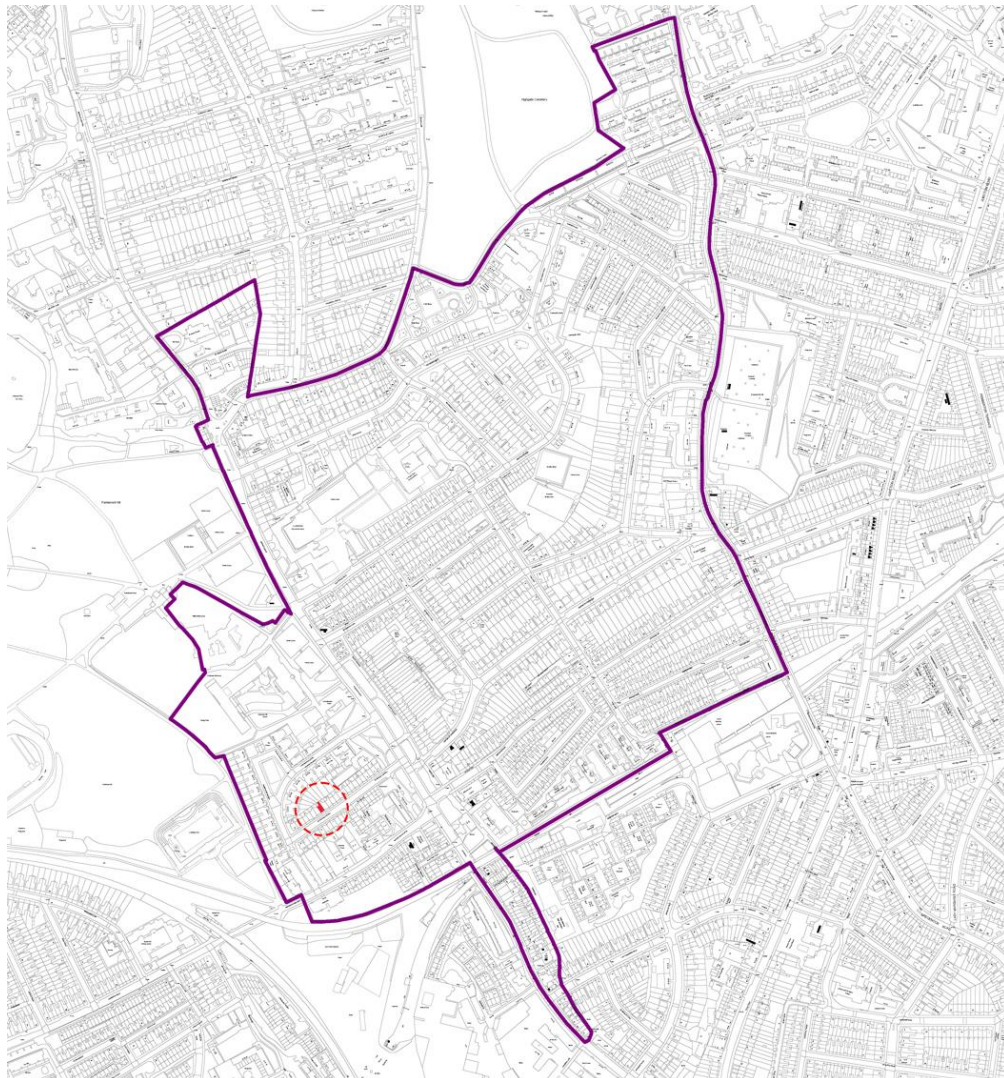


Figure 01. Dartmouth Park Conservation Area map with property highlighted red

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## 2.0 Site context & Background

- 2.1 32 Glenhurst Avenue is an Edwardian terrace arranged over four floors, including a basement, with a narrow front garden, enclosed by a brick wall, and a constrained rear garden. It is assumed the building was originally constructed in the early 1910s and is included in the Dartmouth Park Conservation Area. The existing accommodation is approximately 158 m<sup>2</sup> and the property is not listed. It is near listed buildings on Highgate road.
- 2.2 The site is located on a quiet residential street. Sitting on the southern edge of Hampstead Heath, the property is situated within walking distance from Gospel Oak Overground station (to the east) and Kentish Town station (to the south).
- 2.3 The property sits in between a group of similar Edwardian terrace properties. Its front elevation matches 30 Glenhurst Avenue. Glenhurst Avenue is not uniform, instead with an eclectic mix of these Arts and Crafts features. Windows are generally vertical sliding sash. Roofs are pitched, frequently with gables or dormers.



