

## DESIGN AND ACCESS STATEMENT AND HERITAGE STATEMENT

PROPOSED ADDITION OF A NEW SINGLE STOREY REAR OUTSHOT EXTENSION TO  
THE EXISTING HOUSE AT NUMBER 6 GLENHURST AVENUE, LONDON NW5 1PS.



View to Glenhurst Avenue from Highgate Road showing the subject house at Number 6 to the centre of the image.

### TABLE OF CONTENTS:

1 - Introduction	Page 2
2 - Site Context and Historical Analysis	Page 2
3 - Proposed Alterations	Page 5
4 - Ecology, Trees and the Surrounding Environment	Page 6
5 - Parking and Public Transport	Page 6
6 - Bins and Recycling	Page 6
7 - Conclusions	Page 8
8 - Supporting Drawings	Page 9





6 Glenhurst Avenue located to the north side of the street close to Highgate Road to the east to the right of the image and Parliament Hill and the Hampstead Heath Lido to the west.

### 1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

This document accompanies an application for Householder Planning Permission for the addition of a new single storey rear extension to number 6 Glenhurst Avenue, Gospel Oak, London, NW5 1PS.

The proposed alterations to the existing house have been carefully designed to respond to the proportions and special architectural interest of both the host building and wider streetscape and comprise the addition of a small single storey rear extension in keeping with the volume and siting of similar outshot extensions to matching houses on the terrace.

### 2. Site Context and Historical Analysis

Number 6 Glenhurst Avenue is a 2 storey terraced house with additional loft floor previously converted and served by an existing rear dormer window. The house is set back behind a walled front garden to the north side of the street, close to the end of the terrace and Highgate Road.





View to the front elevation to number 6 Glenhurst Avenue.

The house is located within the Dartmouth Park Conservation Area a few minutes walk from Parliament Hill Fields to the south of Hampstead Heath. The terrace forms an attractive group of late Arts and Crafts style houses designed with an eclectic mix of 2 storey bay windows, timber framed gabled elevations and alternating window details including vertical sliding sashes and hinged casements.

To the rear the house has a private patio garden framed to the rear by the high flank wall to number 175 Highgate Road. It appears that the house originally would have had a lean to scullery outshot similar to neighbouring houses however this has been removed at some point in the past.

Other houses have either converted the original structure or replaced it with an extension of similar proportions. The house is in need of general repair and maintenance and the proposed works form part of a broader scheme of renovation including restoration of the existing windows and front door and other minor repairs to the existing tiled roof.

The cohesive nature of the street is specifically noted in the Dartmouth Park Conservation Area Appraisal:

*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.*





*Top:* Views to the rear elevation. *Bottom:* Views to the rear showing the tall flank wall to the adjacent house framing the sheltered garden.



