

“Single storey rear extension at the ground floor; second floor dormer at rear and installation of rooflights in the loft”



15 Glenmore Road

Belsize Park,

London,

NW3 4BY

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1.0 DESIGN

1.1 Introduction

This aim of this document is to help attain planning permission for a single storey rear extension at the ground floor; second floor dormer and installation of rooflights in the loft, of the property – 15 Glenmore Road, London, NW3 4BY.

This document describes how the project has evolved and the design principles that have been used to develop the architectural proposal. It should be read in conjunction with the following submitted drawings:

A1.100- Site and Location Plan

A1. 110- Existing and Proposed Ground floor Plans

A1. 111- Existing and Proposed First floor Plans

A1. 112- Existing and Proposed Second floor Plans

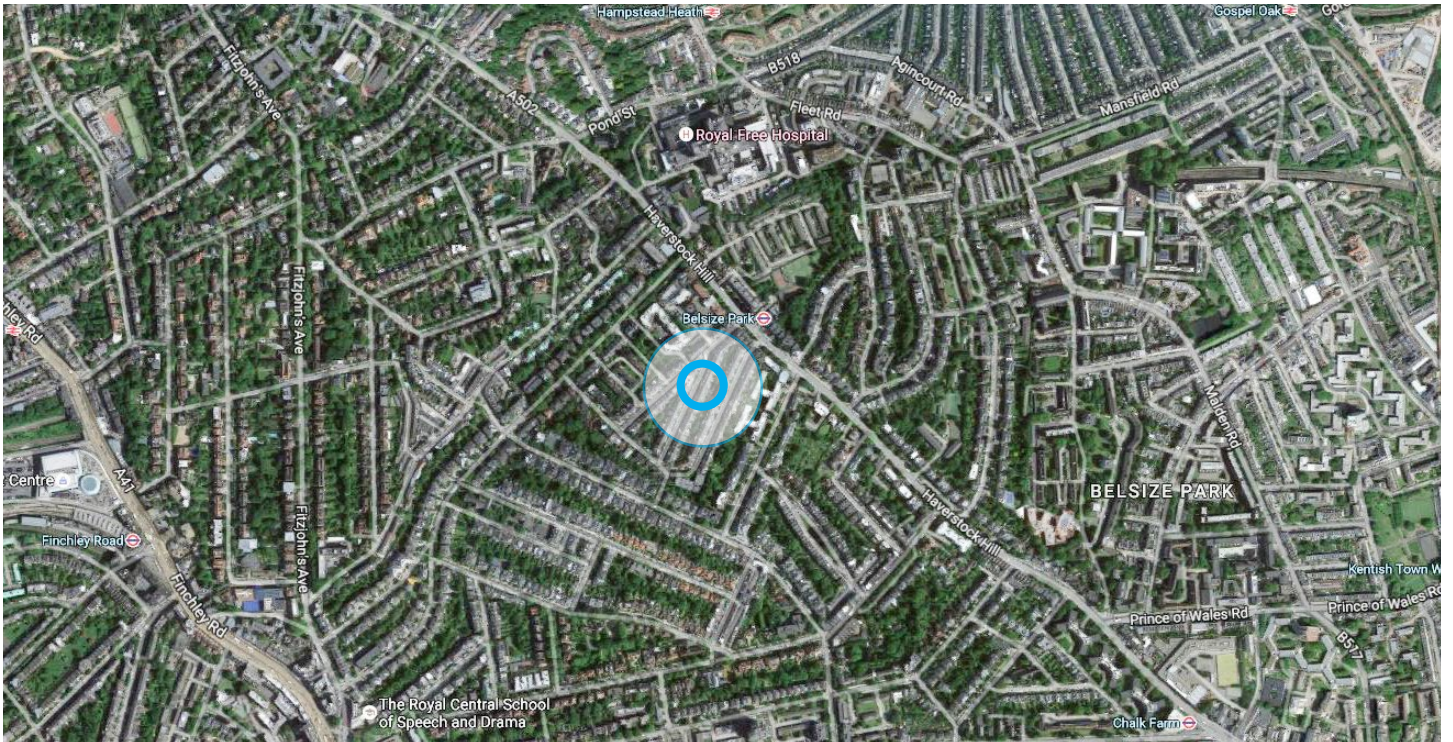
A1. 113- Existing and Proposed Third Floor Plans

