

34 Glenilla Road

Design and Access Statement
May 2020 Rev00

ADAM KHAN ARCHITECTS

Reporting Structure

This Design and Access Statement has been prepared by Adam Khan Architects (the 'Agent') on behalf of the owners of No. 34 Glenilla Road (hereafter referred to as the 'Applicant') and in support of the 'Householder Planning and Demolition in a Conservation Area Application' for the partial internal reconfiguration, basement and conservatory extensions and some changes to the fenestration of south and west elevations of the existing single family house at No. 34 Glenilla Road, London NW3 4AN (the 'Site').

The Applicant has purchased the site from their neighbours at No. 32 Glenilla Road. Both sites are proposed to be developed concurrently to limit disruption to the neighbourhood and streamline construction.

The development has been designed by Adam Khan Architects who are also architects for No. 32 Glenilla Road. This will ensure a well balanced street front and enhanced appearance of Glenilla Road making a positive contribution to the neighbourhood and conservation area.

This statement should be read in conjunction with the following documents submitted with the application:

- Existing and proposed drawings by Adam Khan Architects
- Landscape Design Plan and Report by Jonathan Bell Studio
- Basement Impact Assessment by Card Geotechnics Limited
- Flood Risk Assessment and Drainage Report by Price & Myers
- Construction Method Statement by Price & Myers
- BS 5837 Arboricultural Report & Impact Assessment by Crown Consultants.
- Tree Constraints Plan, Impact Assessment and Tree Schedule Plan by Crown Consultants.

The development represents an opportunity to:

- Deliver an enhanced building and landscape of the highest design quality that will both preserve and enhance the conservation area in which it sits;
- Provide an enhanced family home.

The emerging proposals were discussed with officers at two pre-planning application meetings on 15 and 24 April 2020. In addition applicants shared their proposals with their immediate neighbours. The feedback from these consultations has helped shape and inform the content of the application proposals.

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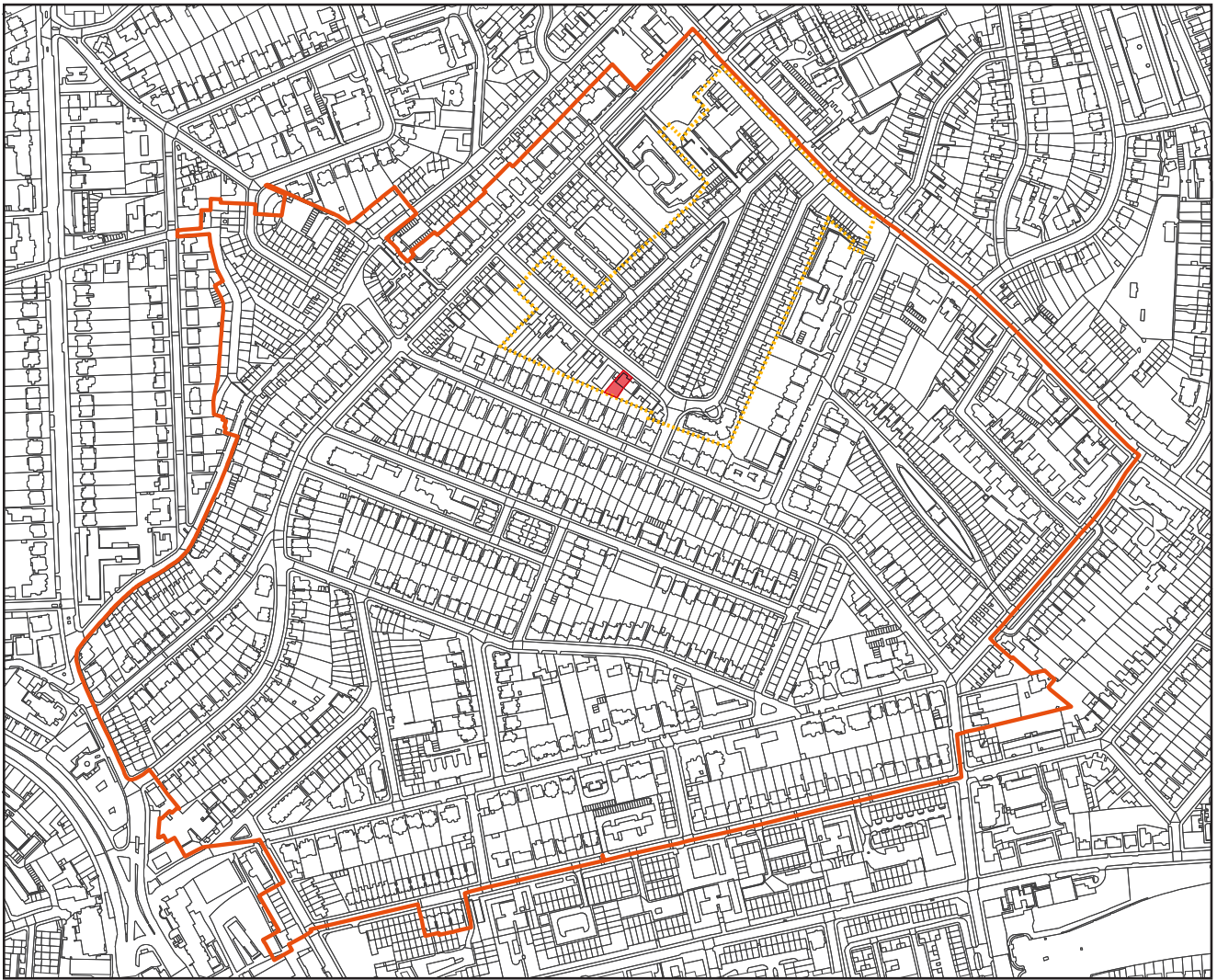
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Belsize Conservation Area ————
 Glenloch Sub Area ————



