

PM&A Architects&Engineers

PM& GROUP

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20 Glenmore Road, London NW3

Design & Access Statement

April 2012

No.20 Glenmore Road is one of many for the Area typical terraced houses which spread over the slopes between Haverstock Hill and Belsize Park roads,

The existing premises consist of the Basement, Gr.Floor, 1st Floor and 2nd Floor originally formed with dormer windows and sloping roofs which in part form the attic,

The existing Basement covers approximately one half of the building template on Plan,

At the Rear the premises typically also have a hard-paved rear patio and a garden,

In case of No.20 the garden is covered by a lawn in poor condition, with a few small undefined shrub-like saplings close to rear boundary fence,

Similar situation exists on the adjoining sites at No.18 and No.22,

Pedestrian path and access to the premises typically run over one side of the front well between the basement and the planted stone trough running along the back of pavement line,

There is also a secondary access to Basement via the stairs within the front well,

The premises are in an extremely neglected condition, with no visible refurbishment done to the exterior of the premises or the land seemingly for decades, with only some poorly done internal works to different parts of the premises,

The existing premises does not have a purposes enclosed area for refuse and recycling bins, with most of the waste kept in bags in front of the house and on the pavement until the collection dates,

The Proposal is made to fully rehabilitate the premises, up-rate and improve living and environmentally compatible conditions for unobstructed occupancy by the Owners' own family of 5 with young children,

Cont

The Proposal to rehabilitate, improve and up-rate No.20 by enlarging the basement to cover the extended building template, also by providing a glazed conservatory at the Rear follows in a conceptually very similar way the works already approved and carried out or currently in process of construction on a number of other premises in the Area, such as No.63 Glenmore Road (in stage of completion), No.51 Glenmore Road under construction on site, and others,

The Proposal relates to the following :

1. Enlargement of the existing Basement to cover the area of the building template with patio,
2. Provision of a fully glazed single-storey Conservatory over the rear patio, which would be of a similar size as those built elsewhere in the Road,
3. At the Rear, provision of a single-storey infill between the side of No.20 and the existing extension at the adjoining No.18 at Ground Floor, to mirror one already approved and built at No.18,

Notes :

1. With reference to the enlargement of the existing Basement in Point 1. above, and following the requirements by the Council, a formal Basement Impact Assessment Study and Report have been ordered from and produced by GEA Geotechnical & Environmental Associates,

4 copies of the GEA Report are attached with the Application,

The GEA Report has extensively covered all ground conditions inclusive of the results of the Soil Test boreholes, and has unequivocally confirmed that all works to the proposed enlarged basement at No.20 Glenmore Road fully comply with all formal standards and sound conditions of the grounds,

Additionally, a firm of the 1st class specialist foundation contractors Abbey Pynford Foundation Systems Ltd. from Watford has been appointed to carry out all structural engineering as well as construction works to the extended basement,

2. With reference to the provision of a fully glazed conservatory over the hard-paved patio at the Rear the Proposal allows for conservatory to be constructed out of structural glass in order to minimize its presence over the patio, but at the same time achieve a maximum environmental gain for the building and its occupants with young children,

By own proposal the side walls of the conservatory are set inwards for 750mm on each side away from the boundary fence, and would be made out of obscure glass, with a planted gap areas between side walls of the conservatory and the side garden fence,

Cont

3. With reference to Point 3. above, the proposal includes provision of a small single-storey side extension between a part of the side rear wall of No.20 and the side wall of an identical side extension approved and already built at the adjoining No.18,

4. With reference to the front Well the proposal allows for provision of a better and safer stairs for access to the Basement than one at present, with the additional provision of an enclosed waste and recycling bin area in order to keep the waste away from the access path and the pavement,

Pedestrian access to No.20 is from the pavement via the existing paved path,
The premises does not have any vehicular access,
Parking in Glenmore Road is regulated through numerous Residents' parking bays in the Road,

All improvement works to No.20 Glenmore Road are intended for use by a single family with children as before,

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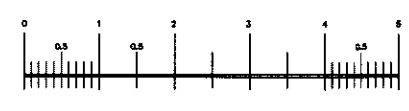
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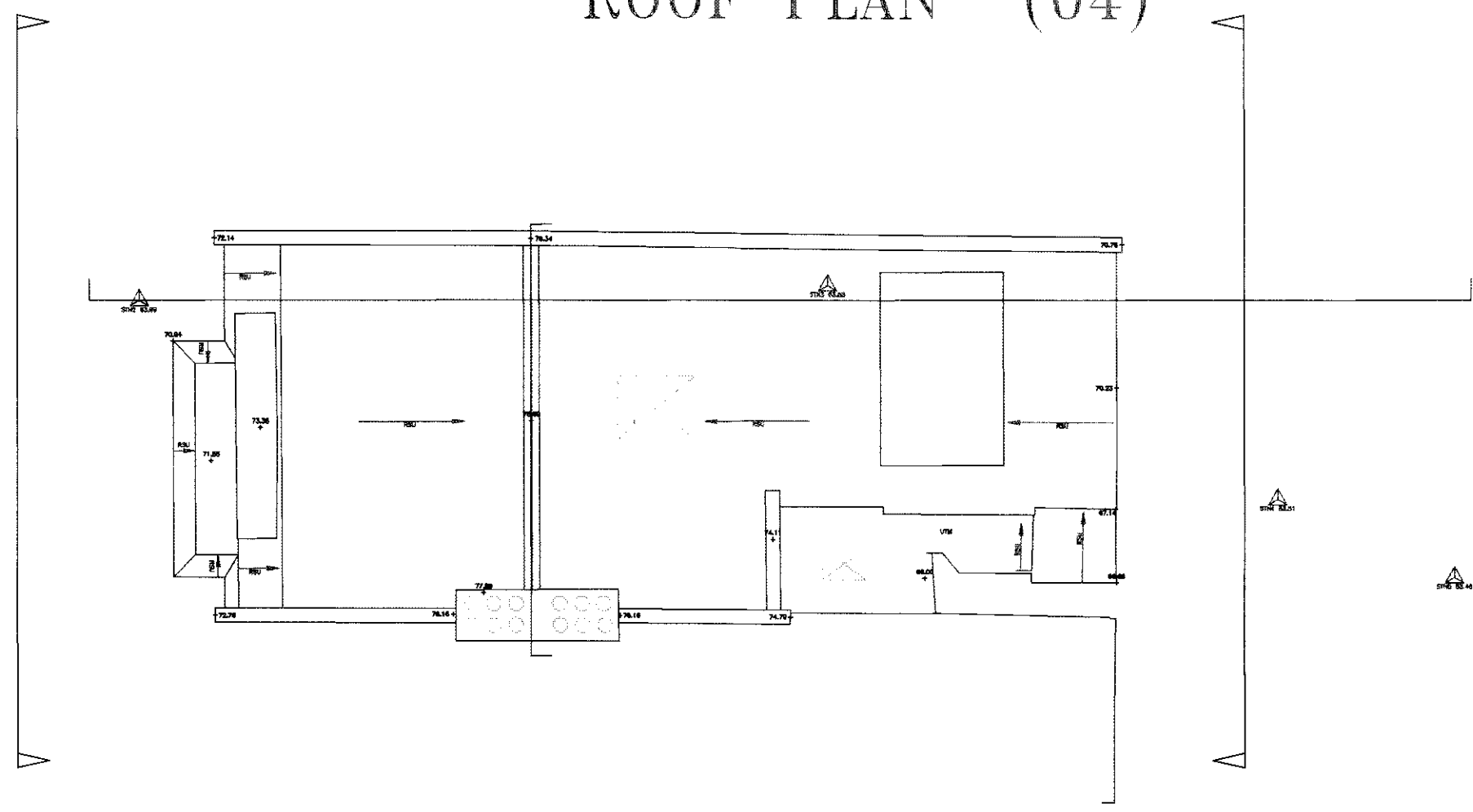
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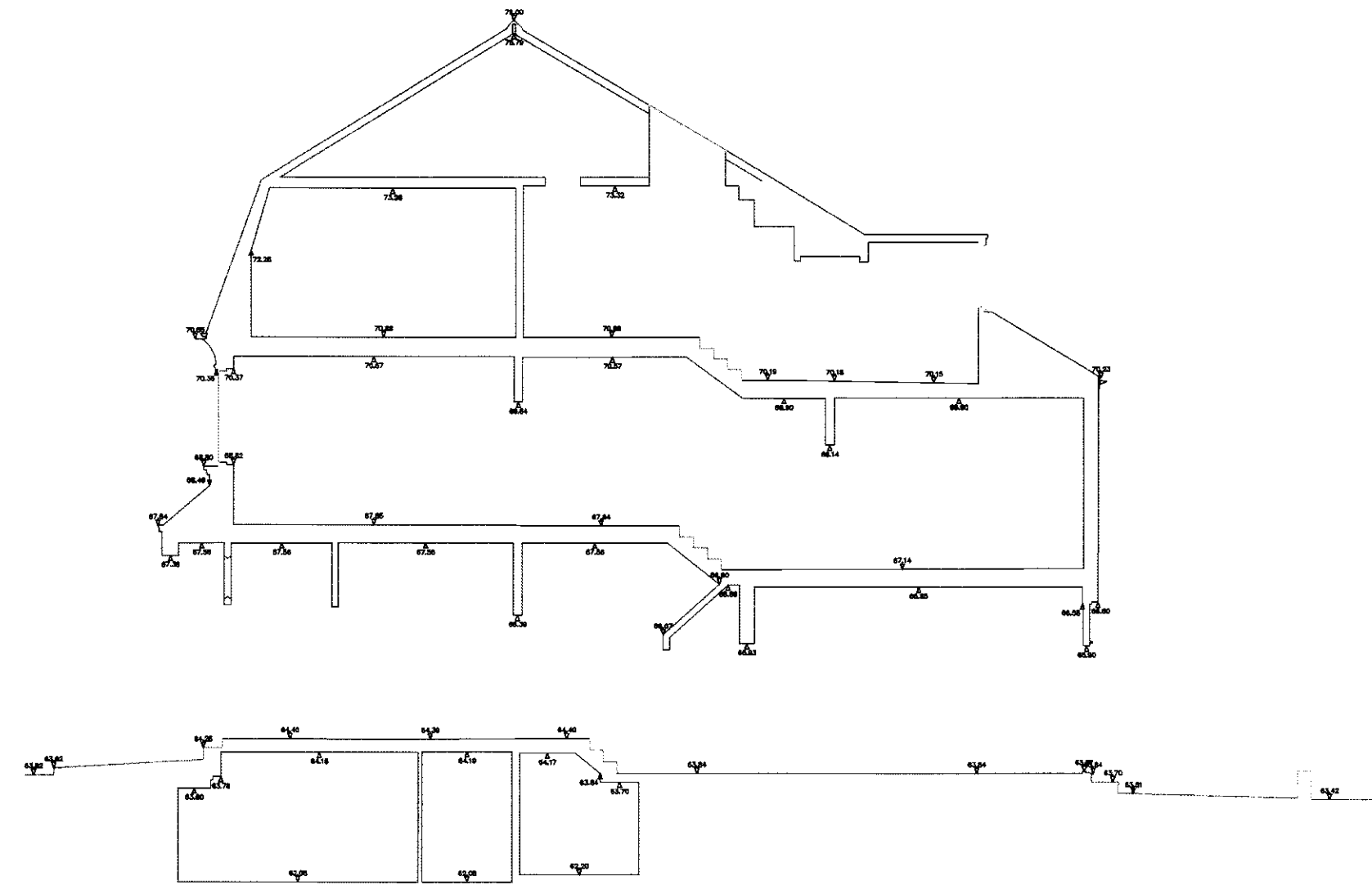