Figure 02. OS map with property highlighted

- 2.4 It is assumed that originally the building was built as a single-family dwelling but was converted in two flats in 1970. There has been evidence of multiple occupancy, for example, there are currently two kitchens on different floors and front room on the ground floor was used as a bedroom as shown in

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figure 03. We propose restoring building's original use as a single-family house and refurbish it to suit modern needs of the young family.



Figure 03. Existing condition of kitchens and front room.

- 2.5 The building is not occupied now and has been vacant for a long time.
- 2.6 The street is described in the Dartmouth Park Conservation Area appraisal, under sub area 9 Lissenden Gardens: "Glenhurst Avenue Arts and Crafts (Walters) terraces, 1911-15, some houses of two, and some of three original storeys with Tudoresque gables, line either side of this straight road, apart from Ravenswood which is part of the 1960s Haddo House redevelopment. They are a cohesive group, though the houses and garden walls were never identical. Handmade craftsman-timbers are exposed on gables and porches, with leaded artist's glass in windows. Finishes are pebbledash render over low brick plinths. Porches have either tiled roofs or are arched brickwork. There have been a number of minor alterations in the area that detract from the pattern of roofs, porches and windows, as does the painting of brickwork. In contrast to Lissenden Gardens, there are mixed species of trees in this road."

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### 3.0 Planning History

3.1 The only other application at 32 Glenhurst Avenue is dated February 17th 1970, application number 8451, for the conversion of 32 Glenhurst Avenue, NW5, into two flats.

### 4.0 Precedent



Figure 04. Bird's eye view of approved schemes in the vicinity of 32 Glenhurst Avenue within last 5 years.

- 4.1 There are several properties in the vicinity of 32 Glenhurst Avenue and within the Conservation Area that have had similar proposals approved and successfully implemented (Figure 04):
- 4.2 **2019/2601/P– 01 Glenhurst Avenue:** Erection of single storey rear extension to replace existing. Alteration to side facing roof pitch. Erection of dormer roof extension, installation of 2 rooflights to front roof slope and 1 rooflight to side roof slope. Replacement of existing timber casement window frames in matching style. Granted (7<sup>th</sup> August 2019)
- 4.3 **2021/6071/P– 05 Glenhurst Avenue:** Installation of rear dormer and conservation rooflights to front and rear. Erection of a single-storey rear extension to replace existing. Installation of replacement front door and replacement of single glazed windows with double-glazed windows. Fenestration changes to the rear. Granted (9<sup>th</sup> June 2022)
- 4.4 **2020/5708/P– 26 Glenhurst Avenue:** Erection of a single storey rear extension. Granted (3<sup>rd</sup> March

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- 4.5 **2022/4888/P– 34 Glenhurst Avenue:** Demolition of existing rear extension and erection of single storey ground-floor rear extension, erection of rear dormer extension and installation of 3 rooflights on front roofslope. Granted (10<sup>th</sup> May 2023)
- 4.6 **2020/5326/P– 36 Glenhurst Avenue:** Erection of rear dormer roof extension and conservation style roof lights in front and rear roofslopes. Installation of replacement double glazed timber windows, new double glazed aluminium doors in lean-to and like-for-like timber French windows in rear elevation. Granted (21<sup>st</sup> January 2021)

## 5.0 Design, amenity & massing

- 5.1 At ground floor level, the proposed rear extension to replace existing extension will not substantially increase building footprint and will not diverge significantly from the historic pattern, as shown in Figure 05. The rear façade is to be fitted with high-quality glazed door-set, providing a generous threshold and comfortable connection to the remodelled small rear garden.
- 5.2 High quality glazed doors to the second floor balcony have been proposed.
- 5.3 The rear façade alteration will not be visible from the streets or pedestrian paths and unlikely to be visible from neighbouring properties due to the fence height and surrounding trees.