Historical map 1872-1874, 'Country Series'

1

Application Site and Surrounding Area

1.1 Belsize Conservation Area

The site No. 34 Glenilla Road is located in the London Borough of Camden within the Belsize Park Conservation Area, which forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue. The Conservation Area Statement (CAS) divides the area into six sub areas, of which the site is included in sub area 4: Glenloch Area, which incorporates Glenloch, Glenmore, Glenilla and Howitt Roads.

"The character of Belsize Park Conservation Area is largely derived from mid-19th century Italianate villas. Within the conservation area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees. The sub areas have distinct, broadly uniform character, although there are pockets of development that depart from the general character." (text from CAS)

1.2 Glenloch Sub Area

The Glenloch Sub Area is described in the Belsize Conservation Area Statement as: *"A distinct area of Edwardian terraced housing developed by the Glenloch Insurance Company close to Belsize Park Underground Station and Haverstock Hill. There is a clear change in character on entering this area from both Belsize Avenue and Belsize Park Gardens from the larger, grander, villa development to more modest family housing of a much smaller scale and tighter grain. These streets fall at a constant gradient to Glenilla Road which is flat".*

There are no listed buildings in the sub area. No. 34 Glenilla Road though is identified as a building, which makes a positive contribution to the character and appearance of the Conservation Area.

1.3 Glenilla Road

Glenilla Road is less consistent in character than the other streets in the Glenloch Area. It has a variety of buildings of different ages, materials, styles and heights particularly along its southern side.

This characterful street scape juxtaposes large and small, tall and low buildings with flat and pitched roofs, in a mixture of architectural styles, materials and typologies most of which have residential use.

Many houses have been extended into the garden. The pattern of extensions to the south side of Glenilla Road varies.