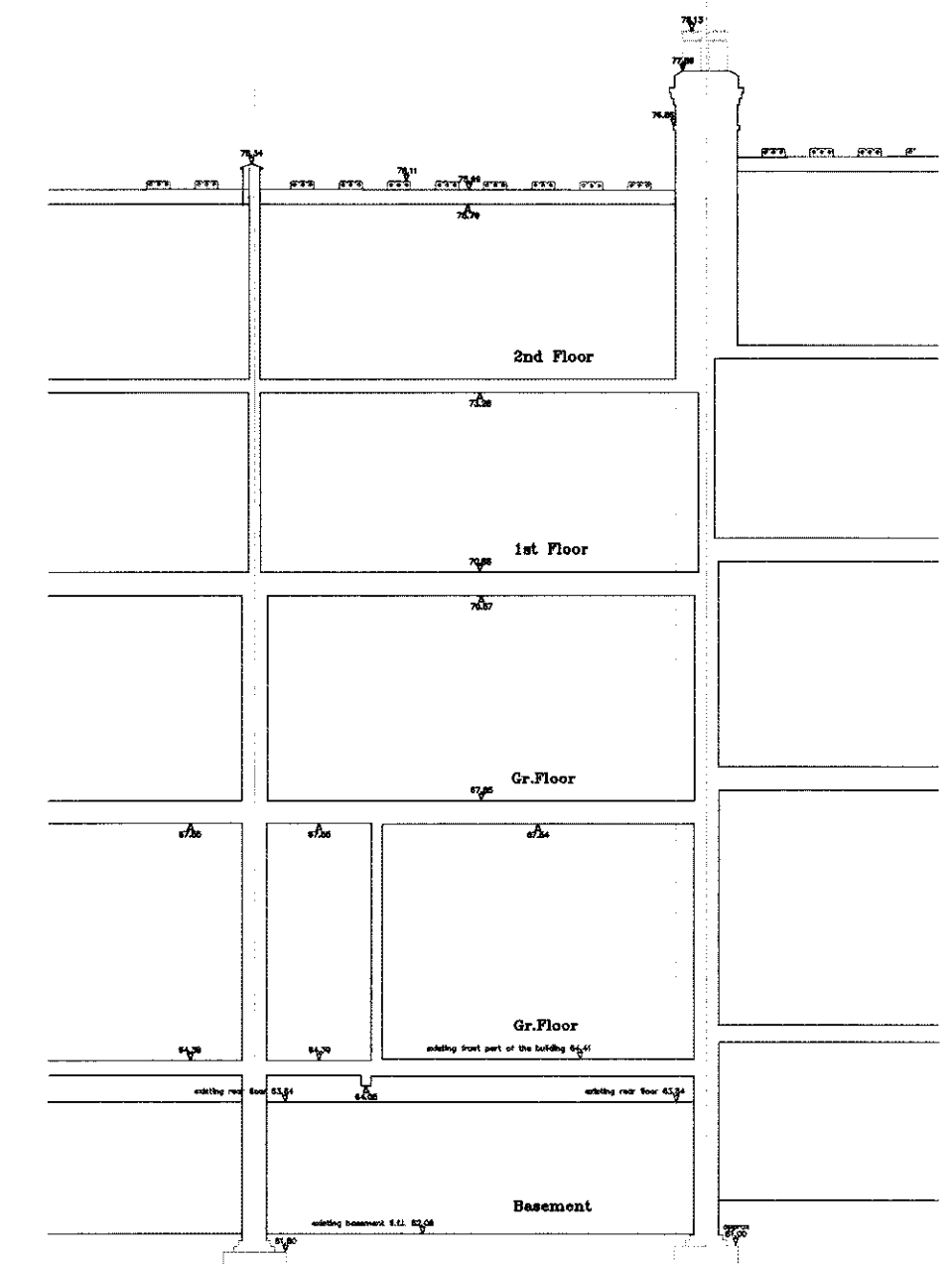
ROOF PLAN (04)



