



Example of bay and dormer windows on Glenloch Road



Example of projecting porch at no. 36 Glenilla Road



Example of a brick chimney on Glenilla Road



Example of deep brick reveals along Glenilla Road

4.5 Local Building Features

The following building elements reoccur throughout the local context:

- Square and canted bays with openings on each of the three sides in some cases and openings at the front facade only in others.
- Deep recessed reveals around window openings with soldier course lintels.
- Dormer windows at roof level at both the front and the side of the buildings.
- Brick chimneys
- Projecting porches

Images above - examples of traditional local building elements



Example of bay and dormer windows on Glenloch Road



Projecting bay at no. 12 Glenilla Road

Images above - examples of modern local building elements



Existing front view

Existing condition

- The heritage statement notes that the existing building makes only a neutral contribution to the character and appearance of the conservation area.
- The existing building projects out towards the street in front of the main building line formed by the neighbours either side. This creates a large, unattractive two-storey flank wall that oversails the neighbouring house at 28b.



Pre-application proposal

Pre-application

The proposed design at pre-application stage was conceived based on the principles described in the 'Design Approach' section of this report.

Pre-application advice Oct 2017

The pre-application advice from officers in October 2017, regarding the design at the front, was as follows:

Porch

- *'The porch addition is excessive, appearing as a bulky front extension... This has the undesired effect of weakening the building line that the new building seeks to restore.'*

Brick massing

- *'The brick portion of the façade appears too much like cladding rather than a substantive part of the building... Officers feel that the proposal would benefit from architectural measures to give its brick body more integrity in its form and its role in the overall massing.'*

Roof materiality

- *'The use of grey slates for the largest part of the body of the property is less evidently supported by the immediate context and officers would welcome further justification for this choice of material.'*



Response to officer's comments - revised proposal

Response to officer's comments December 2017

The image above illustrates a revised design further to the pre-application advice from officers. Amendments were made as follows:

Porch

- The porch has been substantially reduced in size to decrease the bulk.

Brick massing

- Deeper reveals have been added to the windows to express the solidity and substance of the brick.
- Soldier courses have been added at the top of windows and at the parapets of the brick volumes demonstrating that the construction will be solid brick.

Roof materiality

- The slates / shingles materiality on the front facade of the roof volume have been replaced with grey brick to reduce the quantity of the slate / shingles.

Additional feedback was provided regarding the visualisation above. Officer's felt that the porch was still bulky and requested further justification. This has been addressed as shown on the following pages.

4.6 Design Evolution: Front

The images to the left show:

- the existing condition
- pre-application proposal
- response to officer's comments - revised proposal

The following pages present the proposed views of the design at the front of the building, which respond to the issues raised through consultation with Camden Council.



External Townscape view 02 - Proposed view from Glenloch Road

4.7 Key townscape views

Proposed view looking across Glenilla Road from Glenloch Road

The proposed design is a combination of the traditional pitched roof and more angular forms that flank the site.

The front facades are composed of two tones of brick that draw from the immediate context.

The porch integrates into the two-storey red brick massing which helps to give the 'middle' volume more substance and references the local projecting bays of the existing local architecture. The front boundary wall can be seen wrapping around the porch to reduce the visual mass of this portion of the building.

In addition, the space created in front of the house by the proposed design allows for a new tree between the house and the tree.



Key Plan