

30 Glenilla Road Design and Access Statement

Ben Adams Architects 



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Section 1.0

Project Particulars



1.0 Project Particulars

1.1 Introduction

This design and access statement has been prepared by Ben Adams Architects on Behalf of Stuart and Suki Swycher, to support a full planning application for a new single family dwelling at 30 Glenilla Road, NW3 4AN.

The proposed development will provide a high quality, energy efficient home that intends to enhance and respond sensitively to its existing local context within a residential use location within the Belsize Park Conservation Area, in the London Borough of Camden

The proposals include:

- Demolition of an existing single family house.
- Development of a new build 4 storey single family house with basement.
- Associated landscaping

The existing property is an inter war detached house that has no specific architectural merit and is not in keeping with the characteristics of the wider context of the Belsize Conservation area.

The area is predominantly comprised of late Victorian/early Edwardian residential development. The nearby roads of Glenmore, Glenoch and Howitt Road were developed over the very late 19th century and early 20th century.

The Belsize Conservation Area statement describes Glenilla Road as:

“...less consistent in character (to the surrounding areas) having a variety of buildings of different ages, materials, styles and heights along its south side. Sussex House is an overbearing flat block significantly larger than other buildings on the street.”

1.2 Consultation with Camden Council

Previous Architect

December 2016

- Pre-application report submitted to Camden Council

Ben Adams Architects

August 2017

- Pre-application report submitted to Camden Council

September 2017

- Pre-application site walk around with planning officer Kristina Smith, Camden Council.

October 2017

- Pre-application supplementary information submitted to Camden Council
- Pre-application response received from planning officer Kristina Smith, Camden Council.

December 2017

- Response to officers comments report issued to Camden Council containing updated CGI's further to pre-application feedback



Aerial view of site looking South West with site highlighted in blue



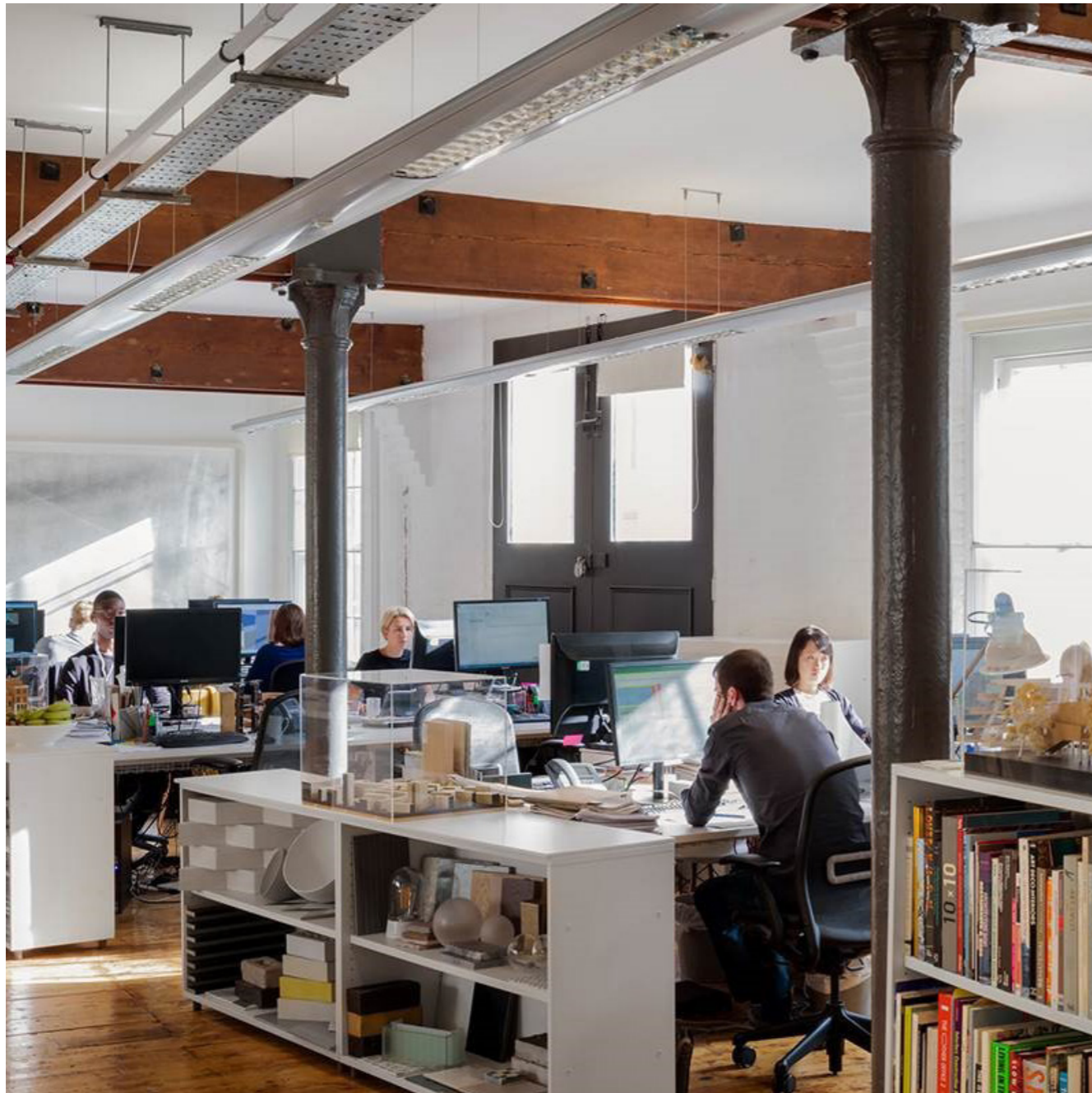
Aerial view of site looking South East



Aerial view of site looking North West



Aerial view of site looking North East



Ben Adams Architects Studio, Southwark

1.3 Supporting Documentation

This statement is supported by the following specialist reports:

- Daylight and Sunlight Study
Prepared by The Chancery Group
- Planning Statement
Prepared by Turley
- Heritage Assessment
Prepared by Turley
- Basement Impact Assessment
Prepared by Davies Maguire
- Arboricultural Report
Prepared by Arboricultural Solutions LLP
- Energy and Sustainability Statement
Prepared by Integration
- Landscape Design
Prepared by CGD Landscape Design

Section 2.0 Site Analysis