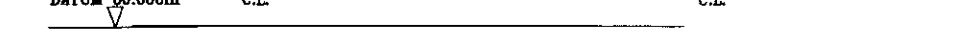
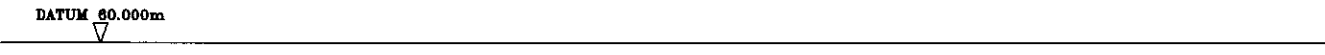
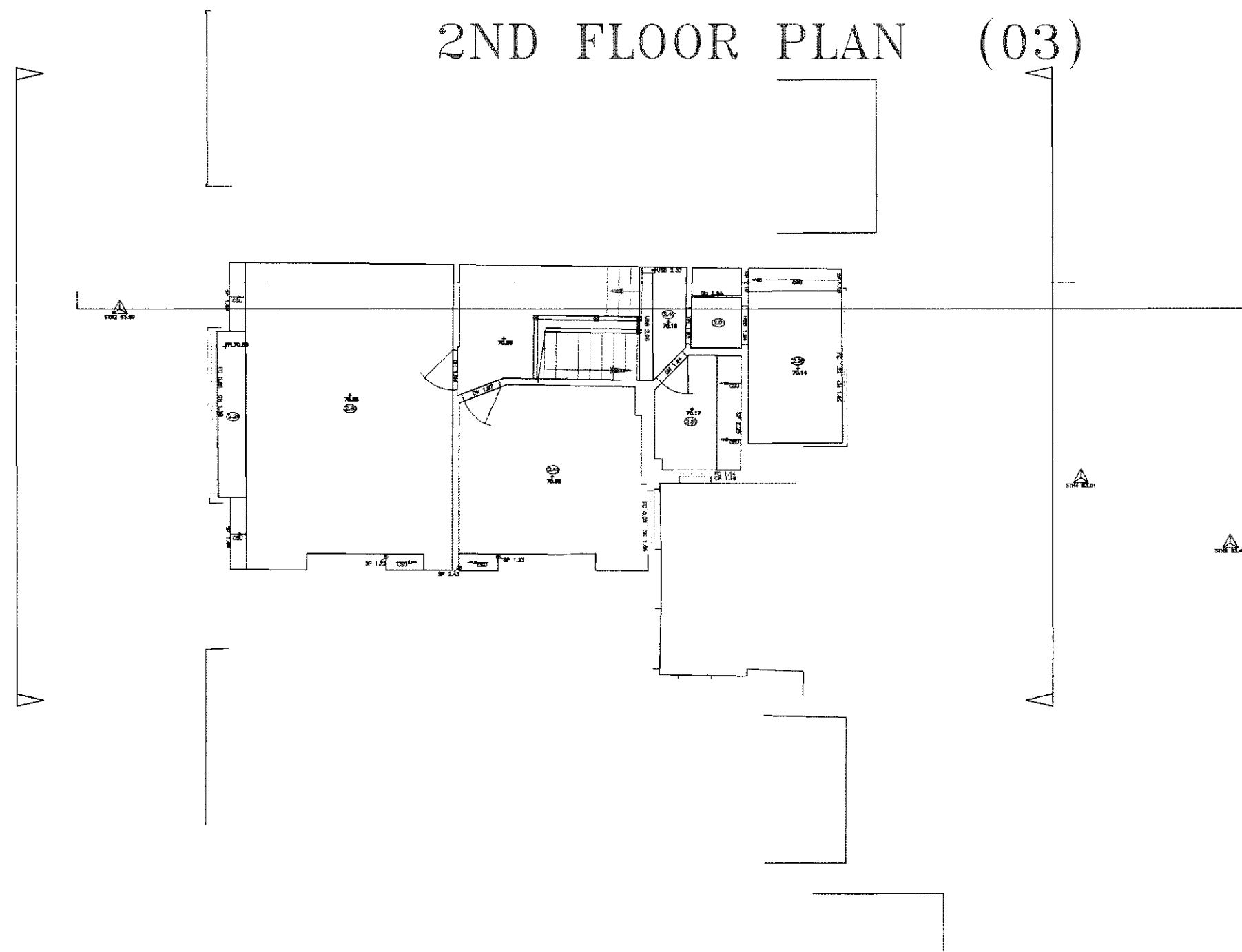
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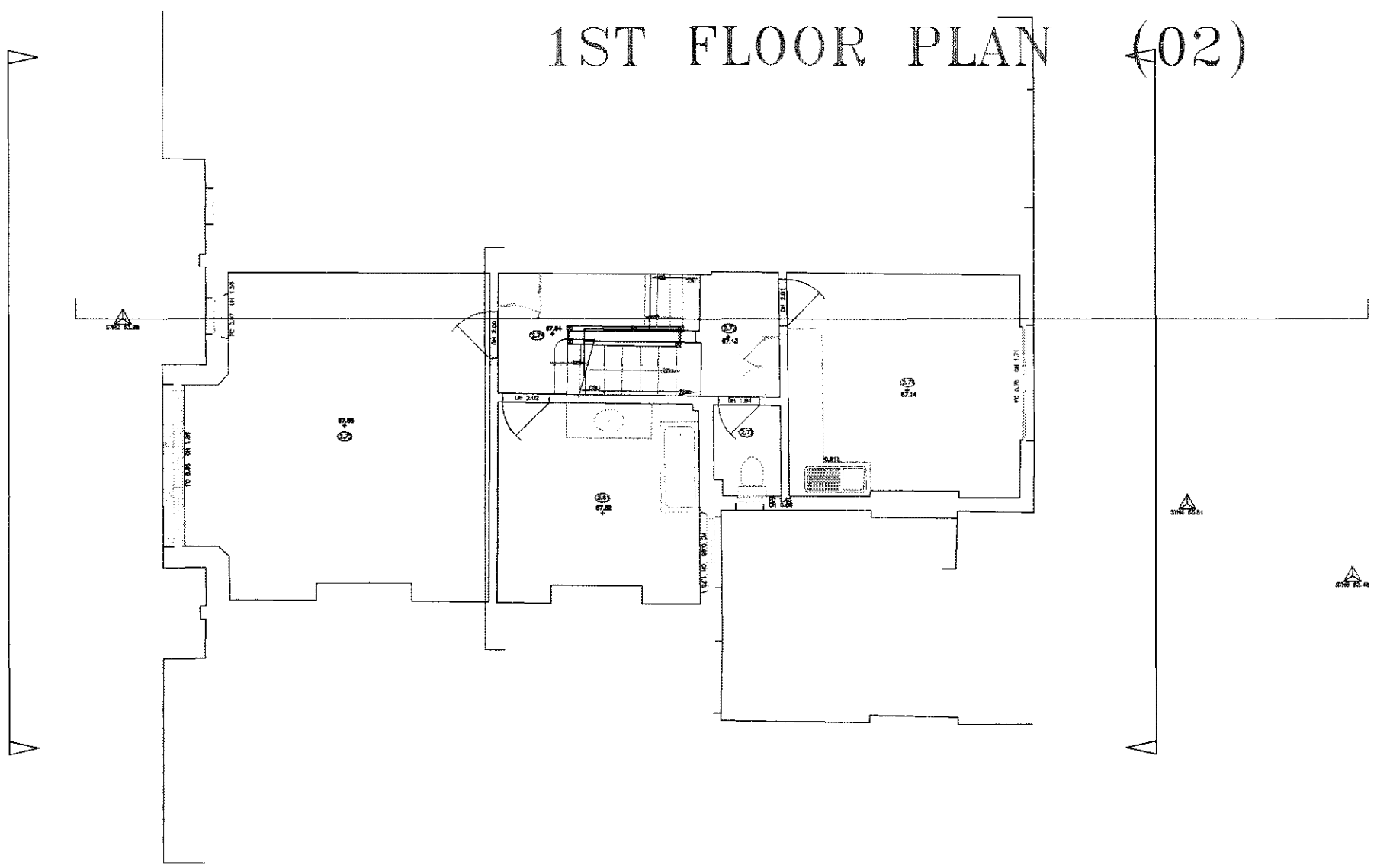
CROSS SECTION (12)



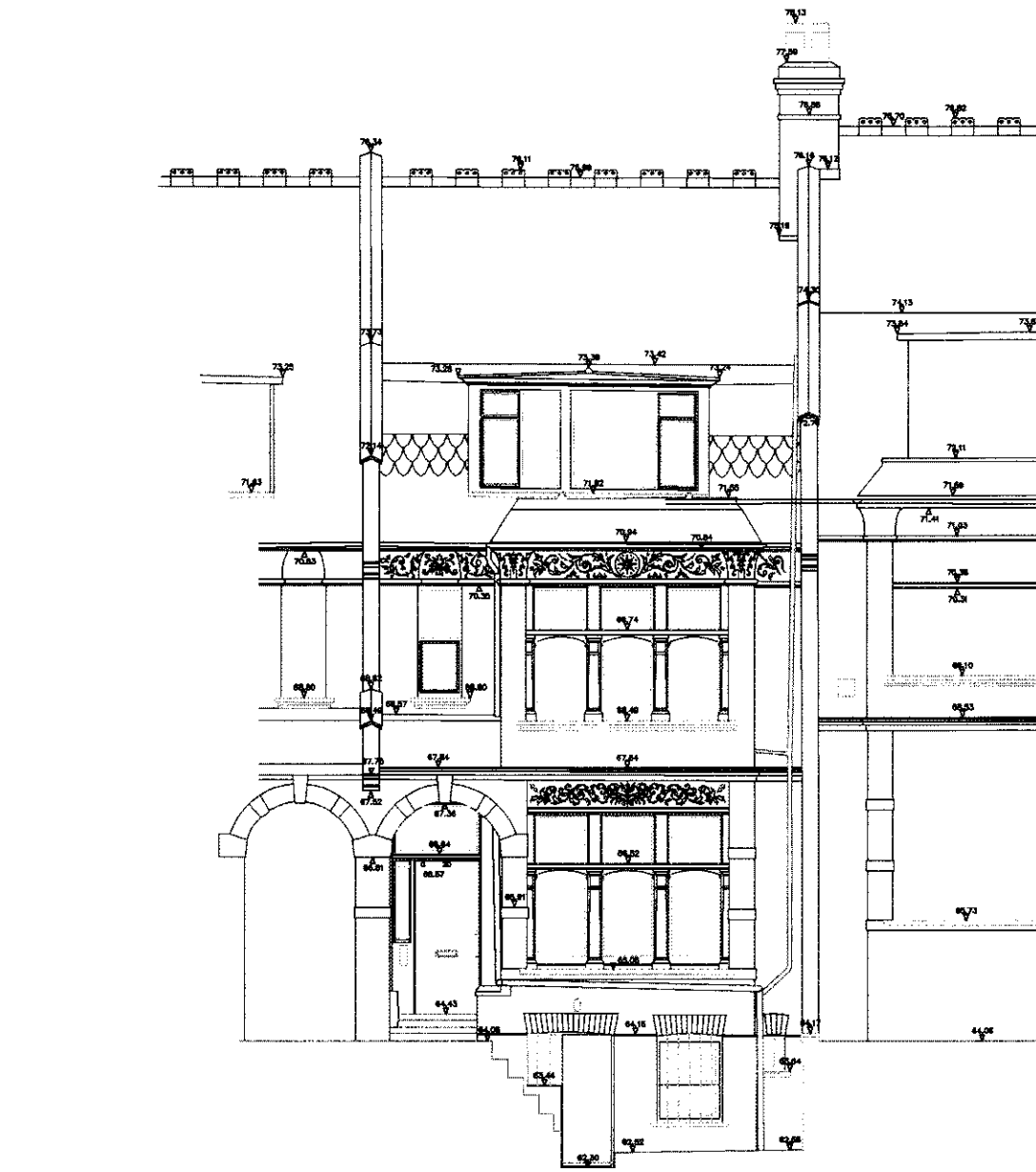
2ND FLOOR PLAN (03)



