

Design and Access Statement for 6 Glenmore Rd London NW3 4DB Double glazing and extra roof light.

Site and existing building:

Number 6 Glenmore Road is a four storey Edwardian terraced property. The property is located in the Belsize Conservation Area in the borough of Camden.

The property is on the North side of Glenmore Road in a terrace of properties with decorative red brick and rendered facades, front light wells and small rear gardens. A large block of flats sits at the top of the terrace where Glenmore Road meets Glenloch Road.

Number 6 is a residential property split over basement, ground, first and second floors with an attic floor. A small front light well is already approved (PP: 2014/4519/P) to provide secondary access to the basement. There is a single storey closet wing extension. The front elevation of No. 6 is similar to its neighbours with a partially red brick facade, two storey square bay window and mansard roof with central dormer window. There are single-glazed timber framed windows throughout.

The applicant owns the freehold of the property and will live in it as a single family dwelling. He has planning permission to enlarge and enhance the character of the original property and accommodation to improve family facilities.

In this application, we apply to:

- Replace the existing windows and frames to take double glazed leaves to match existing.
- Change the three approved roof lights on the back elevation to double roof lights and add an extra one. All as indicated on the drawings.



The front of 6 Glenmore Rd.



The back of 6 Glenmore Rd

Design:

The new windows will be white painted timber to match the existing windows as closely as possible but with double glazing. The approved windows in the front basement and the back single storey closet wing are already to be double glazed. There are already at least 10 houses / flats in Glenmore Rd with new double glazing.

The additional Velux roof lights will match the approved ones and are similar to the ones at the back of a house in Howitt Rd.

Access:

This work will not alter the existing access situation.

PMA. Aug 2015.