

## Design and Access Statement

### Loft conversion & Rear infill extension

23 Glenoch Road London NW3 4DJ

This access and design statement has been prepared to support a Planning Application which has been submitted to the London Borough of Camden for a sky light loft conversion and the erection of a single storey infill extension to 23 Glenoch Road.

#### Background

The property to which the application relates is a mid terrace house which sits in the Belsize Park Conservation Area.

The whole terrace has been substantially altered and subdivided in the past which has resulted in there being little consistency or continuation of the architectural form.

#### Justification

The applicant wishes to refurbish and extend in order to address some primary concerns in respect of:-

- i) Providing increased levels of accommodation.
- iii) Provision of further sanitary accommodation.
- iv) Addressing the serviceability issues presented by the current layout which due to its age has poor thermal insulation, a leaking flat roof which would need replacing in any case and poor services in terms of drainage and electrical cabling.

## Design

The proposals seek to extend the property in a modest fashion whilst leaving a useable garden space, the proposed ground floor infill extension will be built flush with the rear of the existing building line. All fenestrations are orientated towards the garden area reducing the risk of overlooking to other residential properties.

The roof has been designed as a flat roof which ajoins a small existing parapet wall, and abuts the existing roof.

## Loft conversion

Velux roof lights are to be set into the rear slope of pitched roof and of low profile type not to exceed 100mm in projection conservation style.

## Material

The materials as proposed comprise facing stock bricks to the walls, natural slates to the roof area and painted hardwood external joinery (to be decorated in heritage colours). We feel that this palette of materials presents a more harmonious and cohesive appearance which would be commensurate with the period architecture and feel of the Conservation Area.

## Conclusion

The proposals would, if permitted, provide much better quality, family living accommodation than is presented as existing.

Disruption to neighbours would be minimal and overlooking issues addressed by the design and orientation of the extension.