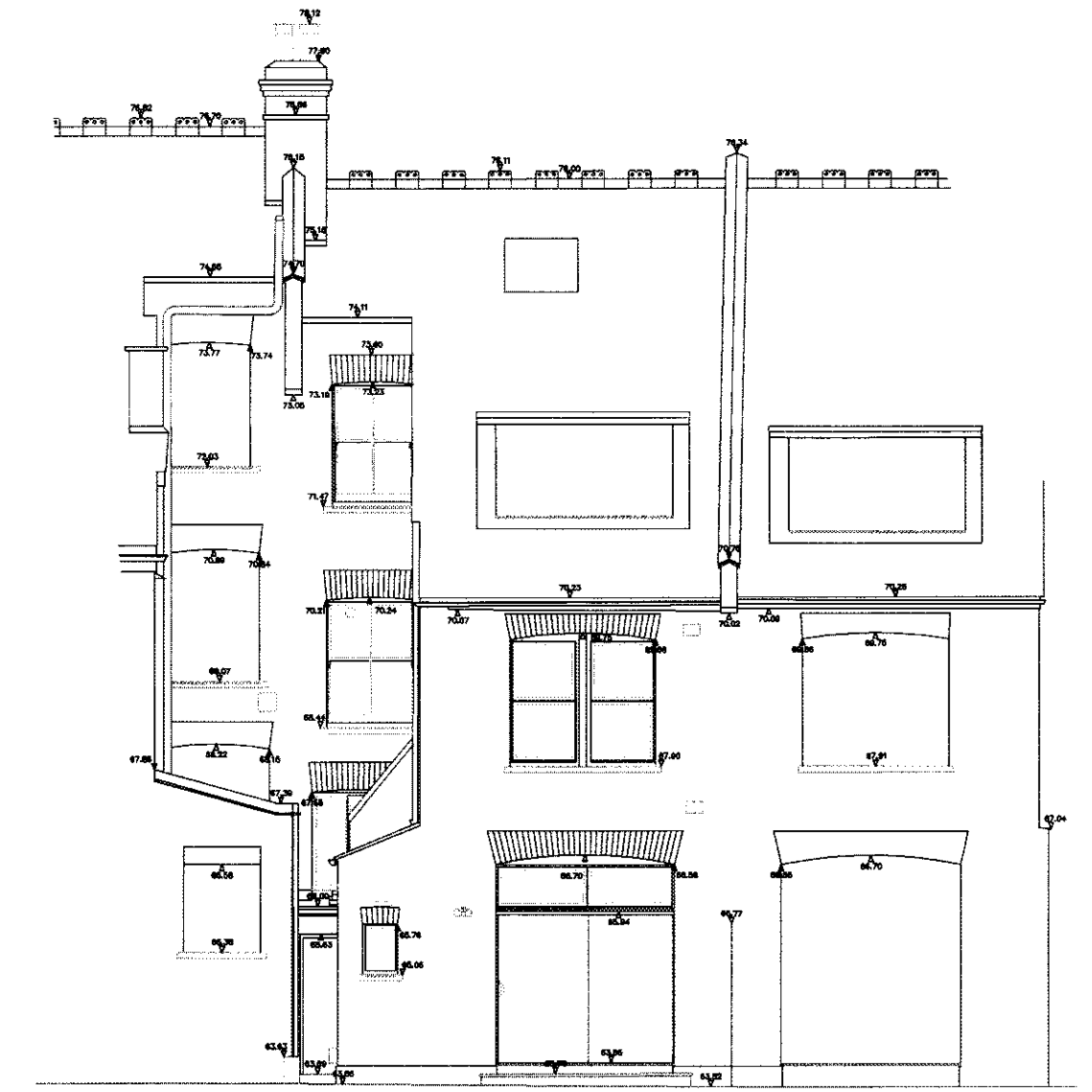
1ST FLOOR PLAN (02)



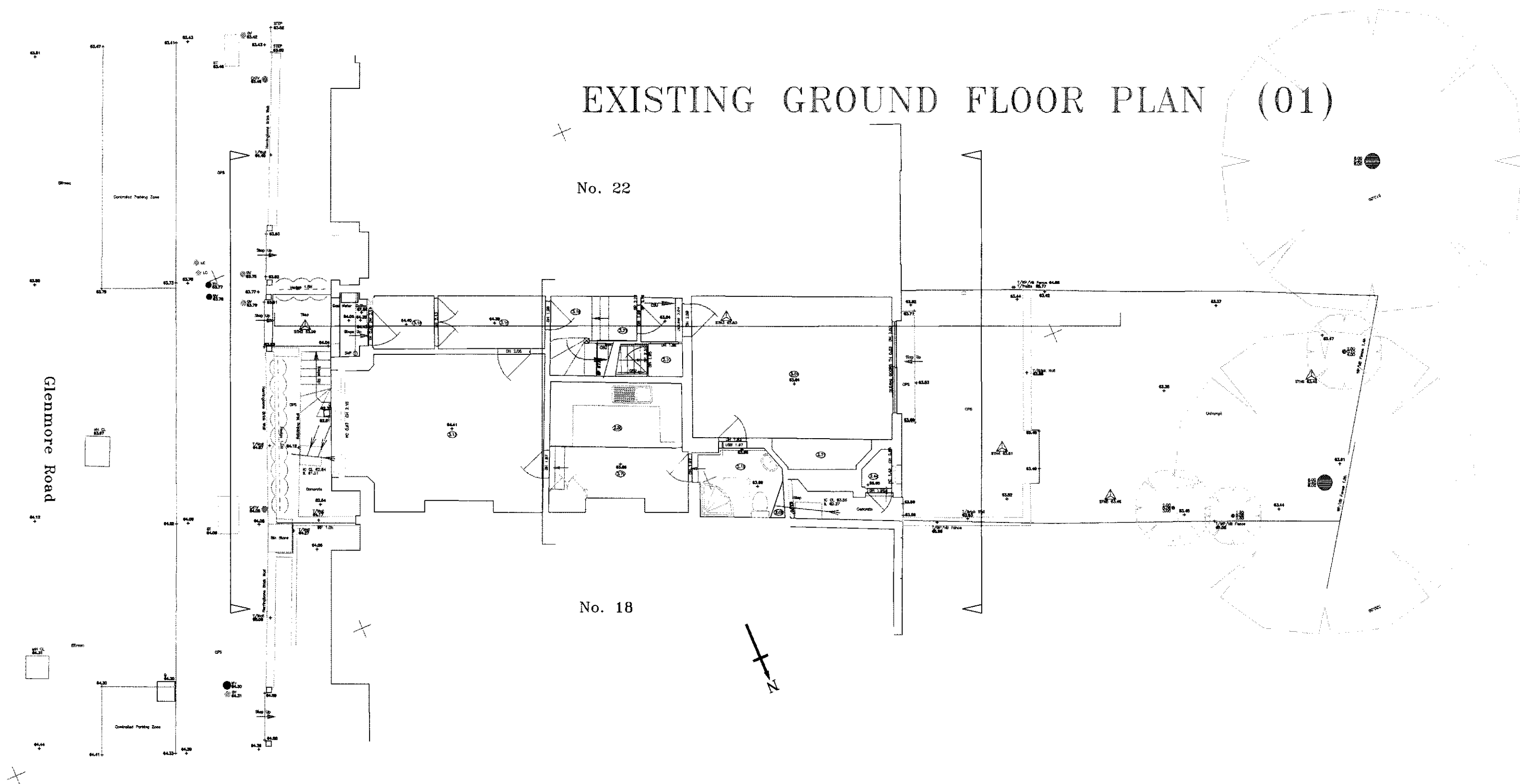
FRONT ELEVATION (09)



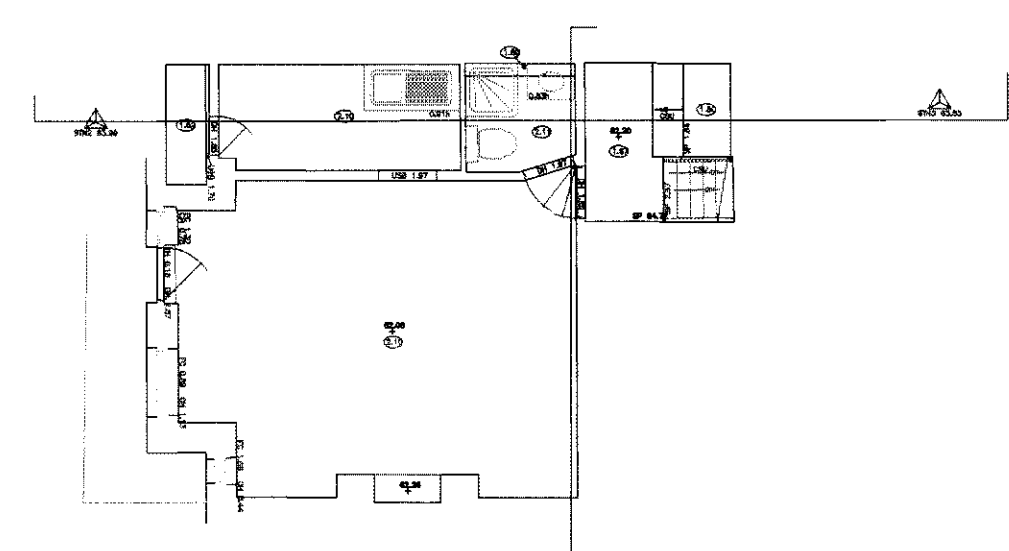
REAR ELEVATION (10)