20 40 60 80 meters

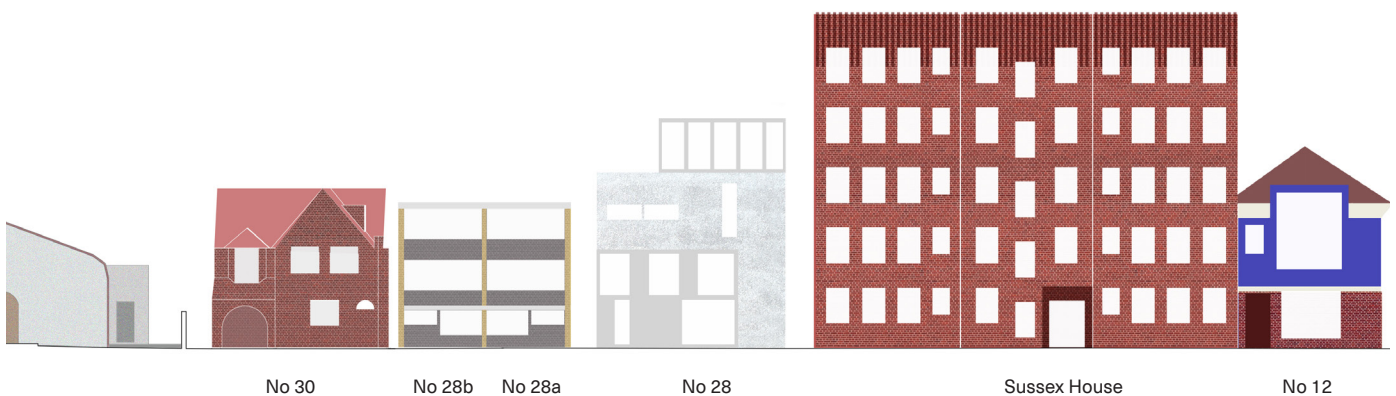




View looking south and showing Glenilla Road street fronts



View looking north and showing Glenilla Road gardens and garden extensions



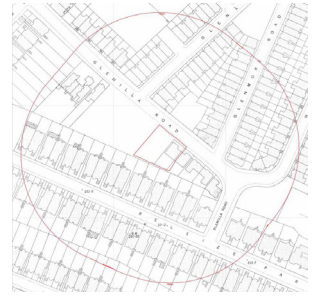
1.4 The Site

The semi-detached house with 132m² footprint was built between 1915 and 1919 on the 322m² large plot with National Grid Reference 527152E, 184858N.

The existing building of GIA 327m² comprises on the ground floor a large kitchen - living room and a library, in the basement a gym and laundry and on the upper floors 4 No. bedrooms.



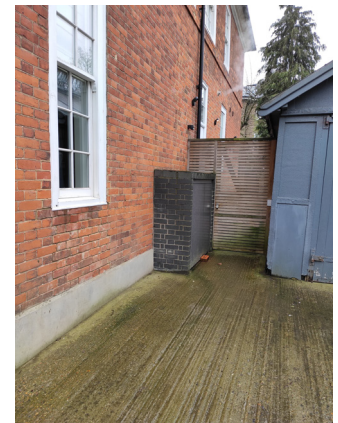
Historical map 1915



Historical map 1919



Street view of No. 34 Glenilla Road



Views along the west side of No. 34 Glenilla Road



Garden view of No. 34 Glenilla Road



Views along the west side and into the garden of No. 34 Glenilla Road



Historical map 1915



Historical map 1919

2

Planning Context

2.1 Planning History of the Site

According to historical maps the site at No. 34 Glenilla Road has been developed between 1915 and 1919. The Planning History of the site found in Camden's online records dates back to 1995 and shows the consent for rear and basement extensions in 2009 and 2010.

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2010/3176/P	34 Glenilla Road London NW3 4AN	Extension to existing basement and excavation of front lightwell to basement of existing dwelling house (Class C3)	FINAL DECISION	05-07-2010	Granted
2009/2421/P	34 Glenilla Road London NW3 4AN	Erection of a single storey rear extension, installation of new roof light and changes to window fenestration on the side elevation to the single family dwelling house. (Class C3).	FINAL DECISION	08-07-2009	Granted
2009/1603/T	34 Glenilla Road, London, NW3 4AN	REAR GARDEN: 1 x Cherry - Crown reduce by 20%. 1 x Apple - Crown reduce by 20%. 1 x Purple Plum - Fell.	FINAL DECISION	07-04-2009	No Objection to Works to Tree(s) in CA
2008/5353/P	34 Glenilla Road London NW3 4AN	Change of use from a vicarage (Class D1) to a single family dwelling (Class C3) (no external changes proposed).	FINAL DECISION	17-11-2008	Granted
2008/2965/P	34 Glenilla Road London NW3 4AN	Certificate of lawfulness for existing use as single family dwelling house.	FINAL DECISION	19-08-2008	Refused
9500771	34 Glenilla Road NW3	Removal of window to flank elevation and the formation of an opening to accommodate 1/2 hour fire-resisting external door and wire glazed fanlight over as shown on drawing numbers 6124/1 6124/2 and 6124/3.	FINAL DECISION	02-05-1995	Grant Full or Outline Perm. with Condit.

