

Glenilla Road

Design & Access Statement
30.11.16

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1 Introduction

The Clients

The project is being undertaken by two families who live locally. Their fondness for the neighbourhood and their enthusiasm for high quality architecture and has led them to join forces to purchase the site and to make two high quality homes for themselves, which enhance the architectural character and quality of the street.

The Brief

The clients are proposing to redevelop the derelict site in Glenilla Road for the building of two new single family dwellings.

The standards for these houses will include:

- London Plan 2015
- Environmental standards in line with Code for Sustainable Homes Level 4
- Building Regulations
- Secured by Design

Adam Khan Architects

Adam Khan Architects were selected by the clients following an architectural competition. Adam Khan Architects are based in London and their award-winning projects include: New Horizon Youth Centre (the refurbishment and extension of a grade 2 listed building) in Kings Cross; Brockholes Visitor Centre in Preston; Seizure Gallery in Yorkshire Sculpture Park; and a suite of buildings for Pensthorpe Nature Reserve in Norfolk.

Awards include:

- 2016: Graham Allen Award for Conservation and Design
- 2014: RIBA National Award
- 2013: Nordic Built Challenge Winner
- 2013: Mies van der Rohe award nomination
- 2012: Architect of the Year Award (Public Buildings)
- 2012: RIBA National Award,
- 2012: RIBA Regional Conservation Award,
- 2012: Civic Trust Award (incl. Special Award for Sustainability)
- 2011: Wood Awards Winner
- 2010: RIBA Award Winner



Seizure Gallery



New Horizon Youth Centre



Brockholes Nature Reserve



Playbarn at Pensthorpe

2 Context

Belsize Conservation Area

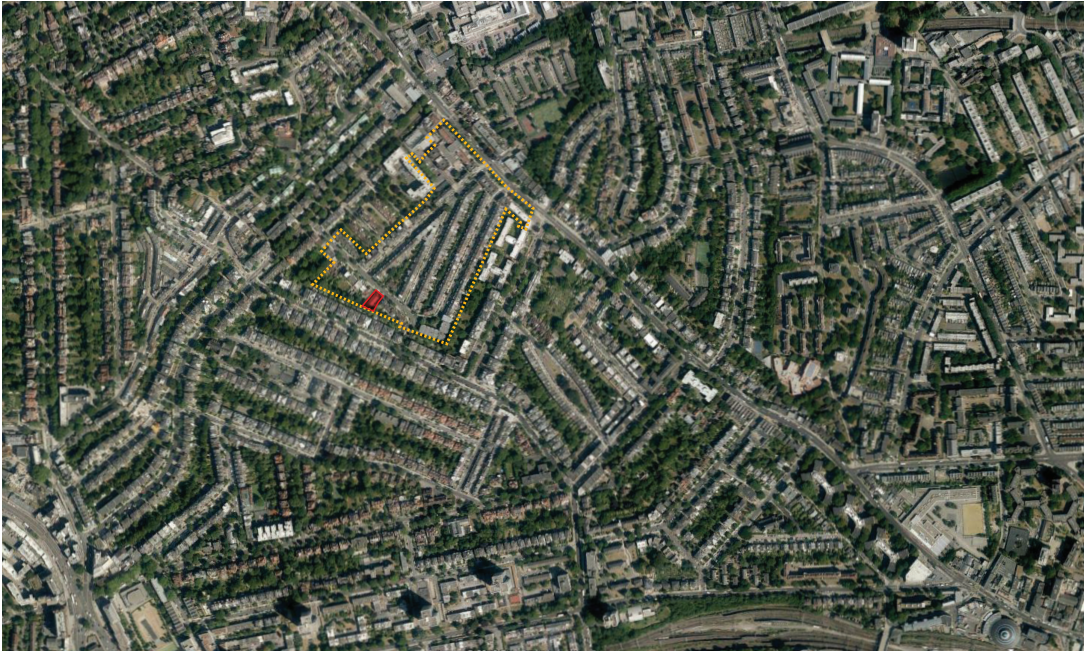
The site is located in the Belsize Park conservation area on a strip of land which was left undeveloped until the second world war.

“The character of Belsize Park Conservation Area 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. The sub areas have a distinct, broadly uniform character, although there are pockets of development that depart from the general character.” *

* text from Belsize Conservation Area Statement



Belsize Conservation Area
Glenloch Sub Area



Historical map 1872-1874, map name 'Country Series'