EXISTING GROUND FLOOR PLAN (01)



EXISTING BASEMENT (00)



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Project :
20 Glenmore Road, London NW3

Scope :
**EXISTING PLANS,
SECTIONS, ELEVATIONS**

notes :

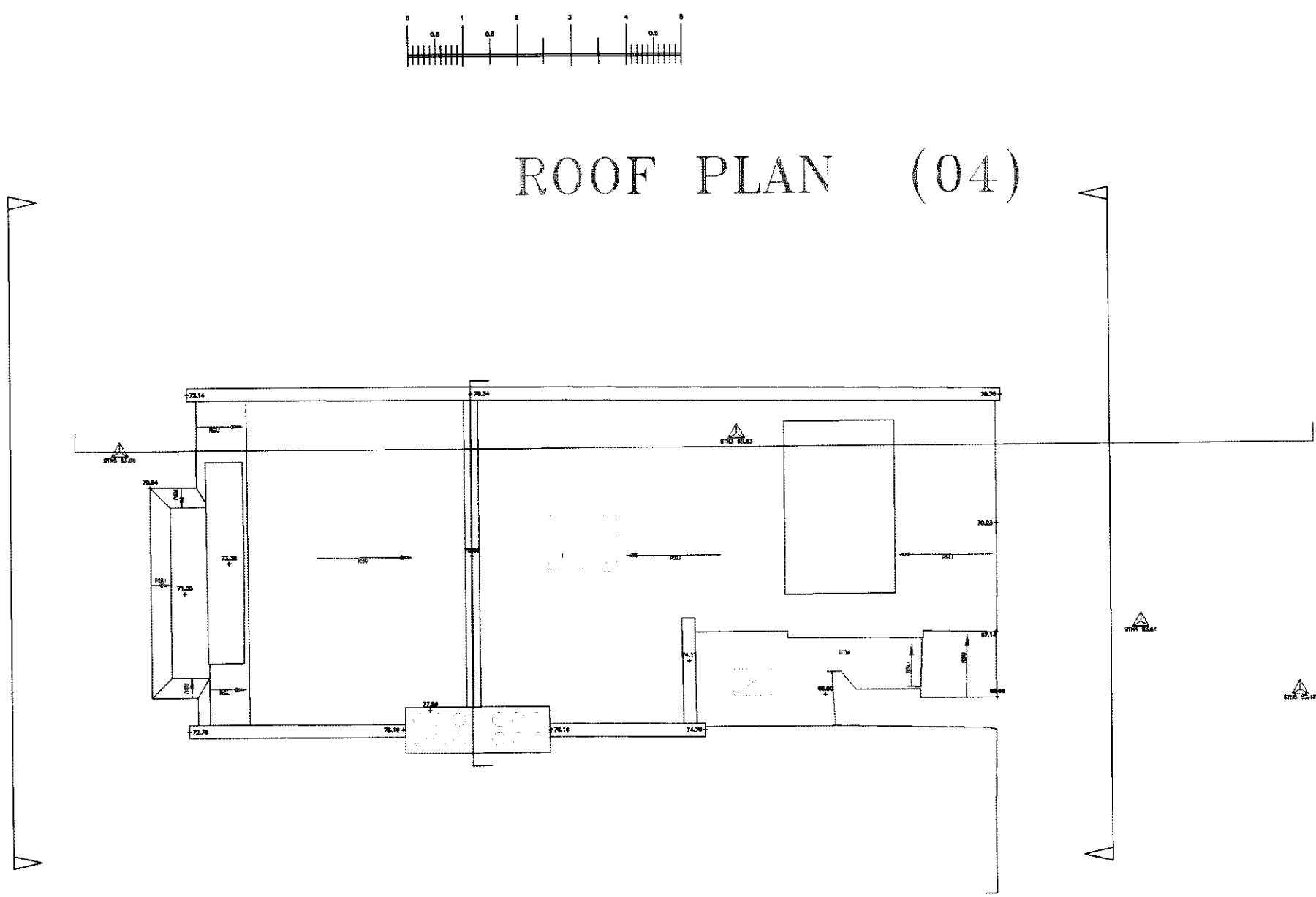
Planning and Building Control

PM&A' Directive and Guide Notes:
Combines Individual Survey Floor Plans
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Sections 422/20GR/S/11, 12,
Elevations 422/20GR/S/ 08, 10

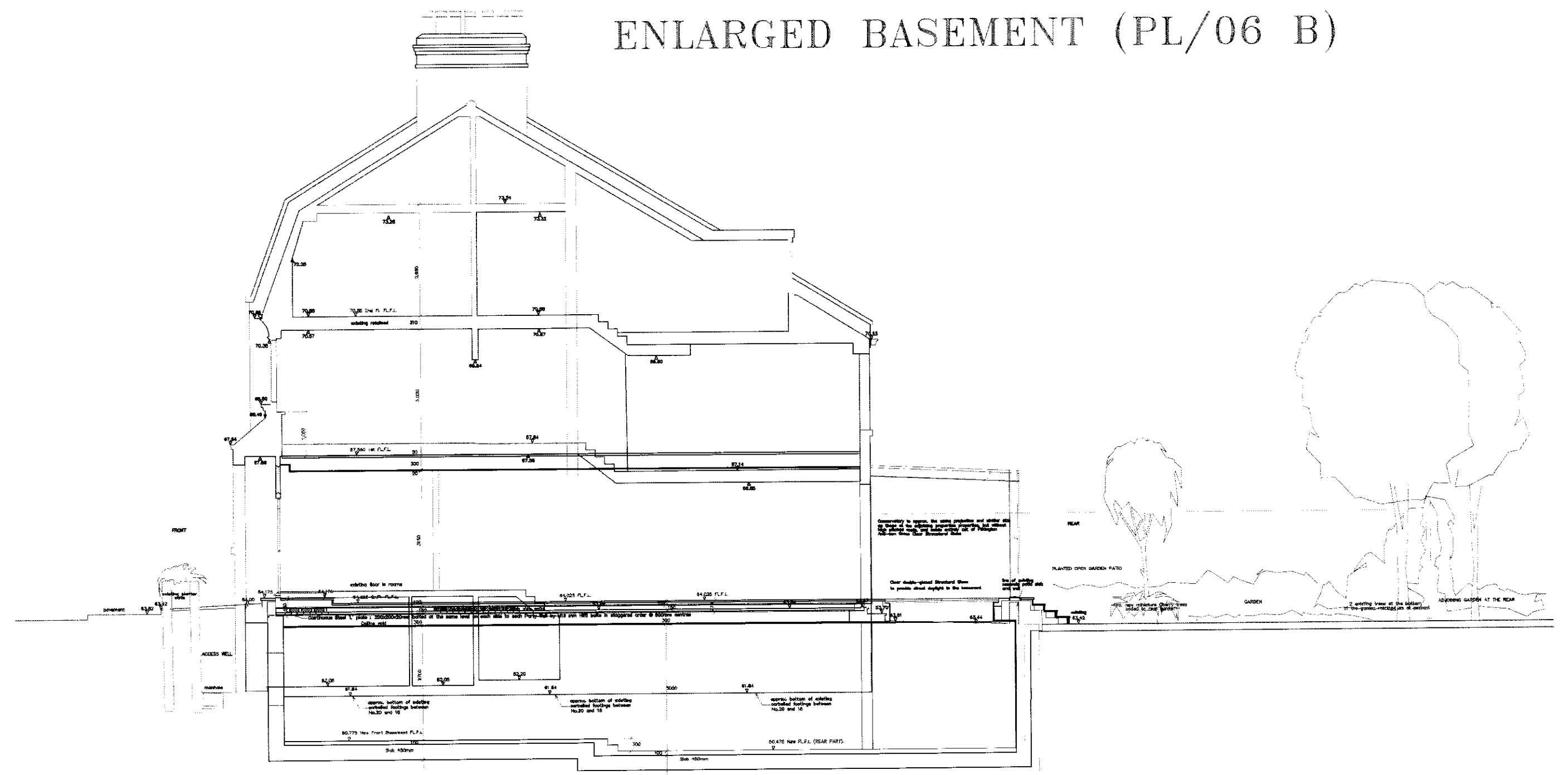
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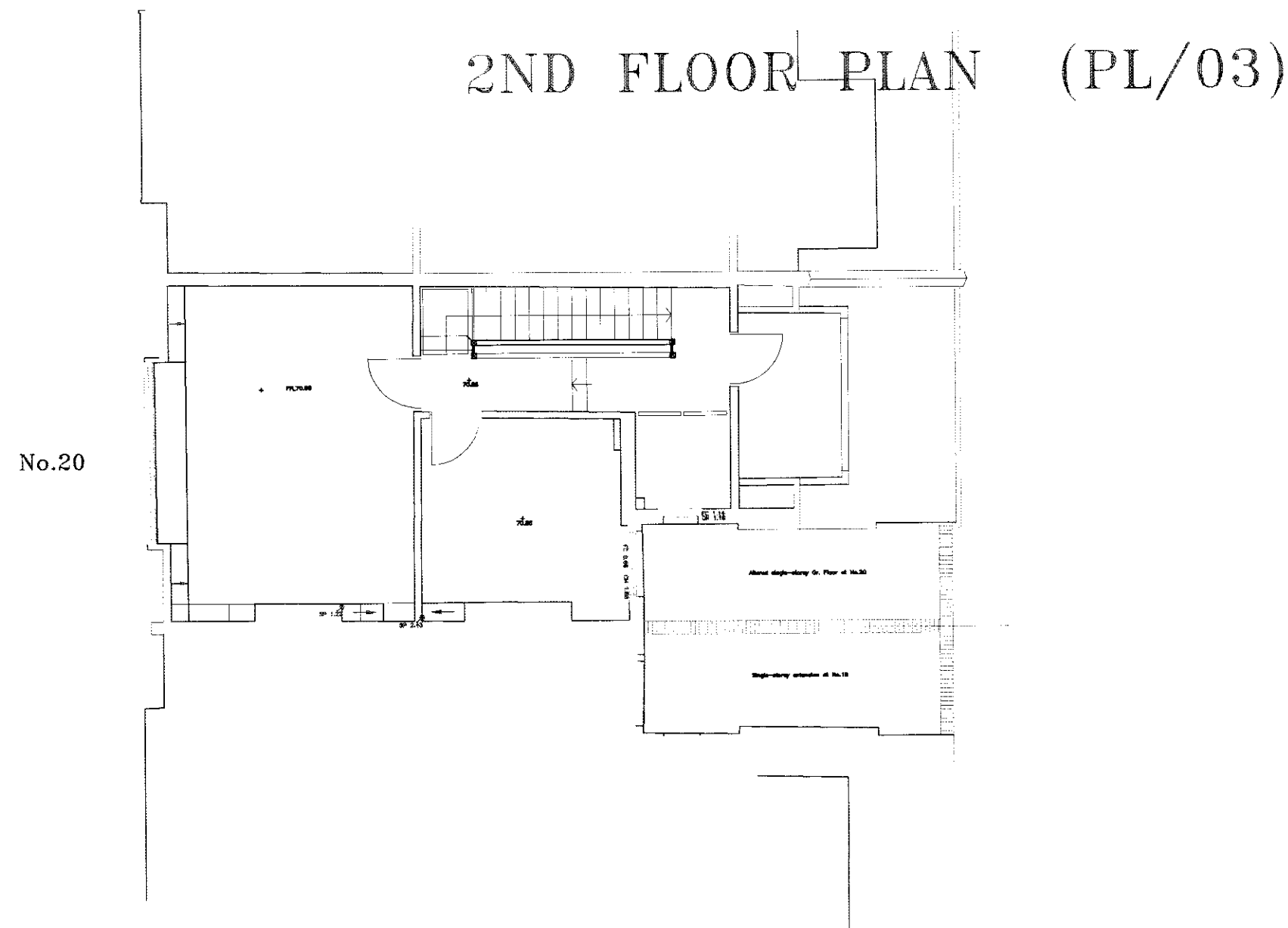
drawn by	BK	Scale :	Date :	Revision :
checked by	PM	1 : 100	23.04.2012	