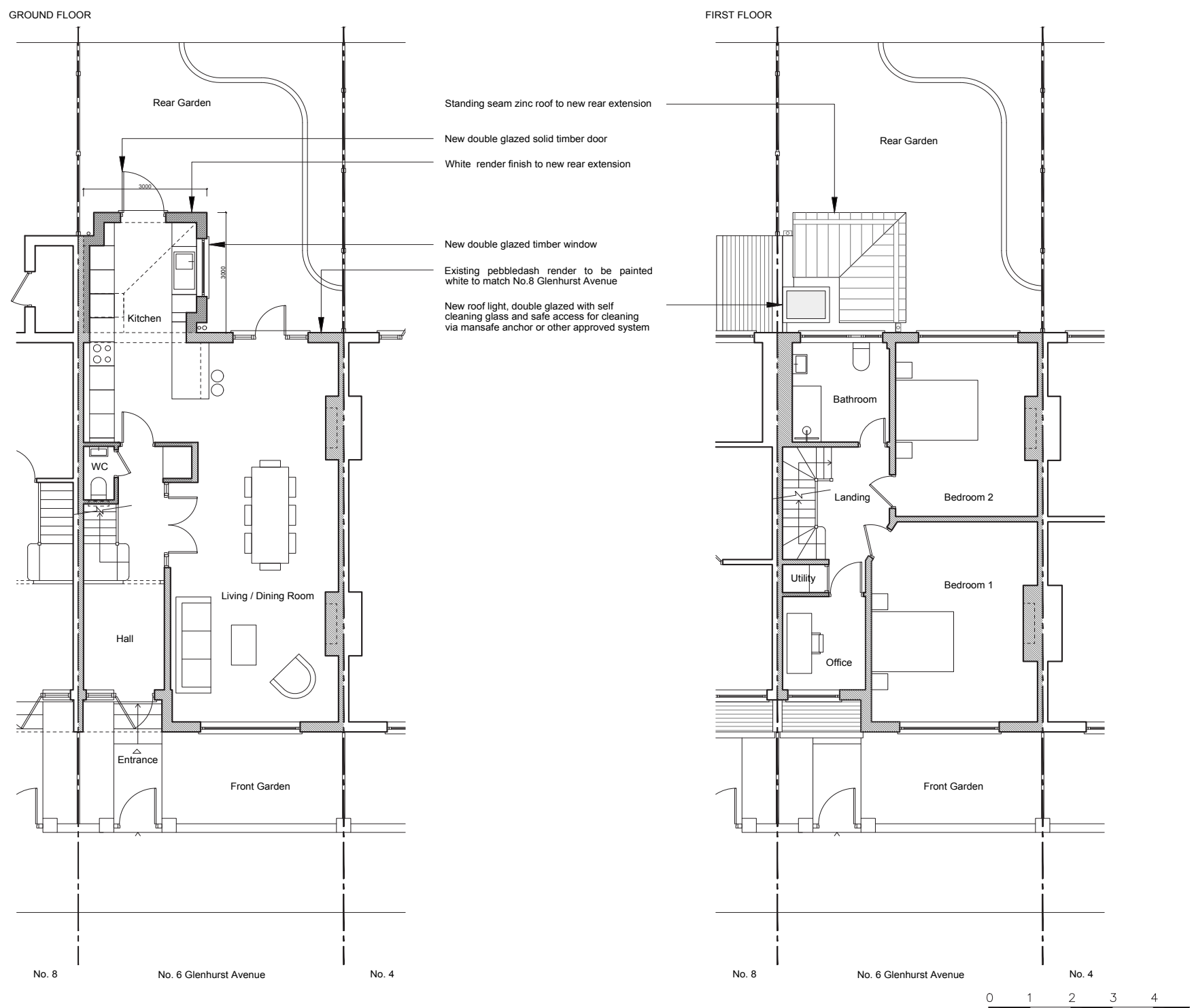


Proposed elevation drawings showing the proposed rear extension and relationship to the existing building and garden wall..

### 3. Proposed Alterations

The proposed alterations comprise the addition of a new single storey rear extension proportioned to correspond to the similar outshot extensions to neighbouring houses and designed to reflect the character and materiality of the original house.

The external walls are to be finished in roughcast to match the existing house rear elevation and new door and window are to be made in a simple design with solid timber frames. It is proposed that the gentle volume of the extension roof will be constructed to take standing seam zinc cladding patinated to a dark brown colour and designed to hide a small plateau rooflight. The roof volume is low and inset away from the existing brick boundary wall shared with the neighbouring house at number 8 Glenhurst Avenue which retains the original brick outshot.



Ground and first floor plans as proposed.

