

8th December 2014

## **Design & Access Statement**

Address: 1 Glenmore Road, London NW3 4BY

Proposal: Alteration to existing single storey in-fill rear/side extension & alteration to existing external doors to the rear elevation with alteration to stained glass tier above.

The application site 1 Glenmore Road is an unlisted mid-terraced house, built during the late nineteenth century on the east side of the street, and situated within the Belsize Conservation Area.

The property is occupied as a single family dwelling house. No change is proposed to the Use Class.

The house has a long, narrow footprint. At the rear, there is a single-storey side extension/sitting area. The quality of the extension building fabric in general, and the existing glazing in particular is poor, and is noticeable in having come to the end of its life and needs replacing.

### **The proposal**

The proposed scheme seeks planning permission for the following:

- (i) Alteration of existing rear ground floor side extension/sitting area roof;
- (ii) Replacement of existing Upvc external doors with glass pane; and
- (iii) Replacement of existing rear garden doors and alteration to existing stained glass tier.

In all cases, the altered roof and glazing to the existing extension will be of improved thermal and acoustic performance.

### **Design**

The proposal represents the applicant's intention to renovate and update the property with improved internal space by augmenting its current condition in order to fulfil the needs of a contemporary family dwelling. By doing so, it would ensure high quality development through good and inclusive design and the efficient use of resources in accordance with national planning policy and guidance.

The layout of the dwelling will not be altered.

The proposed rear/side extension is to be generally retained. The existing Upvc/glass roof and external door are to be replaced with metal framed structural/thermal triple glazed glass. The existing complicated side chimney and pipework arrangement in this area will be rationalised. The existing rear garden doors will be replaced with triple glazed metal framed doors with structural glazed junctions and adjacent fixed triple glazed panels to fit in visually with the rear/side extension.

### **Overlooking**

The proposed extension and fenestration changes would have no difference to the overlooking of neighbouring properties. Nor would it result in undue loss of privacy. The proposed extension will therefore have no impact on the privacy or amenities of adjoining residential properties, or the amenity space of the property itself.

### **Trees and landscaping**

No significant trees will be affected by this development.

**Use**

The proposed alterations will be for the sole use of the current occupier.

**Access**

There is no change to the existing access from the street to the property.

**Conclusion**

The proposed alterations to the building are considered to be modest and in scale with the existing house and street context. They are sympathetic and do not result in the detriment to either its character or special fabric, or to the adjoining properties or streetscape.

The rear ground floor of the property is not readily visible and it is considered that this part of the building makes a limited visual contribution to the visual character and appearance of the Conservation Area. In addition, planting substantially screens views of the lower ground floor rear elevation of the property from the upper floors of nearby properties. Given the scale and proportions of the host building, the existing infill extension alteration is modest in scale and subordinate to the host building.