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PLANNING ACCESS STATEMENT

Address: Job number: Date:

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25 Glenmore Road, London, NW3 4BY 2591 20th of July 2012

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1.INTRODUCTION

The information contained in this Design and Access Statement supports the Planning Application and Conservation Area Consent Application for the extension of existing basement, alteration of the fenestration to rear elevation and addition of a dormer window to loft space to the rear of the building. The alterations are all to improve the internal space of the building and increase the usability of house. This Document is to be read in conjunction with Brinkworth Design Planning drawings.

The property, 25 Glenmore Road is a 4 story Victorian terraced house on the east side of the street occupied as a single-family dwelling. No change is proposed to the Use Class. It's situated in the Belsize Conservation Area. The Property is not listed.

2. STRUCTURAL

Engineering

A structural report for alterations and BIA by Ing Ealtoir, Structural Engineers, is included as part of the submission which details and considers the specifics of the site and its environment. The Appointed Contractor will provide a Method Statement for the demolition works. Party Wall agreements prior to the start of the works will be agreed with neighbors.

During the demolition and excavation, should any contaminated land be suspected the relevant authorities will be consulted and necessary works addressed and undertaken.

3. DESIGN DEVELOPMENTS AND PROPOSED SCHEME

The proposed scheme seeks planning permission for the following:

1. Extension to existing basement with addition of light wells to front and rear
2. Alteration of fenestration to rear elevation with a double height space internally
3. Addition of a dormer window in the loft space to the rear to allow for a new staircase and an improved space.

Design:

The proposal represents the applicant's intention to update the property with improved internal space for a contemporary family dwelling.

- 1.Planning permission is sought to increase the existing basement for use as a family room and guest rooms. To bring in light to the basement planning is also sought for addition of a light well to the front, the window is to be a

continuation of the bay window above. Similar properties on the street already have this type of light well so it will be in accordance to the appearance of the street.

An additional light well to the rear is also part of the proposal to improve light conditions a grated metal mesh at ground level will cover the light well.

The proposal includes the provision of a new bin storage within the front garden area which is to be accessed via a new gate in the front boundary wall allowing access to the in from the public highway.

2. Planning is sought for a double height Window to the rear, the width will be as the existing double door on ground floor and consolidate the window on the first floor as a single opening. The existing first floor to the existing rear extension is proposed to be removed which will eliminate any increased sense of overlooking to the neighboring properties

3. Planning is sought for the improvement of the converted loft to be used as a dressing room. The addition of a Dormer window Extension will allow for a better use of space. The proposal allows for an extension to the existing staircase up into the loft, replacing an existing spiral. The dormer window is set back to reduce overlooking to the neighboring properties, and is common feature within the Belsize area. Additionally, will be slate hung to reduce the visual impact.

Design and Materials

Materials used will be respectful of the Belsize Conservation Area and matching the existing traditional materials of the building

For Hydrology and Stability please refer to Structural Engineer's Report. No trees will be affected

4. SUSTAINABILITY

The proposed works and glazing will be of improved thermal performance.

5. ACCESS

The existing entrance staircase will be extended with a pathway over the light well and a balustrade will be installed. Internally the access remains the same with the addition of an extended staircase down to the basement and a new improved staircase to the loft.