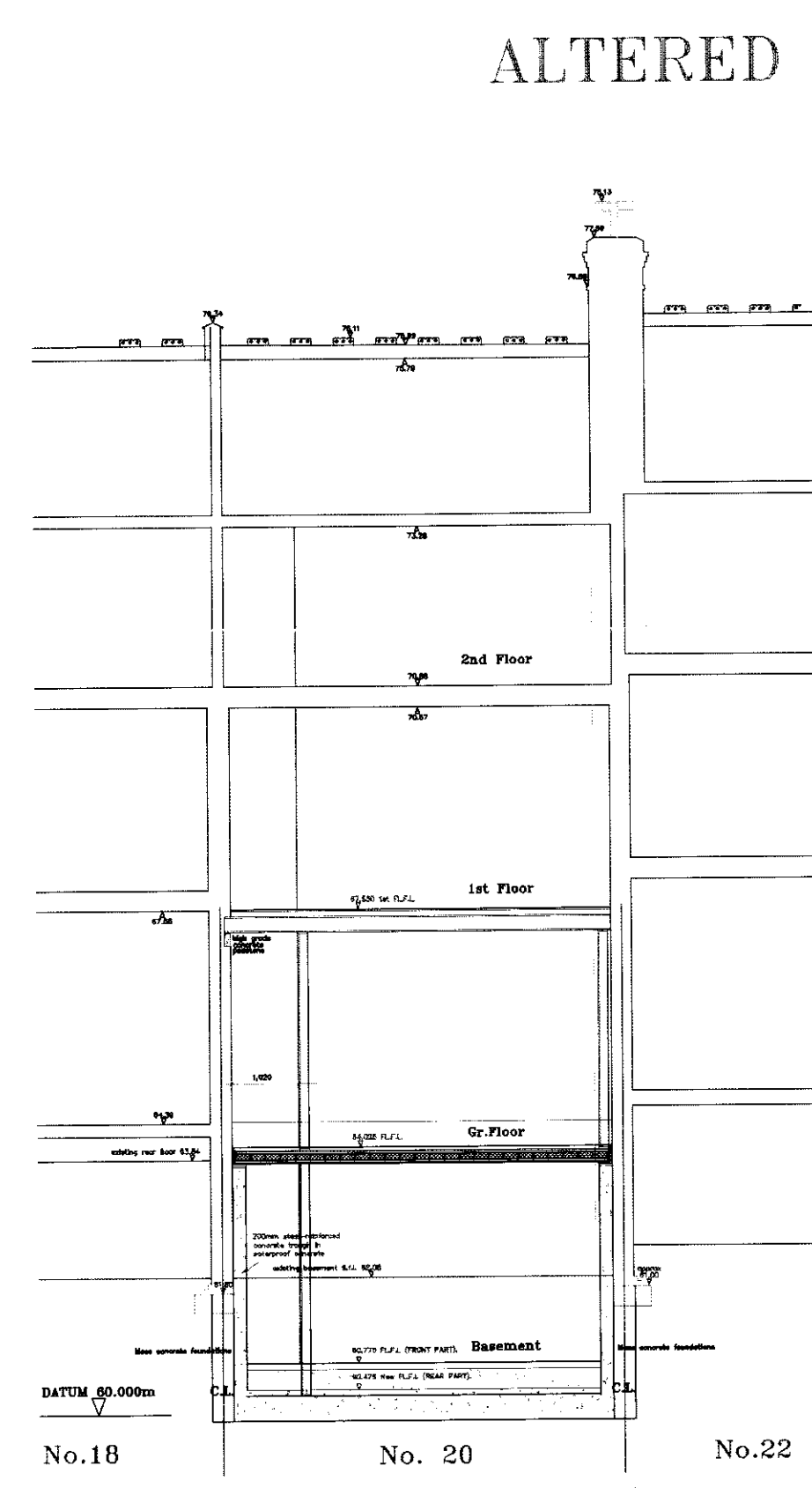
ROOF PLAN (04)



