

11 Glenilla Road  
London  
NW3 4AJ

Design, Access & Heritage Statement  
Planning Application

Date: September 2016

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**s t r a n g e**  
a s s o c i a t e s

# DESIGN STATEMENT

## ***Introduction***

This statement is in support of a Full Planning application for external rear alterations and basement extension to an existing self-contained Ground Floor flat at 11 Glenilla Road, Belsize Park, NW3.

The property is three storey, terraced and located on the north side of Glenilla Road. The property is subdivided into three flats with the application flat being located on the ground and existing basement floor. There is currently a part width rear extension at the rear of the property and a small basement with bathroom at the front of the property with internal access from the ground floor.

# DESIGN STATEMENT

## **Location**

The property is a mid-terrace dwelling which forms part of a short row of terraced houses along the north side of Glenilla Road.

No 11 Glenilla Road



# DESIGN STATEMENT

## **Context**

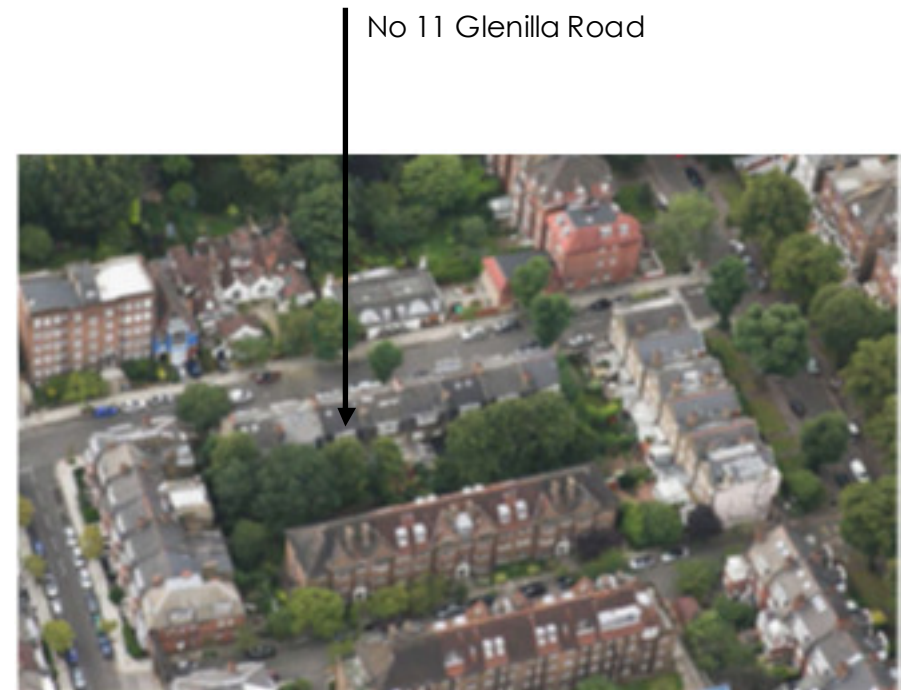
The application site falls within the Belsize Park Conservation Area and also lies within Sub-area 4, known as Glenloch which includes Glenloch, Glenmore, Glenilla & Howitt Roads. This sub-area was developed by the Glenloch Insurance Company at the turn of the previous century and gave rise to this distinctive area of Edwardian residential properties. The site is also subject to an Article 4 Direction.

The site has very good links to local transport networks and in easy walking distance of the following:

- 350m from Belsize Park Underground
- 860m from Swiss Cottage Underground
- 900m from Hampstead Heath Overground
- 1100m from Finchley Road Underground
- 1400m from Hampstead Underground
- 1400m from Chalk Farm Underground

In addition there are numerous bus routes in the local area.

The site is also well located with good access to recreational spaces, parks, shops & hospital.



# DESIGN STATEMENT

## **Historical Context**

Towards the end of the 19<sup>th</sup> Century, there was a decline in the market for large family houses and this led to the development of smaller scale terraced houses & mansion flats that were also closer to a growing network of public transport links.

At the beginning of the 20<sup>th</sup> Century and in contrast with the surrounding area of large villa-type dwellings within Belsize Park, the area around Glenilla Road was developed as a series of red brick Edwardian terraced dwellings.