A1.X_301- Existing Section

A1.301- Proposed Section

A1.401- Existing and Porposed Front Elevation

A1.402- Existing and Porposed Rear Elevation



Above: Map showing location of the site

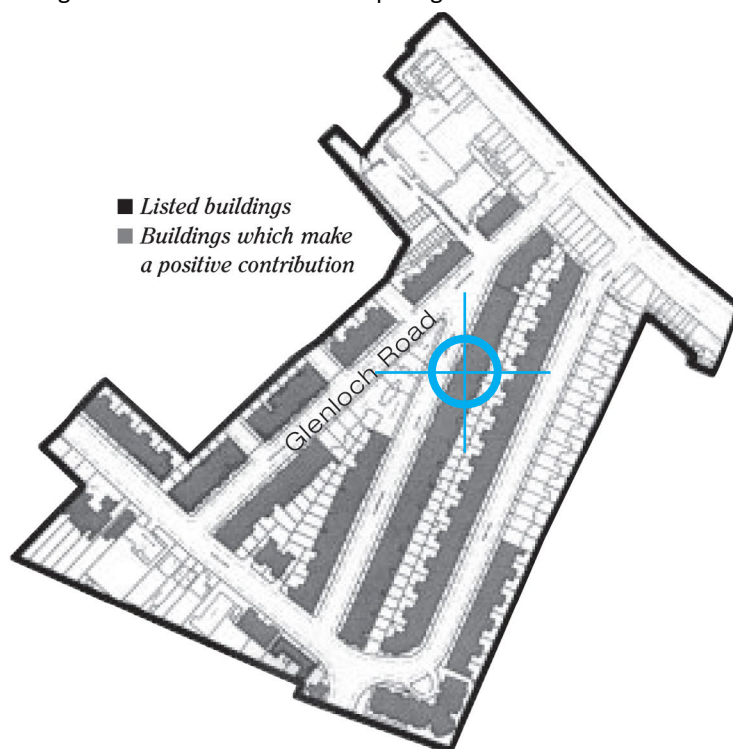
The site is part of the Belsize Conservation Area. The conservation area sits on the on the rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top, and extends westwards to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue.

“The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local

topography and the predominance of gardens and trees.

This Statement divides the area into six sub areas. In most cases the sub areas have a distinct, broadly uniform Character”

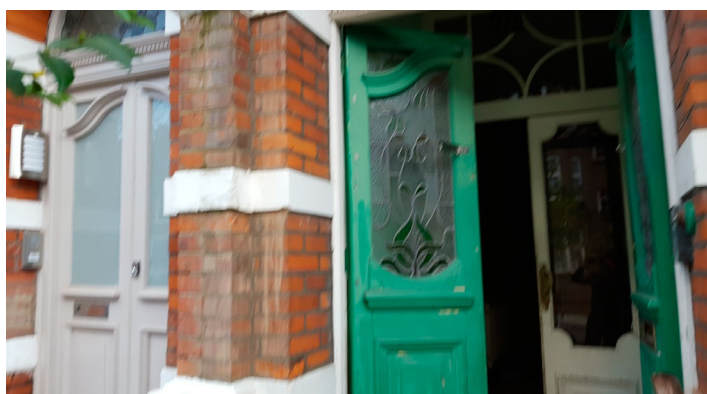
Above, is a paragraph taken from the Belsize conservation area statement. It highlights the importance of understanding the heritage of the site. Our property lies within the ‘Glenloch’ sub-area. The area comprises of modest family housing which is of a smaller and tighter scale to that of surrounding- Belszie avenue and Belsize park gardens.



Above: image showing the Glenloch Conservation area. The site is indicated on this plan

The site is located on 15 Glenmore Road, moments from Belsize Park underground station. The property is a four-storey mid-terrace house on the east side of Glenmore Road. It is not listed but it lies within the Belsize Conservation Area and is designated as a building that makes a positive contribution to the conservation area.