2.2 Planning Policy Context

As mentioned before No. 34 Glenilla Road is located in a Conservation Area and an Article 4 Direction applies to the site, hence a planning application is required for otherwise permitted development.

Key consideration has been given to guidance in the Belsize Conservation Area Statement (CAS).

Further specific local documents that are material considerations are listed below:

- Camden Local Plan Policy D1 (Conservatories and rear extensions)
- Camden Local Plan Policies A5 and D1 (Basement alterations, extensions or excavations)
- Camden Local Plan Policy D1, A1 and A4 (Installation of plant, flues, extraction or air conditioning equipment)
- Camden Local Plan Policy D1 and T2 (Forecourt parking)

Wider context:

Section 36(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given by the decision maker to the desirability of preserving a listed building and its setting, and to preserving or enhancing the character or appearance of a conservation area.

The Development Plan documents for the Site comprise the following:

- The London Plan (Spatial Development Strategy for London Consolidated with Alterations since 2011) (March 2016).
- London Borough of Camden Core Strategy 2010-2025.
- London Borough of Camden Development Policies 2010-2025.

Other documents that are material considerations:

National:

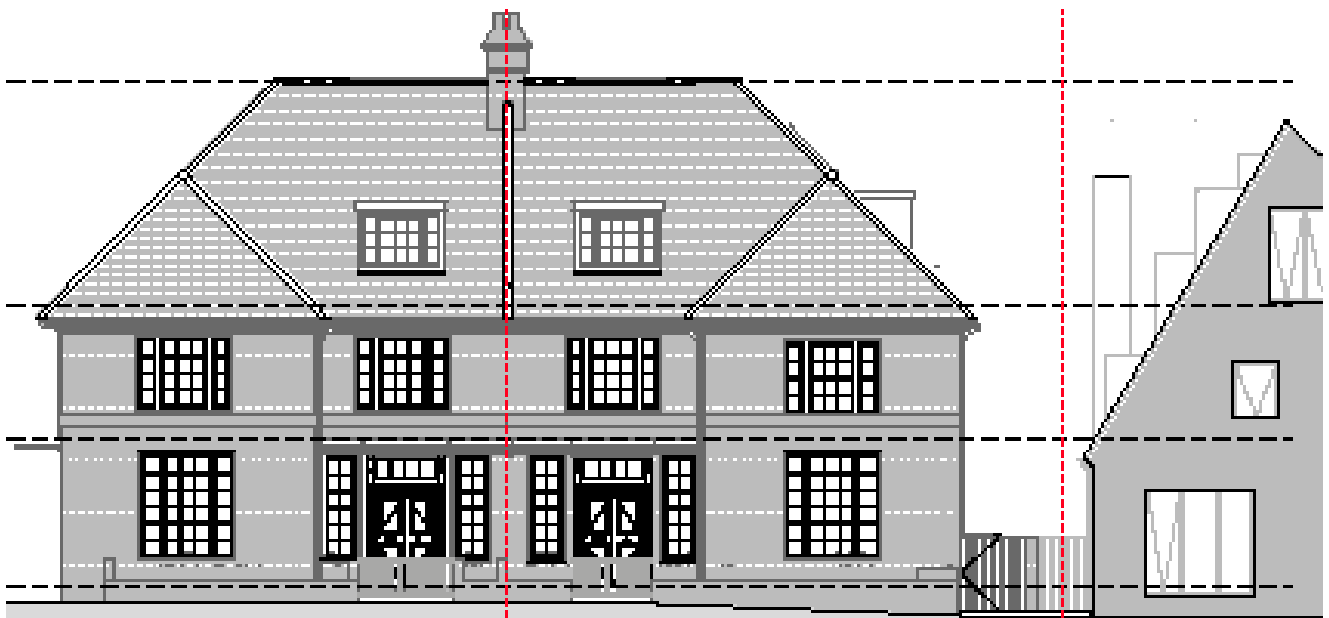
- National Planning Policy Framework, published in March 2012
- Planning Practice Guidance (PPG) published in March 2014
- Planning (Listed Building and Conservation Areas) Act 1990