#### 4. Ecology, Trees and the Surrounding Environment

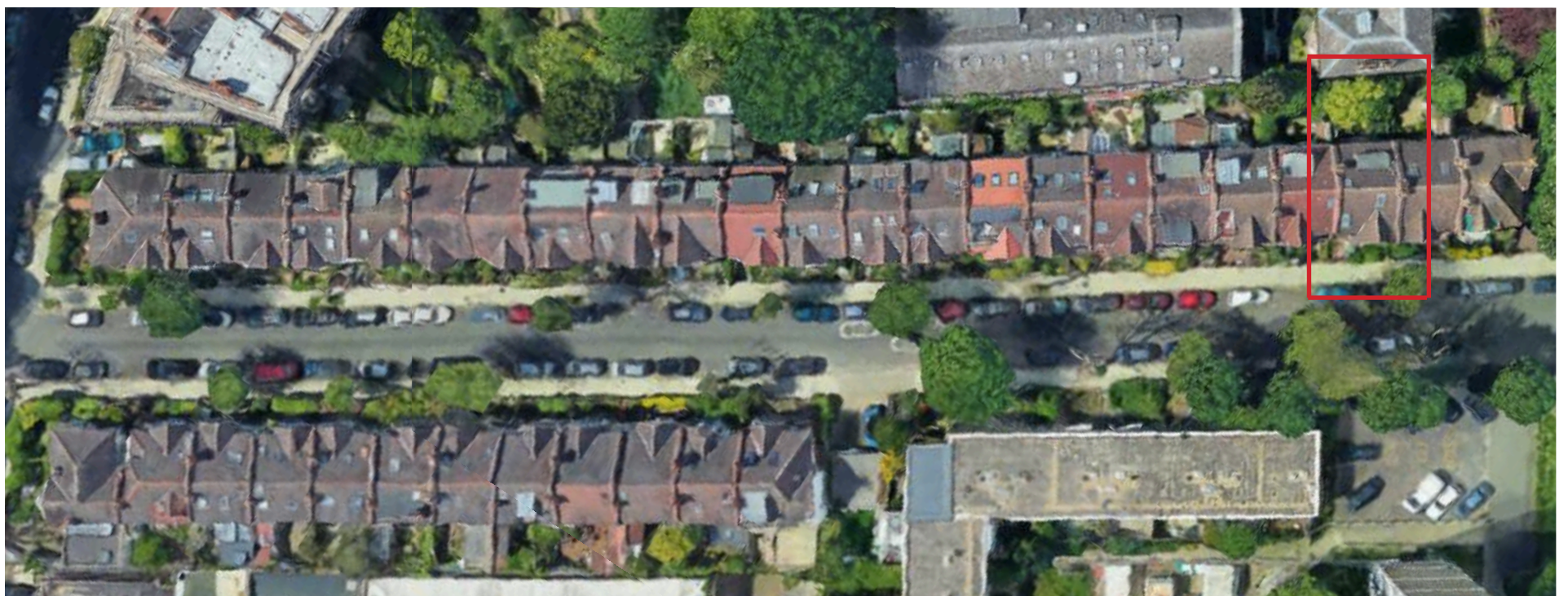
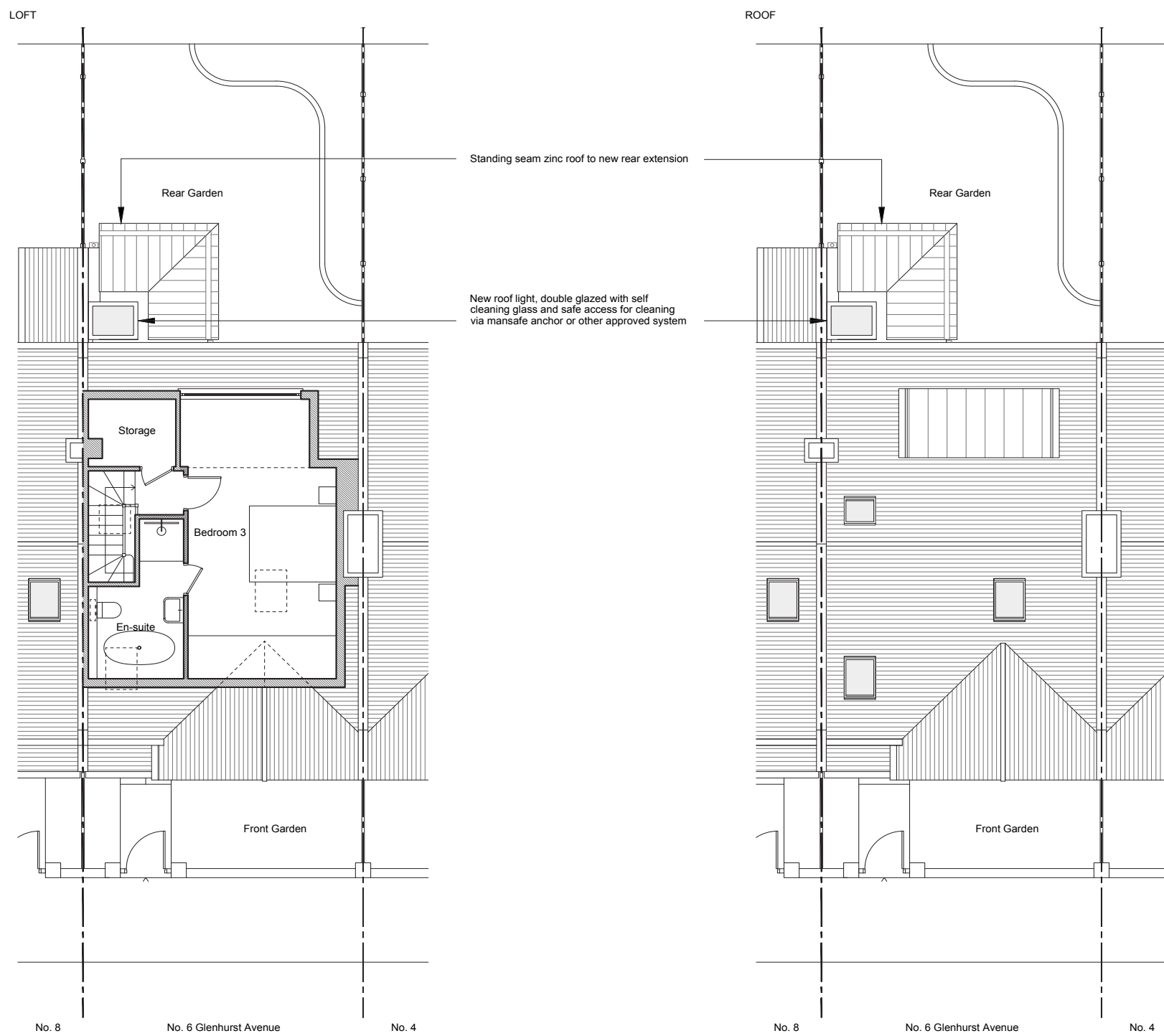
The proposals will have no impact on existing trees.

