

## DESIGN AND ACCESS STATEMENT

38 Glenloch Road, London, NW3 4DN



## INTRODUCTION

This document has been produced to support the planning application for the proposed works at 38 Glenloch Road:

*'Refurbishment and subdivision of a mid-terrace house into 3 residential units with basement extension to lower ground floor, front lightwell and associated landscape works'*

This should be read in conjunction with all drawings, the photographic survey, the Planning Statement and the Arboricultural Survey which are also submitted as part of this application.

This application has been developed following a collaborative and constructive pre-planning application process with Camden's Planning Solutions Team. (ref:2017/6537/PRE)

## CONTEXT



OS Map of Glenloch road

The houses along Glenloch Road are two storey red brick terraces with a basement and an attic storey within a slate-faced mansard. The Belsize Conservation Area Statement highlights that these buildings 'make a positive contribution to the conservation area'.

Number 38 Glenloch Road is an Edwardian red brick mid-terrace property which has five storeys (including lower ground floor) and is not listed. The house benefits from dormers and roof terraces to the front and rear, with a garden and a single storey glazed infill side extension to the rear. The property is located within the Belsize Conservation Area and is situated within flood risk zone 1. The southern side of Glenloch Road is a long row of terraced houses and mansion blocks stretching between Glenilla Road to Glenmore Road, whilst the northern side of Glenloch Road is divided into shorter terraces by a series of private roads.

The proposed works includes the following:

- subdivision of the house into 3 flats
- lowering of the front lightwell and existing lower ground floor level
- extended lower ground floor, beneath the existing footprint of the property
- new lightwell within rear garden
- demolition and reconstruction of the rear ground floor side infill extension
- installation of a conservation rooflight to the hip of the principal roof of the building



38 Glenloch Road

*Aerial View*

## USE

The use of the property is residential C3, which will be retained.

The proposal seeks to turn the house into 3 separate residential units; a 3 bedroom duplex flat at lower ground and ground floor, a 2 bedroom flat at first floor, and a 2 bedroom duplex flat at second and third floor. All of these proposed flats comply with the London Plan 2016 'minimum space standards for new dwellings', and will increase the housing stock within the borough.

## AMOUNT

The proposal aims to extend the existing terraced house by 51.8m<sup>2</sup> (GIA) by extending the existing lower ground floor level.

Address:	FLAT No.	Proposed GIA (m <sup>2</sup> )	Proposed GIA (sqft)	Proposed Bed No.	Persons	Outdoor Amenity
No. 38 Glenloch Road	FLAT 1	162.6	1749	3 bed	6	Garden
	FLAT 2	69.78	751	2 bed	3	None
	FLAT 3	95.3	1026	2 bed	4	Terrace
Total		<b>327.7</b>	<b>3526</b>			

### *Areas Table*

## LAYOUT

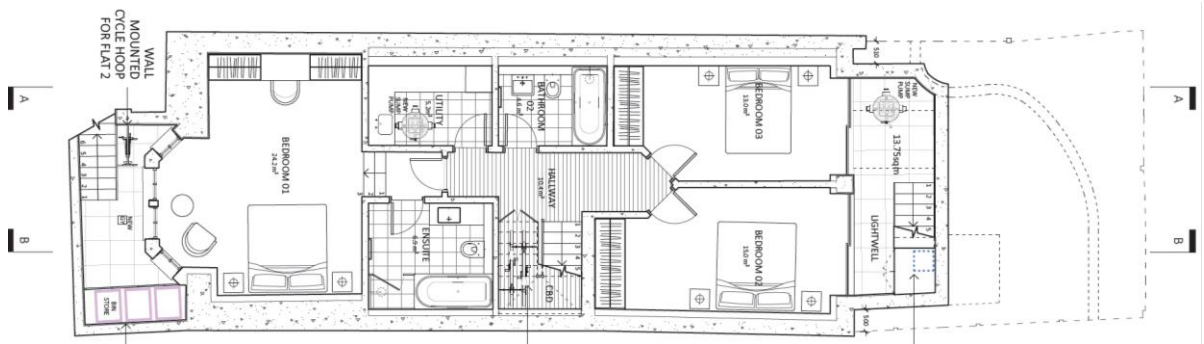
The existing footprint of the property will remain principally unchanged with the layout being reconfigured as follows:

### Lower ground and ground floor duplex flat

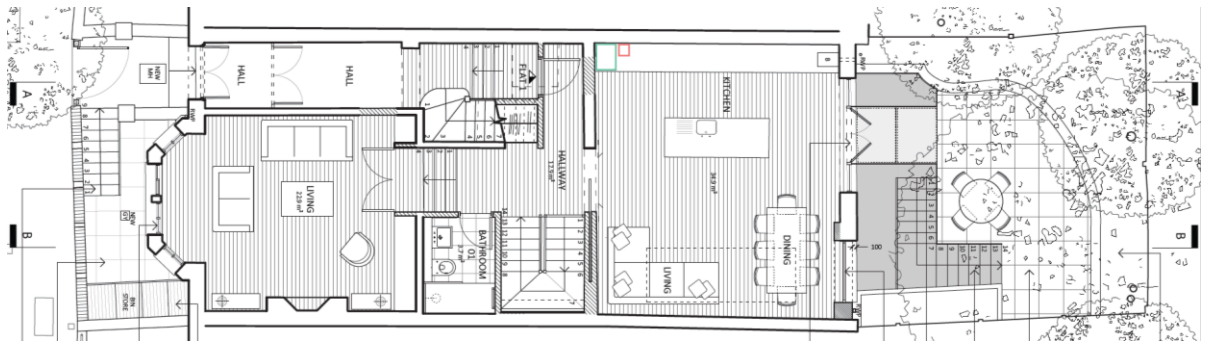
At lower ground floor level, the master bedroom will be located at the front of the property. The extended lower ground floor will accommodate a new internal staircase, utility room, 2 bathrooms, and 2 bedrooms with access to the rear garden via an external lightwell and staircase.

At ground floor level, the formal living area to the front of the property will be retained, with a generous open plan family living area to the rear with access to the garden maintained via a glazed walkway.





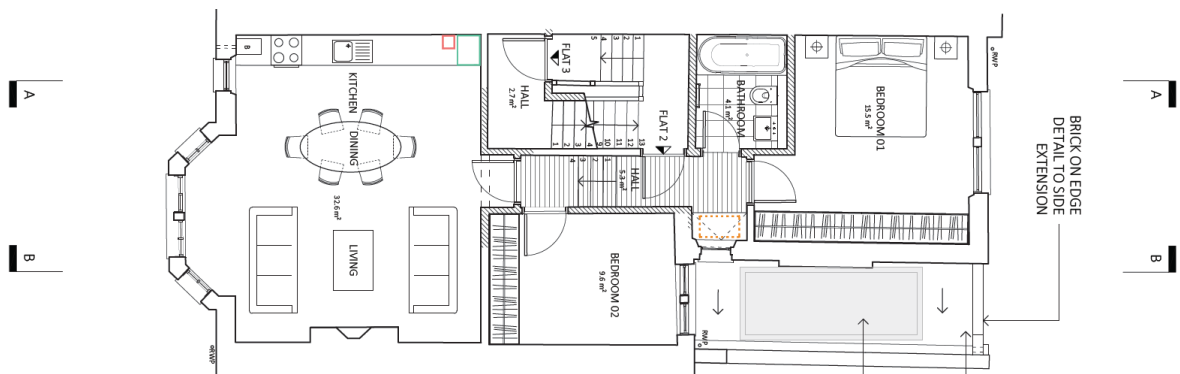
*Lower Ground Floor – as proposed*



*Ground Floor – as proposed*

### First floor flat

At first floor level, general internal alterations are proposed to accommodate kitchen and living areas to the front of the property, with bedrooms and a bathroom to the rear.