Figure 05. Existing ground floor extensions

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- 5.4 Reconfiguring the rear façade openings at ground level will allow the ground floor to open to the garden, enhancing the dwelling as a functioning 21<sup>st</sup> century family home, whilst preserving and enhancing the character and use of the Conservation Area. In addition, if the ground floor opens into the garden, it greatly improves the amenity in terms of outlook and daylight / sunlight and allows the family to fully enjoy and use their garden creating a positive link with the interior.
- 5.5 Existing sash windows to front and rear elevations will be carefully replaced with timber framed slimline double-glazed windows to match original windows.
- 5.6 There are 3 existing rooflights to the front slope of the roof. The existing rooflights are in poor condition and need to be replaced. The proposal includes replacement of the existing rooflights to larger rooflights to provide more daylight to the loft space. In addition, one rooflight is proposed to the rear roof slope. Similar rooflights exist on the neighbouring properties as shown in Figure 06.
- 5.7 The addition of the new rooflights will be in keeping with conservation policy. The rooflights will be conservation grade rooflights and will be flush with the line of the existing roof tiles.
- 5.8 The proposed fenestration to the roof will help naturally light the loft space while accounting for and protecting the amenity and privacy of neighbouring properties.



Figure 06. Existing rooflights on the neighbouring properties

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- 5.9 The current London Plan's *Policy 3.5 Quality and design of housing developments* prescribed minimum space standards for a four-bedroom, three-storey dwelling is 130 sqm. The proposed refurbishments to 32 Glenhurst Avenue will result in a gross internal area (GIA) of 167.92 sqm, making the proposal compliant with current policy. The young family are looking to enlarge and modernise their home to match modern standards and meet their contemporary needs as encouraged by the current Camden Local Plan – Meeting Housing Needs under paragraph 3.197.



Figure 07. Existing front and rear façades of 32 Glenhurst Avenue

- 5.10 The project proposes only minor alterations to the building footprint and rear extension massing will not have a detrimental impact on the residential amenity of the ground floor windows of 30 and 34 Glenhurst Avenue in terms of daylight and outlook. Figure 07 shows current poor condition of front and rear facades.
- 5.11 The house will be fully refurbished in terms of services and will be fitted with new and efficient electrics, heating, plumbing and drainage systems ensuring sustainability and aiming for a high standard of energy efficiency and responsiveness to climate change as encouraged by the current Camden Local Plan - Meeting Housing Needs under paragraph 3.1.
- 5.12 The roof will have sedum planted to the flat portion of it to promote biodiversity and sustainability.

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Figure 08. North-western impact comparison between existing (top) and proposed (bottom)

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### 6.0 Access

6.1 Access to the property will remain as is. Secure cycle storage will be introduced to the front of the property as encouraged by the Camden Local Plan with specific reference to Meeting Housing Needs under paragraph 3.1 and Transport Policy T1 – Prioritising walking, cycling and public transport.

### 7.0 Refuse

7.1 No changes are proposed to refuse collection as such, however the refuse will be stored in a designated and improved refuse storage area.

### 8.0 Sustainable Design

- 8.1 Will be installed energy-efficient lighting fixtures, including LEDs, and use motion sensors or timers to control lighting usage.
- 8.2 Water-saving fixtures like low-flow toilets, faucets, and showerheads will be installed to minimize water consumption. In addition, project will include monitoring systems to track energy and water consumption, allowing for optimization and identification of inefficiencies.
- 8.3 Energy-efficient building materials with low embodied carbon, such as recycled or locally sourced materials will be used for finishes. Only low-emission building materials, paints, and finishes to be selected to minimize volatile organic compounds (VOCs) and improve indoor air quality.
- 8.4 High quality glazed doors and windows have been proposed to reduce heat loss during winter and reduce overheating during summer.