Regional

- SPG: Housing 2016
- SPG: Sustainable Design and Construction 2014

The content of these policy documents gave rise to considerations, which have shaped and influenced how the applicant and the design team have approached and developed the design proposals, in particular in relation to:

- Heritage and conservation
- Basement impact
- Energy and sustainability
- Climate change
- Landscape and trees



Proposed Street Elevation

2.3 Heritage Statement

The London Plan defines that development should have regard to the form, function or structure of an area and the scale, mass and orientation of surrounding buildings (Policy 7.4). Development should build on the positive elements that contribute to establishing character for the future function of the area.

As already mentioned the site is located in the Belsize Park Conservation Area. The Belsize CAS requires new development in the Conservation Area to 'respect existing features such as building lines, roof line, elevational design, and where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings' (B19).

In the Belsize CAS, No. 34 Glenilla Road is mentioned as making a positive contribution to the character and appearance of the Conservation Area.

Adam Khan Architects have developed an approach which responds to the site and its surroundings. The proposed changes to the property are limited to internal changes and alterations on the garden side. The street elevation remains unchanged.

Garden elevation and conservatory

- The rectangular 2010 garden extension to the rear is softened by the addition of an oval shaped conservatory and new or altered openings of a scale better in keeping with the size of the original Edwardian house's openings.
- Openings are formed in a more contemporary way whilst echoing the primary divisions of the original house's windows.

- The new conservatory projects beyond the building line though it remains, together with the existing extension, within 5m of the original house's rear elevation.
- It is consistent in scale and form with the surrounding area pattern.
- The use of a light coloured concrete for the basement extension reflects the light coloured rendered plinth of the Edwardian house whilst improving robustness.
- The south western dormer is widened whilst remaining subordinate to larger openings below.

Side elevation

- Bricked up openings to the ground floor west elevation are opened up.
- Services penetrations will be removed where possible or neatly replaced where necessary.

Front garden

Opportunity is taken to improve the landscape around the property and thereby improve the street setting of the semi-detached Edwardian building:

- The poorly kept yew hedge is proposed to be replaced possibly with a lighter coloured cloud shaped bux hedge.
- The concrete hard standing will be removed and replaced by a permeable surface with natural stone flags.
- Forecourt and garden gates will be added, respectively replaced with more sympathetic metalwork gates.

The proposals will both preserve and enhance the character of the conservation area.

2.4 Pre-Application Consultations

Pre-planning application meetings were held 15 and 24 April 2020.

The Camden Case Officer and the Conservation Officer requested or remarked that:

Basement extension

- It is demonstrated that the basement extension meets the Camden Local Plan Guidance for basements (see chapter 3.3 basement extension);
- All basement conditions need to be explained, in particular where departure from Camden guidance, i.e. where the party wall to No. 36 is suggested to be underpinned, the reasoning being construction practicability and future safety to both properties needs to be explained (see chapter 3.3 basement extension);
- The new rear light well bringing light into the new basement should contain soft planting and be a lowered garden (see sections and Landscape Architect's Report);

