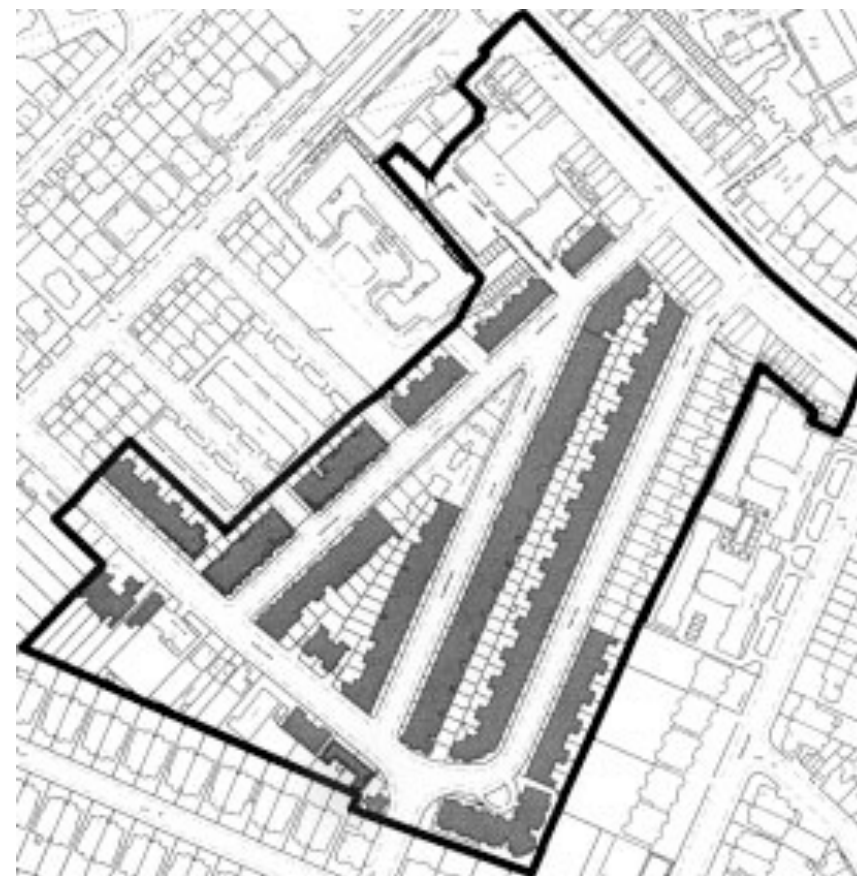


48A GLENLOCH ROAD, LONDON NW3

EXTENSION RENOVATION

APRIL 2017

# ***DESIGN & ACCESS STATEMENT***



48A GLENLOCH ROAD, LONDON NW3

EXTENSION RENOVATION

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*This document is to read in conjunction with drawings:*

*1708/AA/0050, 1708/AA/0060, 1708/AA/0070, 1708/AA/0500, 1708/AA/0600, 1708/AA/0700,*

**48A GLENLOCH ROAD, LODON NW3**

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**APRIL 2017**

## INTRODUCTION:

48 Glenloch Road sits within the Belsize Park Conservation Area. The distinct Edwardian houses of this road were built by the Glenloch Insurance Company at the end of the 19th Century, close to Belsize Park Tube Station and Haverstock Hill. They are two-story red brick terraces with lower ground floors and an attic story within a slated mansard roof.

48a Glenloch Road is a 3 bedroom maisonette, arranged over the lower, raised ground and first floor, with sole access to a north facing garden. In the garden adjacent to the raised ground floor reception room, is a single story outhouse structure, that has been redecorated and now functions as a family bathroom. The fabric of this structure is in need of repair and update, and is not up to current codes with respect to ventilation, energy efficiently and damp. Our proposal is to replace the existing extension with an updated, simple modern structure, providing the property with a family kitchen just off the garden, maximising access to natural light and ventilation, vastly improving the overall energy efficiency and carbon footprint of the property.



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## DESIGN STRATEGY:

This application covers works at 48a Glenloch Road the consisting of:

- A. Demolition of the roof and walls of the existing outbuilding.
  - B. Rebuild a single story extension, to order to create a living dining area with access to garden.
  - C. New structure will vastly improve energy efficiency, increase biodiversity and reduce water runoff through the implementation of a new Brown Roof System, double glazing, and general upgrade of the building fabric to the current regulations
  - D. The proposed extension has been designed to minimise the visual impact on the existing terraced house, and will be identifiable as a piece of it's time.
- The new Brown Roof System will reduce rainwater runoff, provide thermal mass and increased insulation, and encourage and support biodiversity by utilising local soil and spoil for the roof substrate.
  - The new double glazed partition and door will improve energy efficiently of the home, reduce CO2 emissions, and allow maximum access to natural ventilation and light.
  - The simple modern structure of the proposed extension will be subservient to the materials and details of the existing house. The slim aluminium frame of the glazed partition and door will allow for maximum views the brick corner of the house, which will form one of the interior walls of kitchen.
  - The proposed roof line of the extension lines up with the existing brick trim above and bellow the brick lintel over the sliding door. The fascia, gutter and downspout will be Copper, complementing the red brickwork. Copper is a high-quality material, which requires little maintenance, and whose appearance improves over time.



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### 3. GENERAL SITE PHOTOS:



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#### 4. PROPOSED IMAGES

