

DESIGN, ACCESS & PLANNING STATEMENT

4A GLENMORE ROAD, LONDON, NW3 4DB

Document No. 13002/DAS2

1.0 Site

- 1.1 The property is a flat comprising the ground and basement floors within an unlisted, three-storey, brick terraced Edwardian house.
- 1.2 The property is located within the Belsize Conversation Area.
- 1.3 The red brick houses on the street have white stucco decoration to window and door surrounds. Windows are characteristically Edwardian, with small upper panes over larger lower single-paned windows.
- 1.4 The tiny front garden is not landscaped as is common with many other front gardens, with the exception of a hedge between neighbouring properties on either side. The front boundary is comprised of a low stone wall.

2.0 Proposal

- 2.1 The proposal encompasses an enlargement of an existing basement cellar and the creation of a lightwell to the front of the property.
- 2.2 This would allow for the client to renovate and update the property to create more usable space. Currently, the cellar is in a neglected condition, with no visible recent refurbishment. This proposal is made to fully rehabilitate the premises and update the living spaces to be environmentally compatible for unobstructed occupancy of the owner.
- 2.3 The proposed basement would comprise roughly half of the existing building footprint. The lightwell to the front of the property would provide daylight and ventilation.
- 2.4 With reference to the enlargement of the existing cellar, a formal Basement Impact Assessment Study and Report has been produced by Cambridge Architectural Research Ltd and has been included as supporting documentation in this application.
- 2.5 The BIA Study and Report covers all ground conditions of the site and includes the findings of bore hole soil testing. These studies have confirmed that the proposed works will likely have no negative impacts on the hydrological conditions of the local environment.

- 2.6 Cambridge Architectural Research Ltd has also been appointed to carry out all structural engineering consultation. The proposed structural solution has also been included as supporting documentation in this application.
- 2.7 Proposed double-glazed windows are to match the existing windows at the front of the property in materials, style, proportions and colour.
- 2.8 Materials have been chosen to be in keeping with the aesthetic of the existing building. All proposed works and new glazing will be of improved thermal performance.
- 2.9 Currently, the entire front garden is used as a bin store and it is proposed that only a small portion of the area be used for this purpose, which is to be accessed via the public highway.
- 2.10 The existing boundary wall facing the street is to be retained, leaving the streetscape unchanged apart from an opening to access the re-positioned bin store.
- 2.11 No significant trees will be affected by this proposal.

3.0 Use

- 3.1 There is no change of use proposed.
- 3.2 The proposed basement will be for the sole use of the current occupier.

4.0 Access

- 4.1 There are no changes to the access of the site.

5.0 Refuse

- 5.1 Although slightly repositioned, provision for storage and collection of refuse and recycling will remain unchanged.

6.0 Planning

- 6.1 This statement should be read in conjunction with the included site plans and existing and proposed plans, sections and elevations that indicate the proposed alterations to the property. Also material to this application is supporting documentation from Cambridge Architectural Research Ltd. and Brown to Green Geotechnical and Geo-environmental Consultants.

7.0 Conclusion

- 7.1 The front light well would have a limited visual impact on the street scene, as it would mostly be screened by the existing front boundary wall. The proposed timber-framed windows on the front basement elevation would match the original windows of the existing house, and would have limited visibility from the street.
- 7.2 The proposed works will have no impact on the amenity of the neighbours in terms of privacy or views.
- 7.3 Front lightwells are common on the street, as seen in 33 Glenmore Road, which is across the street from the application property, as well as numbers 14, 20, 22 and 24 Glenmore Road. Some properties were originally built with front lightwells and many others have since built them to improve light and air quality in basement spaces. These proposals would be consistent with the nature of front garden settings in the surrounding area and therefore we feel they should be granted consent.