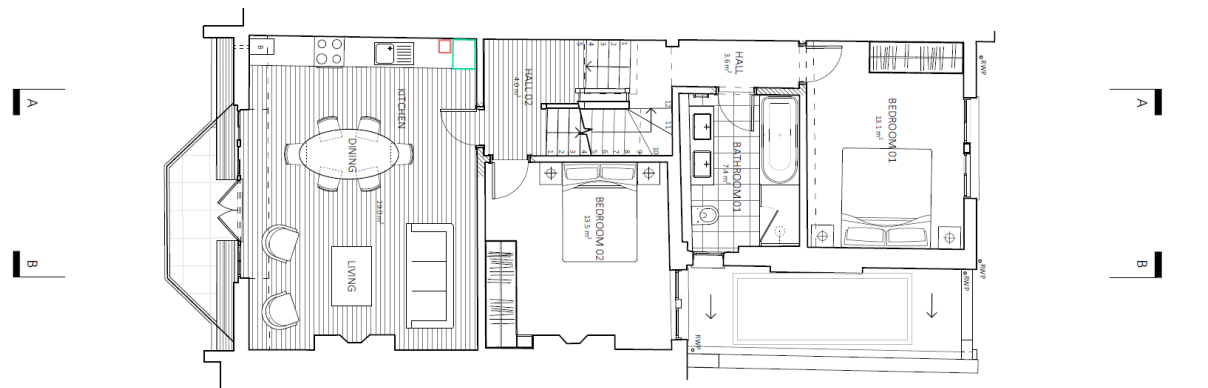


*First Floor – as proposed*

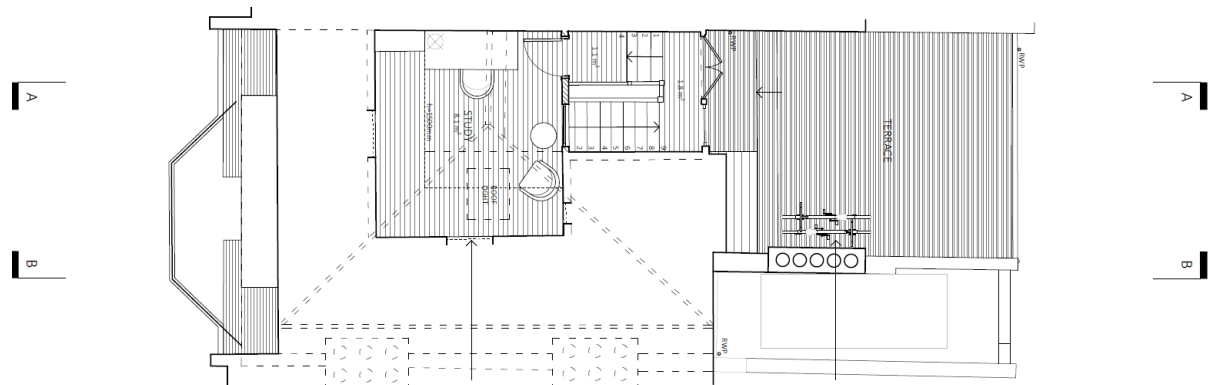
### Second and third floor duplex flat

At second floor level, the duplex flat requires minor internal alterations and general refurbishment to accommodate the kitchen and living area to the front of the property.

The third floor will maintain the use of the existing roof terrace as the amenity area for the flat with a new conservation rooflight to the roof to increase light levels within the existing study.



*Second Floor – as proposed*



*Third Floor – as proposed*

### **SCALE**

This development will result in no perceivable change in scale to the front of the property. To the rear, the replacement 'in-fill' extension will continue to be subservient and set back from the rear elevation of the host building.

### Front Lightwell

The lowering of the existing lower ground floor window sills and front lightwell floor level will have minimal impact upon the visual scale of the property and will not affect the street scene.



*View of Existing Front Lightwell*



*View of Proposed Front Lightwell*

#### Lower ground floor extension and replacement infill extension

The lower ground floor extension will extend no further than the existing line of the ground floor rear façade. The replacement infill side extension will be no higher than the existing lean-to roof. The existing high boundary walls, fences and screening by trees at the rear will result in minimal impact upon the neighbouring properties.



*Extract from existing rear elevation drawing*



*Extract from existing rear elevation drawing*

### Rear Lightwell

The rear lightwell will have a minimal impact upon the visual scale of the property. The side walls of the lightwell will be inset from the boundary to create a margin which will minimise the effect of the development upon trees both within and outside the curtilage of the site.