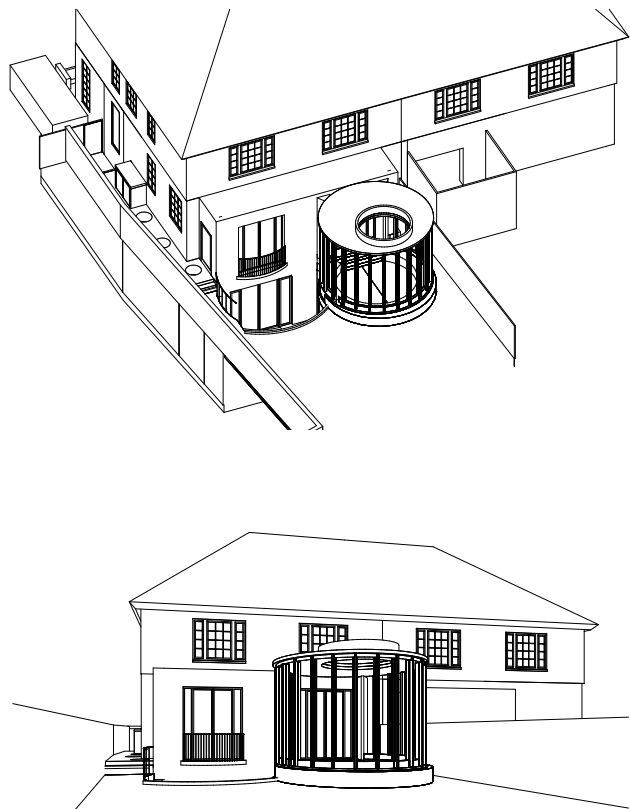
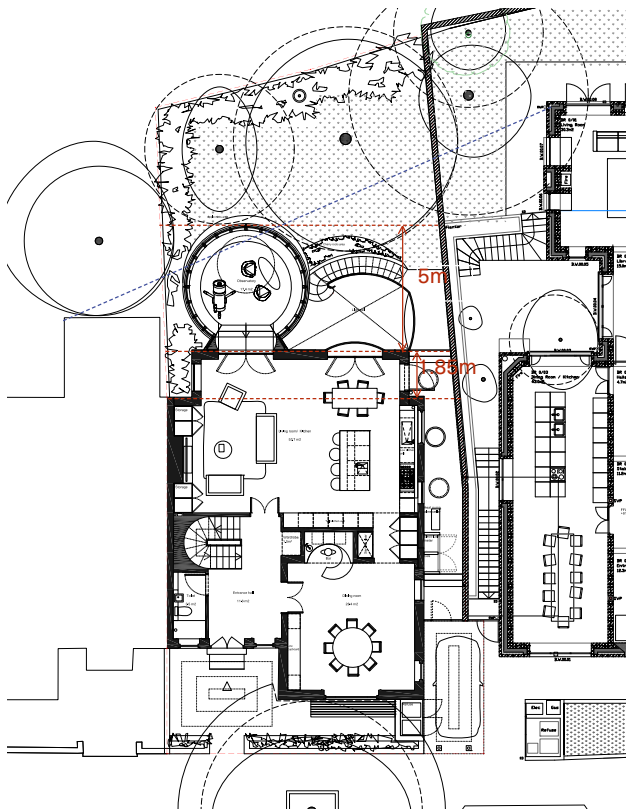
Conservatory extension

- The conservatory extension should be no higher than the existing extension and remain within 5m from the original house's garden elevation (see next page);
- The conservatory floor at garden level is welcomed as it prevents overlooking (see section drawings through conservatory);

Elevation changes

- The new opening facing the neighbour at No. 36 needs obscuring;
- The new door in the 2010 extension is sufficiently away from No. 32 not having to be obscured;
- The reinstatement of existing openings in the west elevation currently blocked is accepted;
- Works initially proposed to the upper level openings on the garden elevation (south) are considered contentious (these proposals were omitted from the application);
- Extensive works to the dormers were likely to be considered contentious (these works have been omitted from the application);
- The widening of one bathroom dormer to the south is considered acceptable;

2.4.1 Conservatory studies - as Pre-App 2 (24.04.20)



General

- The front garden wall should remain as existing;
- Materiality and landscape proposals should be included in the application documents.

The applicants have also communicated their wish to do internal construction work and extend the property to the neighbours and feedback has informed the design process and shaped the proposals.

Key points incorporated:

1. The basement has been reduced in size.
2. The size of the southern garden lightwell that allows daylight into the basement has been reduced and the amount of soft landscaping to this lightwell has been increased.
3. The conservatory has been reduced in depth to fall within 5m from the original house's rear elevation.
4. The conservatory's height has been lowered to meet or fall below the existing extension's height.
5. The shape of the conservatory has been amended from round to oval to keep as much as possible amenity to the neighbouring site.
6. Works initially proposed to 1st floor openings in the garden elevation have been omitted.
7. Works initially proposed to the southern roof and eastern dormer within the southern roof have been omitted.

2.4.2 Conservatory studies - conservatory oval

