

38 Glenloch Road, NW3 4DN Design + Access Statement



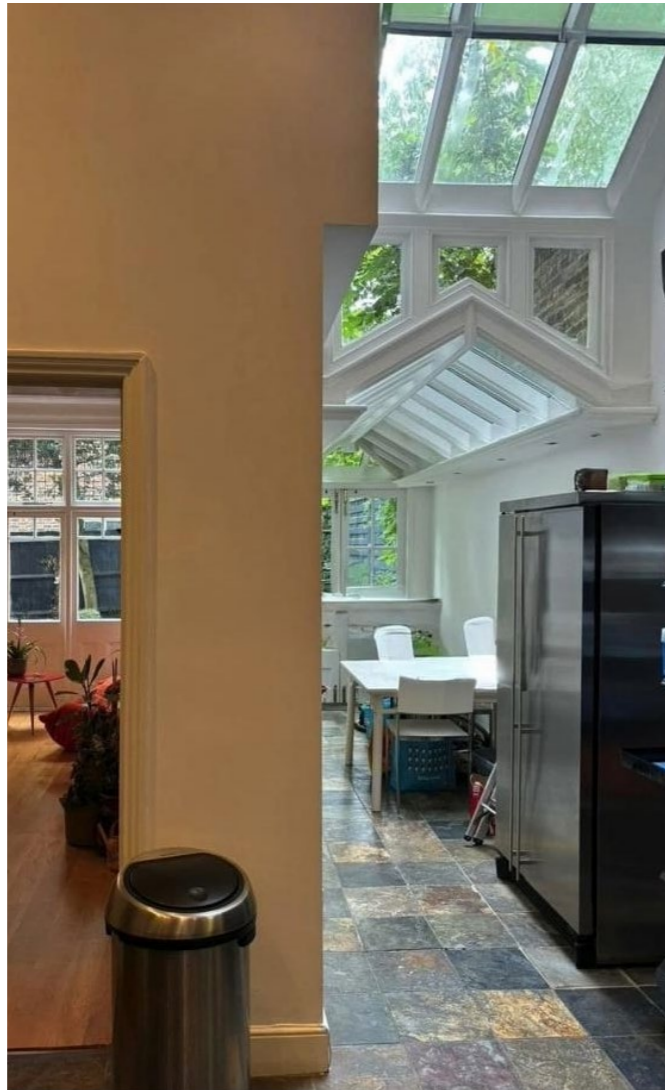
View of front



View of existing side infill extension from above



View of existing rear infill extension



View of existing rear infill extension

Use and Site

38 Glenloch Road is an Edwardian red-brick mid-terrace house spanning five storeys, including a lower ground floor. It is not a listed building and features dormer windows and roof terraces at both the front and rear. The property includes a garden and a single-storey glazed side extension at the rear which has been in place for over 20 years. The property is situated in the Belsize Conservation Area.

The southern side of Glenloch Road consists of a continuous row of terraced houses and mansion blocks extending between Glenilla Road and Glenmore Road, while the northern side is characterized by shorter terraces interrupted by several private roads.

The Proposal

The proposal seeks to replace the existing, outdated single-storey glazed side extension with a durable and energy-efficient structure that meets modern building regulations, including Part L standards for thermal performance.

The rear elevation of the extension is planned to be constructed as a cavity wall, using reclaimed London stock bricks to match the existing façade. A powder-coated aluminium-framed window will replace the current French doors. The parapet will feature a stone coping finish.

The existing rooflight, currently set at two different heights, will be replaced with a single-level, monopitch rooflight framed in powder-coated aluminium and glazed for durability and aesthetic improvement.

Internally, the new side extension will be more seamlessly connected to the existing kitchen and living room, creating a more practical and spacious family area.

The design of the extension is intended to enhance the overall appearance of the property while respecting the character and scale of the original building and its surroundings.

The existing boundary wall with the neighboring property (No. 36) will be retained, continuing to largely obscure the new extension, as it does the current one.

Other Proposals

Rear Doors and Windows Replacement:

The existing rear ground floor glazed doors and windows of the original building are proposed to be replaced with Crittal-style double doors and a window, set within the existing structural opening.

Front and Rear Windows Replacement:

The existing front windows, including the roof-level French doors, are proposed to be replaced with matching double-glazed timber units. This includes accurately replicating all defining architectural features of the joinery units, such as the mouldings and timber materiality. The feature moulded central pilasters to both the large front ground and upper floor windows are to be retained.

The existing rear windows, on the 1st, 2nd and 3rd floors are proposed to be replaced with matching double-glazed timber units. This includes accurately replicating all defining architectural features of the joinery units, such as the mouldings and timber materiality.

The current windows are in poor condition, exhibiting signs of water ingress and significant wear and tear. Replacing them with new double-glazed timber units will improve thermal efficiency and ensure long-term durability.

All efforts will be taken to ensure the new units will match like-for like.

Front door

No change is proposed to the front door and fanlight leadlight glazing. This will remain unaltered.