The façade is composed of red bricks and is articulated contracting, white-painted, wooden sash windows. The façade is complemented by a slate faced mansard roof which form the attic level. At roof level the party walls are expressed as upstands with shared chimneys located at the ridge that step up the street. The upper portions of windows are sub-divided by glazing bars. The front elevation of the property is representative of those along the terrace which have a strong rhythm and provide a consistent architectural language. Similar to many other properties along the road, the front doors have stained glass of Art Nouveau design. The small rear garden and narrow frontage is also characteristic of properties along the road. The urban form is offset by small street trees and planting within the front gardens.



Above: Photos of the exterior of the property, from Glenmore Road

Based on the Belsize Conservation area statement and an understanding of the architectural language of the existing property, we developed the design of the extension and second floor dormer.

1.3 Existing Site Photos:



Above: Existing infill extension



Above: Glenmore Road entrance to basement



Above: Existing Rear Elevation



Above: Redundant ground floor kitchen mezzanine



Above: Second floor kitchenette- location of proposed dormer



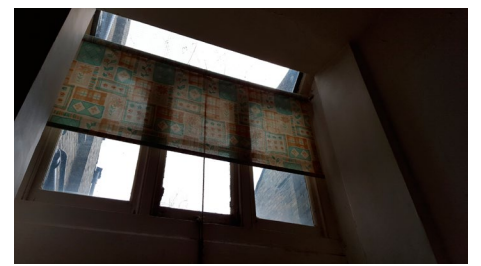
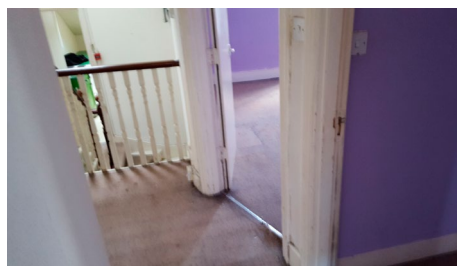
Above: Ground Floor lounge leading to garden



Above: Stair leading to basement



Above: Basement



The proposed scheme seeks planning permission for the following:

- Demolition of the rear ground floor side extension
- Rear ground floor single storey side extension to the party wall to provide additional accommodation space for the client family.
- Construction of a dormer window at the rear of the second floor
- Conversion of the loft to create an additional bedroom with installation of 4 rooflights to the front elevation

The client wishes to renovate the existing dwelling as it is uninhabited and in a state of disrepair. The property is currently organised as a single family dwelling house arranged over a basement, ground, first and second floor. No change is proposed to the Use Class.

The house has a long, narrow footprint, orientated West-East. At the rear, there is a single-storey side infill extension which houses a WC and kitchen. 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 current extension is being underutilized. It comprises of 2 bathrooms, of which one is accessed externally. The external bathroom is of no use to the client and forms an annex to the side extension. This creates unusable external space between the side extension and the bay window. The existing ground floor extension also houses the main kitchen which is not sufficient in size for the client's family. The kitchen also has limited natural daylight and no aspect on to the garden. The proposal is to demolish the existing side extension and build a new extension as shown in our drawing- A1.110. This extension would accommodate a larger kitchen which would have an aspect towards the rear garden. We also propose to introduce a steel beam to demolish the portion wall between the new extension and room at the rear of the ground floor. This would create a large open plan dining and kitchen space which is of a suitable proportion for a property of this size. This space is vital for the client's family as they would like to have direct access between the kitchen and the garden space. The client would then be able to entertain her guests and fully utilizing the rear garden.

The second floor of the property currently accommodates a kitchenette with adjoining bathroom at the rear and two bedrooms. There is also an attic which is accessed through a hatch and is currently unused. If this space is retained it can only realistically be used as storage space. The client wants to reorganize these floors to better accommodate her family's needs.

The client has no requirement for the kitchenette on the second floor and would like to convert it to an additional bedroom with ensuite bathroom. This layout would utilize the pipework of the existing bathroom. In order to make this room a desirable habitable space, we propose to create a dormer window as indicated in our drawings-A1.301. We also propose to upgrade the insulation in the roof to match existing building standards.