## **APPEARANCE**

### Front Façade

The front of the dwelling will predominantly remain as existing, and there will be little perceptible alteration to the Glenloch Road street façade. The lowered walls of the bay within the front lightwell will be rendered white to match the existing lightwell and other lightwell precedents on the street. The enlarged windows within the front lightwell will be fitted with traditional painted timber sash windows, to be in keeping with the conservation area and match the style of those found on the upper floors.

### Rear Façade

The lower ground floor extension and lightwell will be rendered white to maximise light levels within the bedrooms, and fitted with powder coated aluminium glazed sliding doors facing the garden.

At ground floor, the replacement side infill extension will be rebuilt in matching London stock bricks with a powder coated aluminium framed full-height window. The existing ground floor dining room timber French doors, with leaded framed fan light windows, will be retained to minimise the loss of historic fabric to the property. The walkway and all balustrades at ground floor level to the rear of the property, will be glazed to maximise light levels whilst minimising the visual impact upon the original host building.

## **ACCESS, CYCLES & PARKING**

Storage space for six cycle parking spaces (2 per flat) will be provided, with positions shown on the proposed plans, drawings 301 & 302.

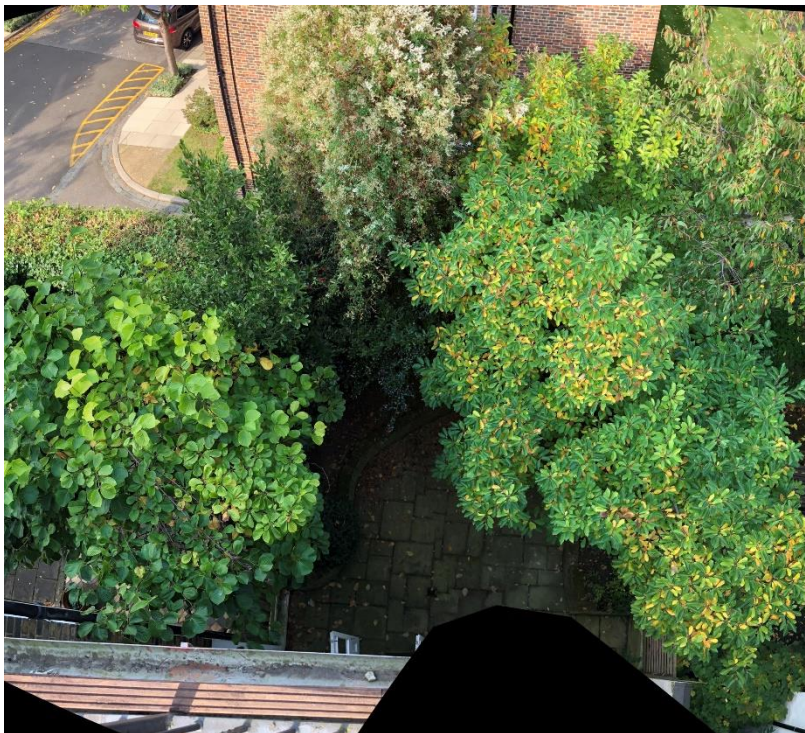
The existing parking permit associated with the property will be reassigned to the second and third floor duplex flat (Flat 3) with an additional street parking permit assigned to the lower ground and ground floor duplex flat (Flat 1), as both these units are intended to be occupied by families.



## LANDSCAPE & WASTE STORAGE

The lower ground and ground floor duplex flat will benefit from the external amenity space to the rear with an external store beneath the rear lightwell steps for garden waste storage. Margins for planting either side of the rear lightwell have been included to minimise the visual impact of the lightwell and allow vegetation to grow naturally in accordance with CPG4 Basement and Lightwells (paragraph 2.15).

An external bin store within the front lightwell will serve all the flats.



*View of rear garden from existing third floor rear roof terrace*

## CONCLUSION

The above ground alterations are sensitive, subordinate and have been carefully considered, whilst the below ground extension has minimal visible external manifestations. We consider this to be a high-quality design which has been carefully considered to preserve the appearance, character, quality and local distinctiveness of the historic environment. We believe that this sensitive design, paired with the careful use of traditional detailing and materials will maintain the design standards of the conservation area. The scheme also improves the quantity and quality of housing within the borough.