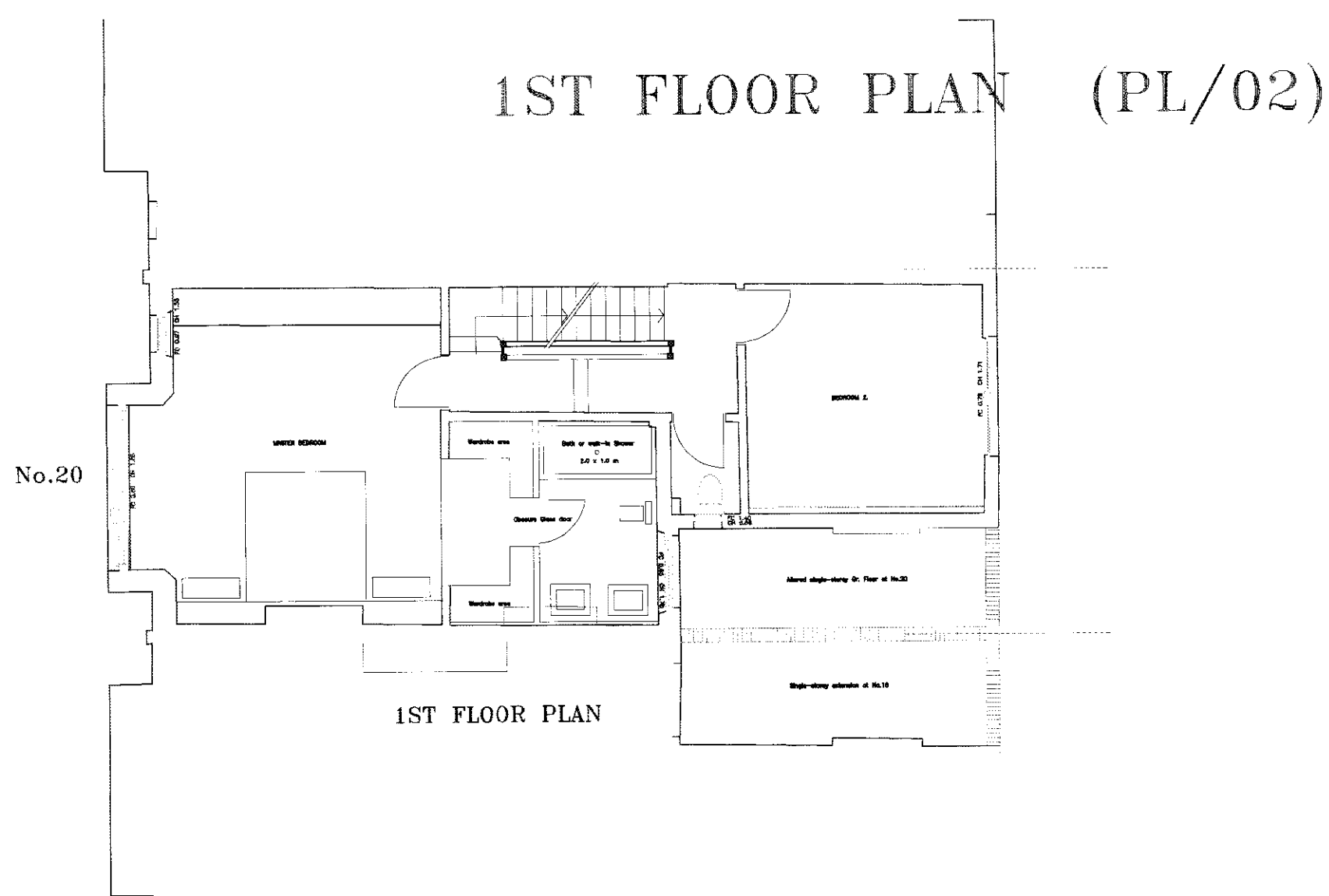
ENLARGED BASEMENT (PL/06 B)



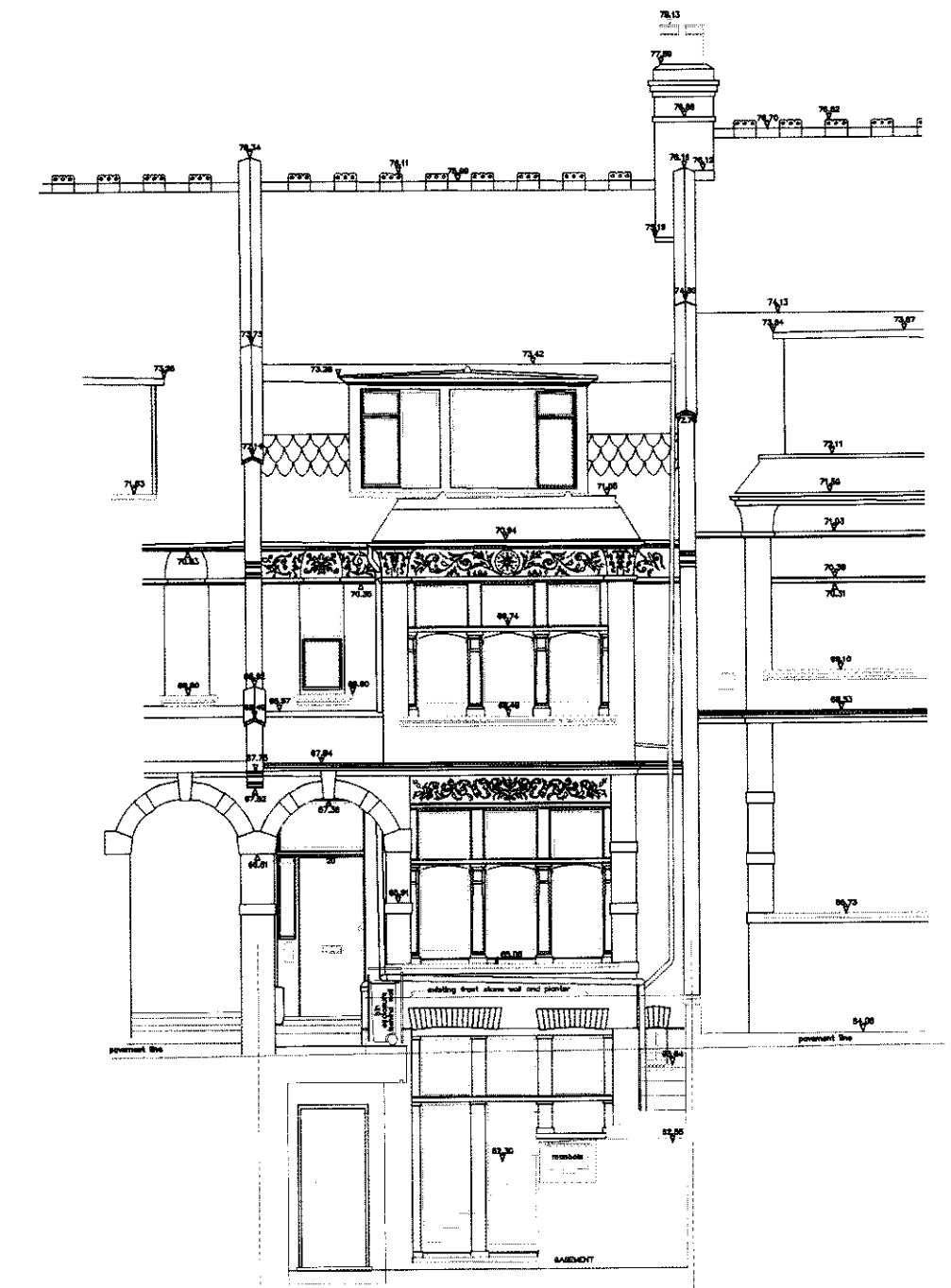
2ND FLOOR PLAN (PL/03)



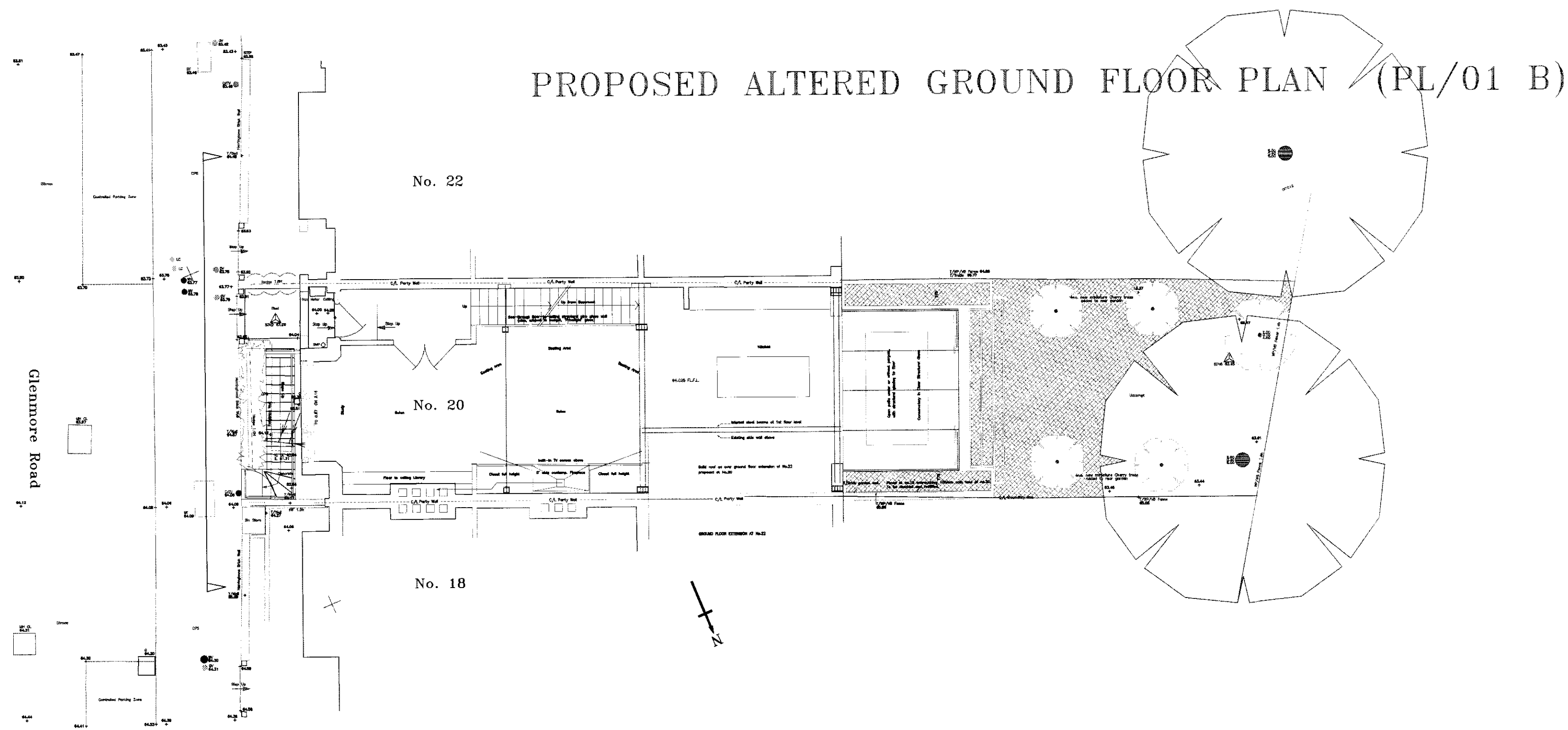
ALTERED CROSS SECTION (PL/07 B)