As a result the cluster of terraced houses on Glenilla, Glenloch, Glenmore and Howitt Roads have a largely uniform appearance but smaller in scale. This cluster of dwellings with a smaller footprint and more intensified urban scale is clearly evident and can be seen on the historic development maps, (see right)



1870 OS Map



1893-1894 OS Map



1916 OS Map

# DESIGN STATEMENT

## **Design Proposals & Concepts**

### *Design Principles*

The design principle and concept is to increase the residential provision of the property whilst maintaining the existing character and appearance of the terrace house. As part of the proposal, maintenance and repair work will be carried out to improve the external appearance of the property. The proposal has been designed with consideration given to the original properties and basements located within Glenilla Road and the surrounding area.

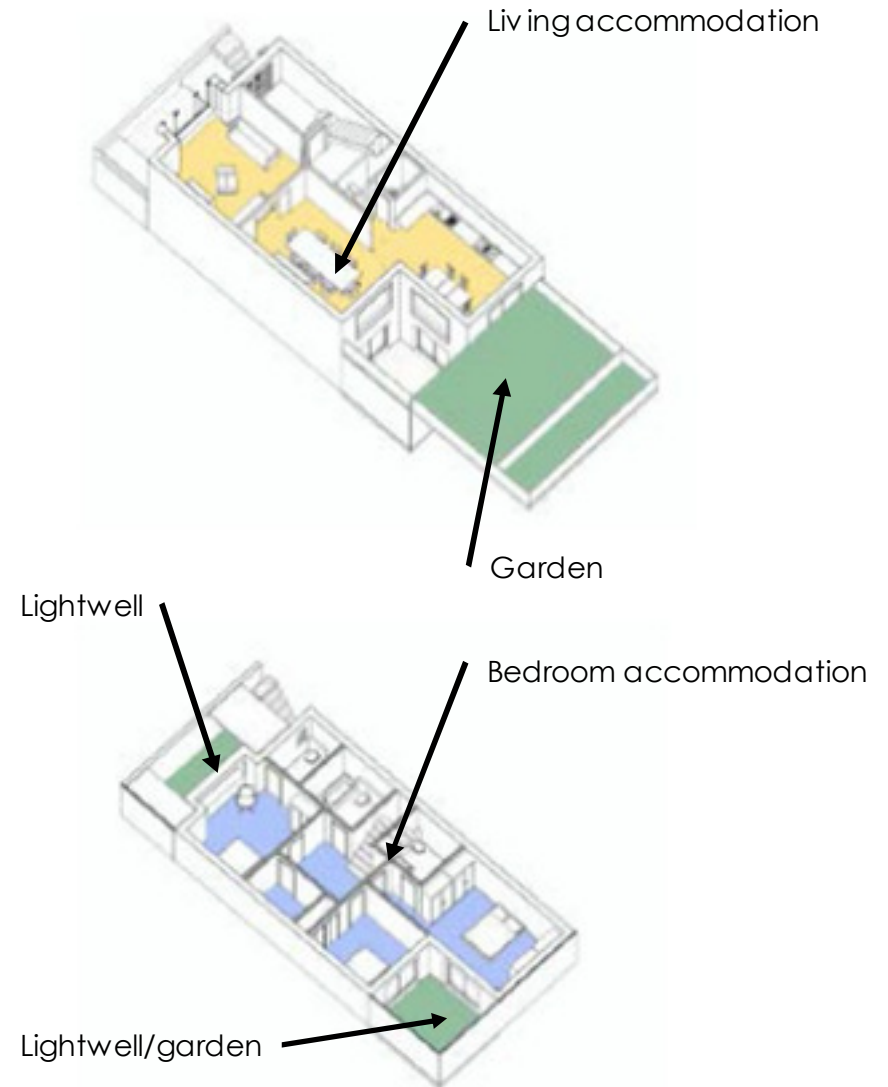
### *Use*

The intended use of the proposed development is residential, which is in keeping with the character of the street and area.

### *Description of Proposed Development*

The proposed development includes enlarging the basement footprint of the property and a modest expansion to the side of the existing rear extension on the ground floor. To the front of the property there will be a dropped covered light well while an area of the garden will be dropped to basement level to form a landscaped courtyard, both of which will provide daylight to basement accommodation. Waste and recycling storage will be located as existing.

