

6.2.2025

DESIGN AND ACCESS STATEMENT

for the proposed refurbishment at:

2 Glenloch Road, London NW3 4BU [Zeinab Badawi & Bertrand Facon]

1. DESIGN:

A. Historic background & context:

The subject property is a semi-detached, end of terrace house used as a single-family dwelling, originally a two storeys house with a small basement and an attic storey within the original slate-faced mansard roof, later extended with a rear roof dormer. The site sits within Sub Area Four [Glenloch Area] within The Belsize Conservation Area in Camden Council. The building is not listed.

The property is part of a red brick terrace of three houses at the top of Glenloch Road and it sits within an area of Edwardian terraced housing developed by Glenloch Insurance Company close to Belsize Park Underground Station and Haverstock Hill.

The front of the property sits on Glenloch Road and it has a small garden space at the rear, accessible from the main road through a small alleyway.

Relevant planning applications history:

- Retrospective application for the erection of a dormer extension on rear upper roof slope in connection with existing residential dwelling [2011/5797/P], granted in April 2012;
- Householder application for the erection of a single storey rear extension to ground floor level of existing house [2013/5186/P], granted in October 2013.

B. Design Concepts:

Our proposals involves the following external changes to 2 Glenloch Road:

- Proposed construction of small single storey glazed extension at rear Ground Floor level, to be built in brickwork to match the existing brickwork on the rear elevation.
- Repositioning of existing painted timber French doors from Dining Room to the rear garden on the rear elevation to elevation of new extension;
- Partial demolition of existing single storey rear extension at Ground Floor level. Construction of new single storey rear extension, increasing the existing ceiling level and installing a new asphalt flat roof. The proposed materials for the new

extension are brickwork to match existing.

- Installation of new double glazed painted timber French doors to new extension;
- Changes to rainwater pipes and soil vent pipes on rear elevation as required by internal layout changes and proposed relocation of M&E services;

All works shall be carried out to a very high standard, in keeping with the architectural character of the original and neighbouring buildings, using matching materials and designs where applicable.

2. ACCESS:

A. Pedestrian access:

The house is accessed through a pedestrian gate directly on Glenloch Road and this access remains unaltered.

B. Vehicular access:

Unaltered

3. CONCLUSION:

The design of the proposal is sympathetic with the overall character of the building. It will enhance and improve the Conservation Area within which this building is situated will not have any adverse affect on the amenities of the neighbouring buildings.

Laura Chiapedi



Q Architectural Design Consultants Ltd