### 9.0 Planning policy

- 9.1 The design accounts for the character of Glenhurst Avenue with appropriate proposed materials and sympathetic, subordinate building forms to complement the existing building and be in line with previously approved schemes.
- 9.2 The proposal will conserve the significance of the property as a heritage asset within a Conservation Area by being sympathetic to the Arts & Crafts style in terms of detailing and form, satisfying The London Plan Policy 7.8 Heritage Assets and Archaeology and Camden Local Plan policy D2 – Heritage.
- 9.3 The scheme is aiming for optimisation with regards to sustainable electrics, heating, plumbing and drainage and are aiming for a high standard of energy efficiency and sustainability. The scheme proposed to adopt individual environmental design measures that offer a very good level of environmental practice and will provide cost-effective performance standards, surpassing that

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required by the Building Regulations. The proposed measures should significantly improve the dwelling's efficiency performance in relation to Energy, Health and Wellbeing, Water and Material categories:

- The existing and proposed roofs will be fitted with efficient insulation with little heat loss
- Upgrade of existing wall fabric to the front facade with internal insulation
- All proposed glazing to the rear of the building will be double glazed
- The rear of the extension will receive generous amounts of natural daylight and ventilation
- The proposed walls will be well insulated and will provide internal thermal efficiency
- Installation of new efficient central heating and hot water system
- Reduced water consumption through fittings with EcoSmart technology
- Use of low energy lighting
- Proposal to install A+ rated white goods
- Secure rear cycle storage
- The proposed structure will be insulated to current standards to minimise noise transfer
- Target U-values will exceed minimum requirements of the Building Regulations

- 9.4 The site has a PTAL rating of 3 and the forecast predicts rating 4 by 2031. The forecast is based on planned public transport network improvements. The proposal ensures the careful bicycle storage and encourages the use of cycles for the young family of avid cyclists, satisfying Camden's Transport CPG.
- 9.5 Dartmouth Park Conservation Area Appraisal and Management Statement section "Trees and open spaces" states: *"Consideration should also be given to the existence of trees on or adjacent to the site, including street trees and the required root protection zones of these trees if proposing building or excavation works to a property in the Conservation Area. Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled."* Arboricultural Impact Assessment is included in the planning application.
- 9.6 British Standard BS5837:2012 Item 4.2.4 b notes that only trees with a diameter of 75mm or more should be recorded in the survey. There is only one tree within 15 metres of the proposed development area. The Yew tree T1 is situated in the rear neighbours' garden around 1.2m from the boundary wall separating the two gardens (Figure 09). It has a diameter of 37cm and a height of 7m. The root protection area for this tree is 4.44m in radius from the tree stem. The footprint of the existing building is within the root protection area and the tree is very unlikely to have any functional roots under the existing building. Detailed information about root protection can be found in the Arboricultural Impact Assessment.

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Figure 09. Satellite view and with distances to the existing trees.

## 10.0 Conclusion

- 10.1 The proposed works are in line with the observable pattern of development within the greater area of Edwardian terrace alterations and refurbishment.
- 10.2 The original features of the front façade will be kept and restored, preserving the street-scene of Glenhurst Avenue.
- 10.4 Proposed changes to the ground floor level will create a generous living area, suitable for modern living and provide higher utility of the interior space while protecting the privacy and amenity of neighbouring properties.
- 10.5 The proposed changes will enhance the quality of living for the family and will allow a more communal and interactive living space for them, with more natural light and better view and access to the rear garden.
- 10.6 The development meets both national and Camden Council's planning policy standards and is

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sensitive in its approach as it accounts for the host building and surrounding context.

10.7 An Arboricultural Impact Assessment has been submitted as part of this application.

10.8 The principle of the proposed development is well established within the terrace and wider Conservation Area.

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