The plan of the proposal is for living accommodation to be located on the ground floor with direct access to the main garden. Sleeping and washing accommodation will be located on the basement level with direct access to the small courtyard at the rear.





# DESIGN STATEMENT

## ***Design Proposals & Concepts (contd)***

### *Scale of the Proposed Development*

The scale of the basement is proportional to both the existing dwelling and that of other basements in Glenilla Road. The development has been designed sympathetically so that it will have no significant visual impact from the street.

The modest expansion to rear of the property will increase the width of the existing extension by 0.72m and does not result in an increase in the length or height of the property. This development will have little impact to amenity and garden space.

### *Landscape*

As part of the renovation to the front elevation, the low front garden wall will be repaired and made good and a new hedge will be planted to screen the front garden area. This hedge will replace the dead hedge already located on the property and will be in keeping with the properties along Glenilla Road and neighbouring streets.

The front garden and existing front steps will be upgraded and repaired in keeping with the original features of the property. The proposed front light well will have a grating over it to provide access to the waste and recycling storage area which will also be upgraded.

To the rear of the property a section of the garden will be dropped to basement level which will be landscaped with hardscape and planters.

The largest proportion of the garden will remain at ground floor level and consideration has been given to retaining the existing trees and landscaping which will be upgraded. The existing garden will therefore be largely retained and upgraded.



# DESIGN STATEMENT

## ***Design Proposals & Concepts (contd)***

### *Appearance*

The modest scale of the proposed development will not change the overall appearance of the property. Materials used will be in keeping with the existing property and that of the neighbouring property to retain the character of the terrace houses.

### *Influence of Local Context*

The proposal has been developed with consideration to its surroundings and its scale and appearance is in keeping with other developments in the local context. The overall restoration and renovation of the property will improve the appearance of the existing building and overall Conservation Area.

### *Access*

The existing road layout and pedestrian access to the property will remain unchanged. Where possible, consideration has been given to improve disabled accessibility to the property.

Existing features retained

Front door, pathway and original features upgraded and repaired in keeping with existing appearance

Existing wall repaired and made good. Hedge replaced

Proposed light well and development not visible from street level





# DESIGN STATEMENT

## **Planning History & Relevant Planning Policies**

### **Planning History**

No planning history available for the property.

### **Planning Policy**

NPPF 2012

*LB Camden Local Development Framework (2010)*

*Policies*

*CS1 (Distribution of Growth)*

*CS5 (Managing the impact of growth & development)*

*CS6 (Providing quality homes)*

*CS11 (Promoting sustainable & efficient travel)*

*CS13 (Tackling climate change etc)*

*CS14 (Promoting high quality places etc)*

*CS16 (Improving Camden's health etc)*

*DP6 (Lifetime homes & wheelchair access)*

*DP16 (Transport implications of development)*

*DP17 (Walking, cycling & public transport)*

*DP18 (Parking standards etc)*

*DP19 (Managing the impact of parking)*

*DP20 (Movement of goods & materials)*

*DP21 (Development connecting to the highway etc)*

*DP22 (Promoting sustainable design etc)*

*DP23 (Water)*

*DP24 (Securing high quality design)*

*DP25 (Conserving Camden's heritage)*

*DP26 (Managing the impact of development etc)*

*DP27 (Basements & light wells)*

*DP28 (Noise & vibration)*

*DP31 (Provision of and improvements to open space etc)*

*DP32 (Air quality & Camden's Clear Zone)*

*LB Camden Planning Guidance, CPG1, CPG4 & CPG6*

*Belsize Park Conservation Area Statement (2003).*

Pre-Application Advice

Pre-Application guidance was sought from LB Camden with an official Pre-App Response issued on 2 July 2015.

A copy of the advice is included within this application.

*London Plan (2010)*

*Policies 4A.4, 4B.12*

# DESIGN STATEMENT

## *Photographs of Application Site*



No 11 Glenilla Road

View of the urban block

## DESIGN STATEMENT

### *Photographs of Application Site (contd)*



View of Glenilla Road looking south west with application on the left

## DESIGN STATEMENT

### *Photographs of Application Site (contd)*



View of street elevation with application site shown in red