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**55 Glenmore Road, London NW3 4DA**

**DESIGN AND ACCESS STATEMENT – 24 JUNE 2019**

**Job No. 8901**

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**1. INTRODUCTION**

The proposed works include the addition of an infill extension at ground floor and a refurbishment of the ground and basement floors.

* 1. **Site Description**

The subject site is located on the south side of Glenmore Road, is a three-storeyed terraced house and with a basement. The property is not listed but is within the Belsize Park conservation area which comprises Glenmore Road, Glenloch Road and Howitt Road built in late Victorian style in the early twentieth century in red brick and with a mansard front elevation and stuccoed detailing.

1. **DESIGN**
	1. **Ground floor infill extension**

This terrace of houses has left the owners with a convoluted kitchen space which is too small and compacted to work as a modern kitchen and necessitated locating the dining area into the rear reception room rather than as being part of the kitchen. The client’s brief was to develop an enlarged kitchen and to make the organisation of the ground floor more open.

 In 1989, we were commissioned to resolve a similar brief by clients at 1 Glenmore Road to devise a larger kitchen and dining area, We proposed a galley kitchen with a dual-pitched glass roof extending into the side passage to extend and enlarge the kitchen which linked both the rear reception room and the front reception room with a new kitchen in an open plan top-lit layout.

Subsequently, we were commissioned to design similar conversions in 2007 and 2009 to 59 and 63 Glenmore Road, all of which considerably improved the openness to the ground floor layout. This design has been copied in other properties in Glenmore Road as well.

We have again proposed a similar approach be adopted by forming a new rear infill extension at 55 Glenmore Road but in this case utilising a frameless glass roof structure with frameless glazed doors at the end as well to form a galley kitchen. The adjoining address at 57 Glenmore Road have already constructed an infill extension down the side passageway and so the proposal we have made is simply to add a glass framework in frameless glass to the walls already constructed by the adjoining owner.along the party wall. The addition of a frameless glass structure is sympathetic and subordinate to the main property and the adjoining infill extension as well.

The use of glass as a material element is a break from the traditional construction but our interpretation of the Council Policy DP25 “Conserving Camden’s Heritage”, we submit is subordinate to and will enhance the existing building and the adjoining infill extension.

In terms of overlooking from our extension and developing glazed extensions on other properties in Glenmore and Glenloch Roads, we have determined that there is no risk of overlooking or loss of privacy arising from the development because the side passageways are so narrow.

* 1. **Basement Refurbishment**

The work to refurbish the existing basement is simply to deal with issues of poor conditions and the mild levels of damp of the existing original basement built during the construction of the house over a century ago. We do not propose to extend or excavate the new basement at all; only to replace the existing concrete base with a new base so that the finished floor level is no deeper than the existing finished floor level and the base underneath that is no deeper than the original concrete and slide furnace material that existed. The intention is to simply upgrade the quality and insulation value of the basement floor structure and to insert a cavity lining system to the basement walls without altering or interfering with the foundations or the party walls to the properties to either side. The fact that we are only refurbishing the basement rather than building or extending basement means that the actions we take are simply to waterproof and thermally upgrade the existing fabric rather than construct any new basement at all.

* 1. **Fenestration to the front elevation**

The Front Elevation will be left unaltered. The existing fenestration to the Bsement front elevation will be retained and renewed in exactly the same format as before.

* 1. **In summary**

Therefore, we propose that the basement impact assessment should be considered in this light: that there is no effective structural work intended to be carried out in the basement save for forming a wider opening to the existing wall that currently divides the proposed gym area.

* 1. **Independent Consultant Opinion**

We have taken independent advice from Consulting Engineers, Ikos Maclean with regard to this Basement refurbishment work. They have confirmed they will specify the only the lintol required to the gym and that the requirements set out in the BIA are not relevant in this case - simply because it is a refurbishment without involving any work to the party walls or, any action affecting adjoining owners and, without increasing the depth and without any change to the original basement perimeter.

In relation to the basement works, the sensible protocols set out in the BIA regarding notifications to keep adjoining owners informed will be followed, limited to, and not exceeding, the above mentioned minor works.

We confirm that the proposed works will be carried out to the highest standard in compliance with good practice and British Standards to meet the highest expectations. Murray Mackeson Associates were nominated previously by Camden Council for Building of Excellence Award for the total refurbishment of a Grade 2 Listed house in Gloucester Crescent and again in 2017 were similarly nominated by Haringey Council, for a refurbishment of a house in Highgate and also in 2017 for the MacEwen Award for a social Housing development in the City of London