#### 5. Bins & Recycling

The proposed alterations do not affect the existing arrangements for bin and recycling storage. Domestic rubbish, recycling and compostable kitchen food waste are currently collected weekly from wheelie bins stored in a dedicated space within the front garden.

#### 6. Parking and Public Transport

Glenhurst Avenue and all surrounding streets are subject to controlled parking with residents parking permits required between 10am and 12pm. The proposals will have no impact on the existing on street car parking arrangements. The site is extremely well located for public transport with bus stops for routes heading north and south on Highgate Road and Gordon House Road, and Gospel Oak Overground Station a few minutes walk away. The site is also very well located for walking and cycling to local amenities, and for access to Hampstead Heath.



Loft floor and roof plans as proposed and aerial view of Glenhurst Avenue showing number 6 to the north side of the road and the numerous rear outshot extensions to neighbouring houses.





View to the rear of Glenhurst Avenue from the tree filled green space between the end of the road and Highgate Road.

### 7. Conclusions

The application proposals are modest in scale and the result of a thorough design process, exploring different options and prioritising the conservation and character of the historic fabric and spatial integrity of the existing building and streetscene; and making a positive contribution to the appearance, character, quality and local distinctiveness of the Dartmouth Park Conservation Area, setting and context.

The proposed alterations are well judged and both exterior volumes and interior floorplans carefully designed to provide well proportioned, future proof habitable space, filled with daylight and set out to enhance the relationship between the interior and exterior spaces.

All works are to be undertaken to a very high standard to exceed Building Regulations requirements, prioritising sustainable building materials and reduction and recycling of waste material where possible. All bathrooms are to incorporate low water use fittings and walls floors and ceilings insulated to reach high thermal performance and reduced passage of sound between neighbouring houses.

The proposals are derived from an understanding of the National Planning Policy Framework, the London Plan, the Camden Local Plan 2017, the Dartmouth Park Conservation Area Appraisal and all relevant supplementary guidance. On the basis of this assessment we would conclude that the scheme is in keeping with the existing house, garden and locality.



## 8. Supporting Drawings

Details of the proposed development are included in the attached drawings as follows:

2325_EX_001	Site Location Plan
2325_EX_100	Ground Floor and First Floor Plans as Existing
2325_EX_110	Loft Floor and Roof Plans as Existing
2325_EX_200	Section as Existing
2325_EX_300	Front and Rear Elevations as Existing
2325_PA_002	Site Location Block Plan
2325_PA_100	Ground Floor and First Floor Plans as Proposed
2325_PA_110	Loft Floor and Roof Plans as Proposed
2325_PA_200	Section as Proposed
2325_PA_300	Front and Rear Elevations as Proposed
2325_PA_310	Side Elevations as Proposed