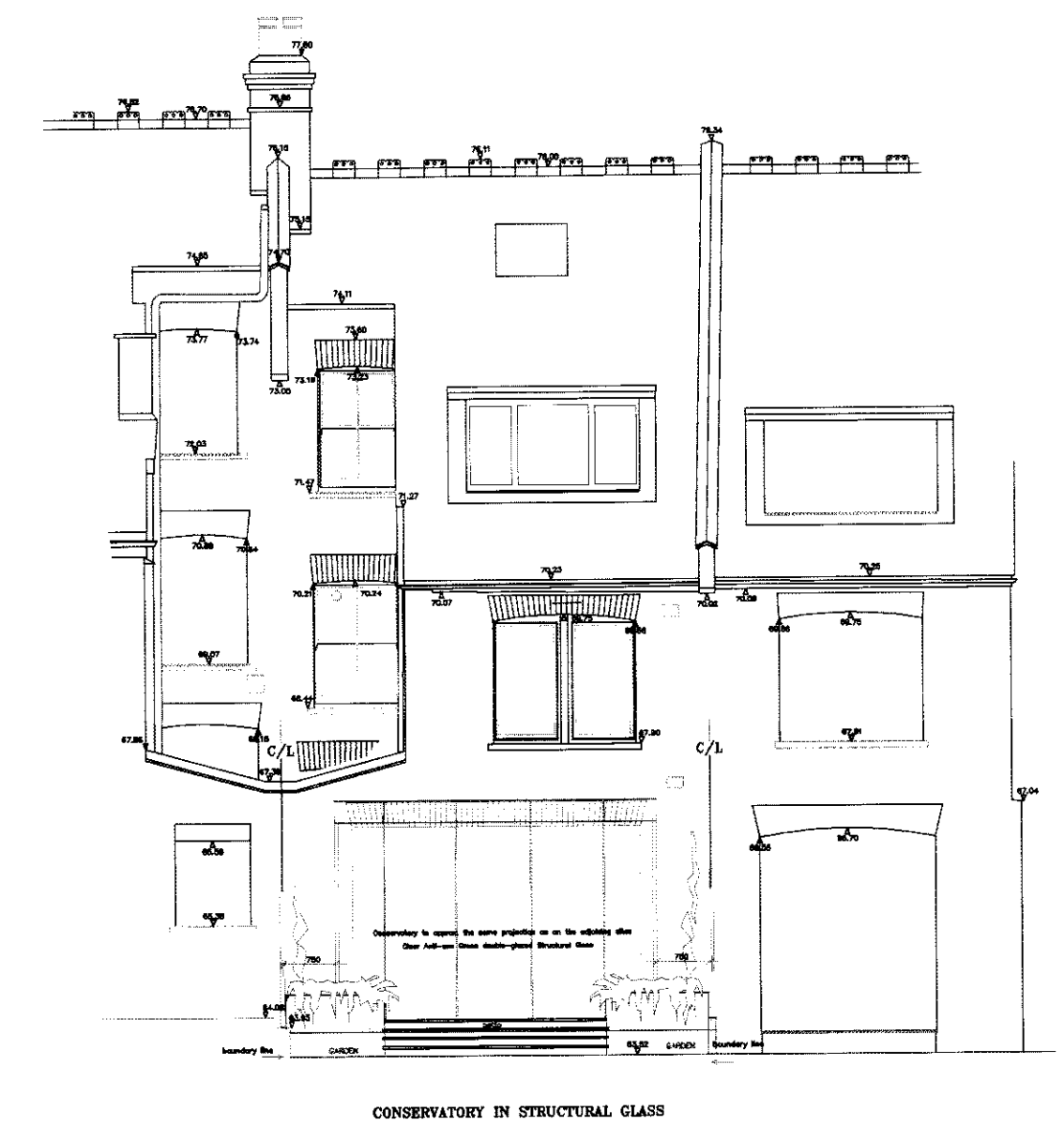
1ST FLOOR PLAN (PL/02)



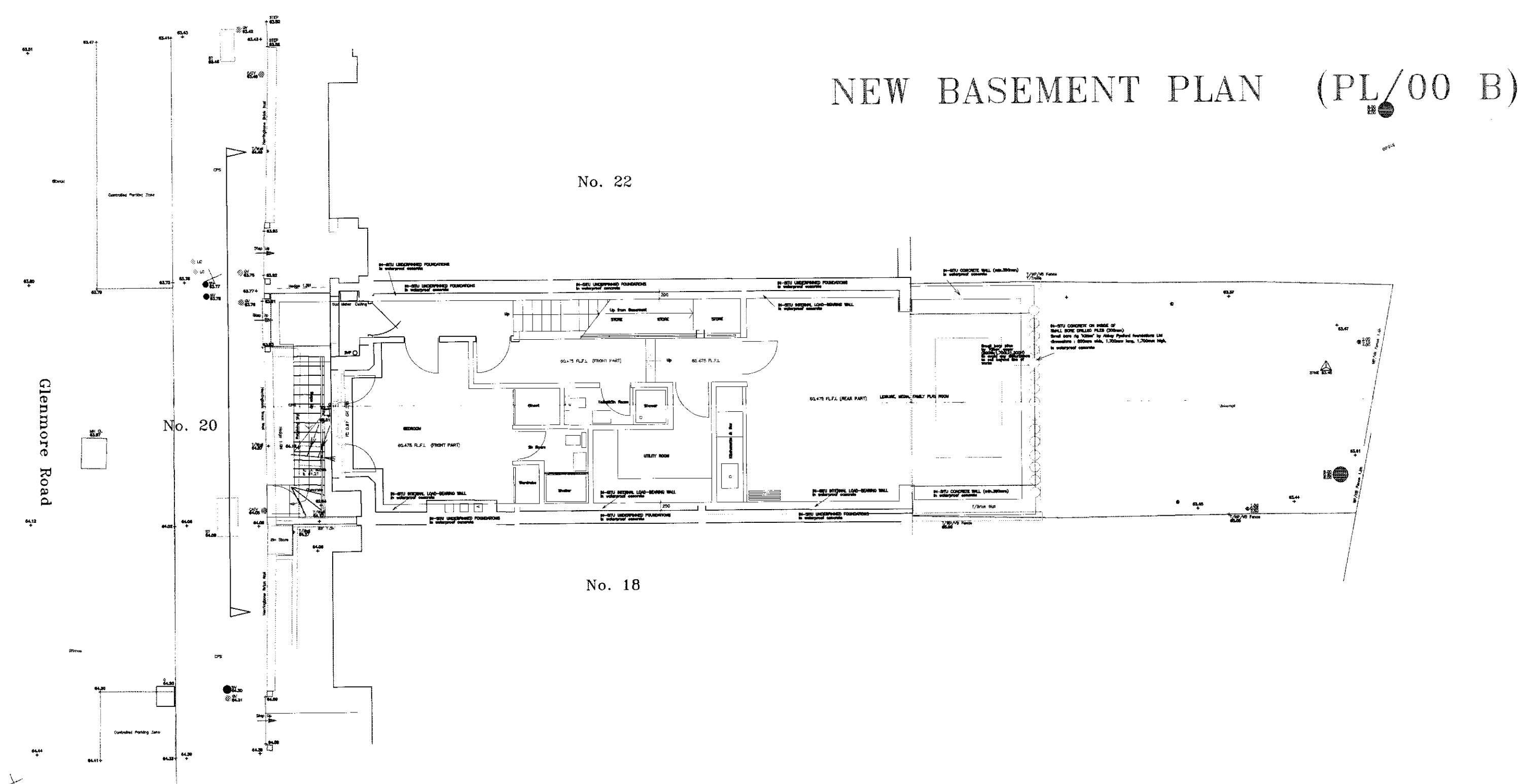
ALTERED BASEMENT ELEVATION (PL/11 A)



PROPOSED ALTERED GROUND FLOOR PLAN (PL/01 B)



ALTERED REAR ELEVATION (PL/09 A)



NEW BASEMENT PLAN (PL/00 B)

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Scope:
**EXISTING PLANS,
SECTIONS, ELEVATIONS**

notes:
Proposed

Planning and Building Control

PM&A's Directive and Guide Notes:
Combines Individual Floor Plans
Nos. 422/20GR/PL/00B, PL/01B, PL/02, PL/03, 04,
Sections 422/20GR/PL/06B, PL/07B,
Elevations 422/20GR/PL/08A, PL/11A

Design Generation
File:

Drawing No.:
422/20GR/PL/2a

drawn by	BK	Scale:	Date:	Revision:
checked by	PM	1:100	23.04.2012	a

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