The client would also like to convert the attic to useable space and create an additional bedroom. This would convert the property into a five bedroom house which is required for the clients growing family. We propose to create a new staircase on the second floor which would provide access to the loft room. In order to increase the amount of natural light in this space we propose to install four, Conservation area Velux windows as shown in our drawing- A1.401

1.5 Scale:

The principle idea is that the proposed extensions compliments the existing architecture and historic character of the property. We have studied similar proposals that have achieved planning permission for such an extension and dormer window and used it as a

guideline to determine the extents of the extension. The proposed ground floor extension will not cast any shadows on neighboring properties or encroach on their privacy. The ground floor extension does not affect the overall height or profile of the existing party wall. The size and design of the second floor dormer windows is proposed to be the same as those that have granted planning permission along Glenmore Road. The eaves height of the proposed dormer is the same as those along several properties on Glenmore Road.

The proposal adds - 1.8m² gross external area to the ground floor and an additional 6.1m² gross external area to the second floor. This constitutes an additional 7.9m² gross external area to the entire property. The net internal area increases by 7.0 m².

1.6 Appearance:

The ground floor rear, side extension will be built partly from reclaimed bricks from the demolition of the existing extension. The finish will be a white render which will match the color of the existing extension and adjoining neighbor's side extension. The proposed door for the new extension will be glazed with toughened glass and a slim profile aluminium frame. The frame will match the proportions of the existing windows. The aim is for the door to appear more like a window, providing greater views into the landscaped rear garden. This will also increase the amount of natural light coming into the kitchen. We propose to introduce a skylight into the roof of the proposed extension. This would be a single plane, double glazed unit measuring 1m x 3m.

The second floor dormer is designed to be sympathetic in proportion and materiality to the architecture of the property and other second floor dormer extensions along Glenmore Road. The cladding would be grey anodized aluminum panels which match the colour of the existing slate roof. The dormer is set back substantially from the sills and ridge of the existing roof.

1.7 Pre-Planning application advice and Planning Policy :

Policy DP25 of the LDF states that the Council will only permit development within conservation areas that pre-serves and enhances the character and appearance of the area.

-Erection of replacement infill extension

Policy DP24 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. CPG1 (Design) states that rear extensions and alterations should be subordinate to the building being extended and respect the original design and proportions of the building.

It is proposed to erect a replacement infill extension, measuring approximately 2m wide and 6.2m deep. This will be no higher than the existing infill extension. The new extension would respect the existing bay window by not projecting beyond it. The existing infill extension is in poor condition and its design and materials do not respect the architectural quality of the host property.

Below is the formal pre planning application meeting feedback regarding the proposed rear extension (reference number: 2016/3375/PRE):

"Therefore a replacement infill extension would be a welcomed alteration that would enhance the rear elevation. It would appear that all properties along this side of Glenmore Road have carried out infill extensions and therefore it would not harm the pattern of rear development along the terrace"

We observe that several properties along Glenmore road have been granted planning permission for a similar ground floor exten-

sion. The proportions and materiality of the proposed extension are sympathetic to the architecture of the existing building and also match the following approved planning applications along the road:

2014/7591/P- 1 Glenmore Road

2013/7994/P- 25 Glenmore Road

2013/5014/P- 4a Glenmore Road

2012/0593/P- 51 Glenmore Road

- Installation of dormer at second floor

The principal requirement of CPG1 (Design) regarding the addition of roof dormers is that they should be sensitive changes which maintain the overall structure of the existing roof form.

The dormer at second floor level would be 2.9m wide and 2.6m deep and is fully compliant with CPG1 guidance on dormers in respect of it being positioned sufficient distances away from the edge of the roof, the eaves and the roof ridge.

Below is the formal pre planning application meeting feedback regarding the proposed dormer (reference number: 2016/3375/PRE):

“Dormers at this level are a common feature along this side of Glenmore Road and therefore the proposed dormer would not look out of character”

1.8 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 design of the extension is similar to many such infill extensions that have achieved planning permission along Glenmore Road. The proposed extension will therefore have no impact on the privacy or amenities of adjoining residential properties, or the amenity space of the property it-self.

1.9 Trees and Landscaping:

No significant trees will be affected by this development.

2.0 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.