

Design and Access Statement

**13 Glenloch Road, Belsize Park, London NW3 4DJ**

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STUDIO**CARVER**

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## Summary

This statement has been prepared in support of the proposed alterations to 13 Glenloch Road, Belsize Park, London NW3 4DJ

The proposal comprises:

- \* Demolition and the replacement of an existing rear glazed conservatory extension
- \* Removal of the existing soil pipes from the front and rear facades
- \* Repositioning and enlargement of an existing skylight on the front elevation pitched roof

## Application Site

The site forms part of an Edwardian terrace on Glenloch Road in the Belsize Conservation Area within the London Borough of Camden.

Externally the house is in general good repair with many of the original features in tact. Refurbishments and alterations carried out in the 1980s introduced unsightly soil pipes to the front and rear facades. To the rear of the property there is an existing non-original lean-to glazed conservatory in poor repair.

## Design

A new extension is proposed in replacement of the existing conservatory creating a more usable space internally and better visual and physical connections to the garden.

The extension is framed and clad in timber. Deep timber window mullions diminish neighbouring oblique views into the property giving the owners more privacy whilst maintaining a direct relationship with their garden. The overall amount of glazing is reduced from the existing offering better thermal performance in the space.

The proportions and style of the glazing are influenced by the traditional Edwardian bay windows, dormers and glazed doors present throughout the house.

The footprint is based on that of the existing conservatory and aims to rationalise access to the garden whilst maintaining the historic and established rhythm of the terrace.

The rationalisation of the existing sloping roof results in a reduction in the bulk of the rear addition. The height of the extension is set out by the ground floor storey height of the house. It is lower than the peak of the existing glazed conservatory and is visually subordinate to the main house building mass.

The existing party wall between number 13 and 15 Glenloch Road is raised slightly to accommodate the proposed extension's flat roof. This wall currently abuts the back extension at number 15 resulting in no loss of amenity for the neighbour.

The removal of soil pipes from the front and rear facades will enhance the appearance of the house and the impact of altering the existing skylight is considered to have negligible impact.

The result is a contextual response that meets the clients brief and respects the heritage of the Belsize Conservation Area.

## Consideration Against Policy

The following documents have been reviewed and considered in the design of the alterations:

- \* CS14 - Promoting high quality places and conserving our heritage
- \* Camden Planning Guidance: Design
  - \* Heritage
  - \* Extensions, Alterations and Conservatories
- \* Belsize Conservation Area Statement
- \* Belsize Conservation Area Design Guide

The proposed extension is completely obscured from view from any public highway and will therefore have little impact on the character of the conservation area. However the design of the extension has been carefully considered to respond to its surroundings and context.

Fig. 2: Existing front facade exposed pipework

Fig 3: Photo-montage showing existing conservatory to the rear and exposed pipework



The materials chosen are sympathetic to the existing building and context. The timber framed glazing is in keeping with the existing and the fair faced concrete base makes contextual reference to the solid bases of many rear extensions and garden fences in the area.

Many houses in the conservation area have had proposals of similar scale, scope and materiality approved (examples; 2013/5186/P, 2014/3560/P, 2012/2958/P).

The proposed extension has been carefully considered to respect and preserve the existing context and character of the Belsize Conservation Area, whilst improving its relationship with the garden and internal spaces.

#### **Access**

The proposals will improve access to the rear garden by providing a wider door to the garden with an improved level threshold. Access elsewhere within the property remains unchanged.