

Design and Access Statement for 6 Glenmore Rd NW3 6DB

Site and existing building:

6 Glenmore Rd is a 4 storey dwelling of 245sqm, currently arranged as 2 flats, but with planning approval to change it into a single family house – planning approval no. 2012/4347/P.

It forms part of an Edwardian terrace in the Belsize conservation area.

This application seeks for permission to convert the attic into habitable space with two new conservation type roof lights at the front and three at the back. It is also intended to extend the existing basement, which at present only occupies the front half of the house. This new basement extension will be beneath the back half of the building and part of the garden. In addition, the front area, between the pavement and the front bay window of the house is to be excavated so that a new full height window can be introduced in the basement to replace the rather mean existing windows, and a new metal staircase is to be incorporated. Other minor internal changes will be undertaken along the lines of the 2012 approval with minor improvements.



8, 6 & 4 Glenmore Rd. Front Elevation

Design:

The attic conversion has Velux Conservation roof lights in the front and back, and an ensuite shower room. There are roof lights already inserted in the front and back roofs of the neighbouring flats and houses. The existing roof will be re-slatted and the existing ridge tiles will be carefully removed and reinstated. The existing roof light above the stairwell will be replaced with a Velux Conservation RL to match the new ones in the attic and shower rooms.

The basement excavations will provide extra rooms for household use. The work will involve underpinning and forming concrete structures as set out on our drawings and detailed Engineer's drawings which include a method statement. An Impact Assessment is also provided.

The existing ground floor Closet Wing is to be demolished and rebuilt to the same footprint on new foundations above the proposed new basement. Brickwork and pointing are to match existing. Its current roof slopes down steeply to the back wall, leaving minimal headroom at the back, internally. It is proposed to increase the height of the back and side walls and form a flat roof with coping stones on a low parapet wall. This will have minimal impact on No. 4 as only a small triangle of the party wall will be raised beside the sloping roof of No. 4.

No. 2

No. 4

No.6



4 & 6 Glenmore Rd, showing single storey closet wings of both houses.

The current patio and garden are on split levels. It is proposed to raise the garden level to match the patio to give a better sense of space at the back of the house.

Inside the house, a new staircase will be constructed to ascend above the existing one, leading up to the new top floor. It will lead up to a new bedroom and ensuite bathroom.

Other minor internal alterations include opening out the back of the ground floor into the closet wing to give an open plan kitchen / dining area, and forming a new cloakroom on the ground floor.

Access:

The new design will not change the existing access situation.

PMA. July 2014