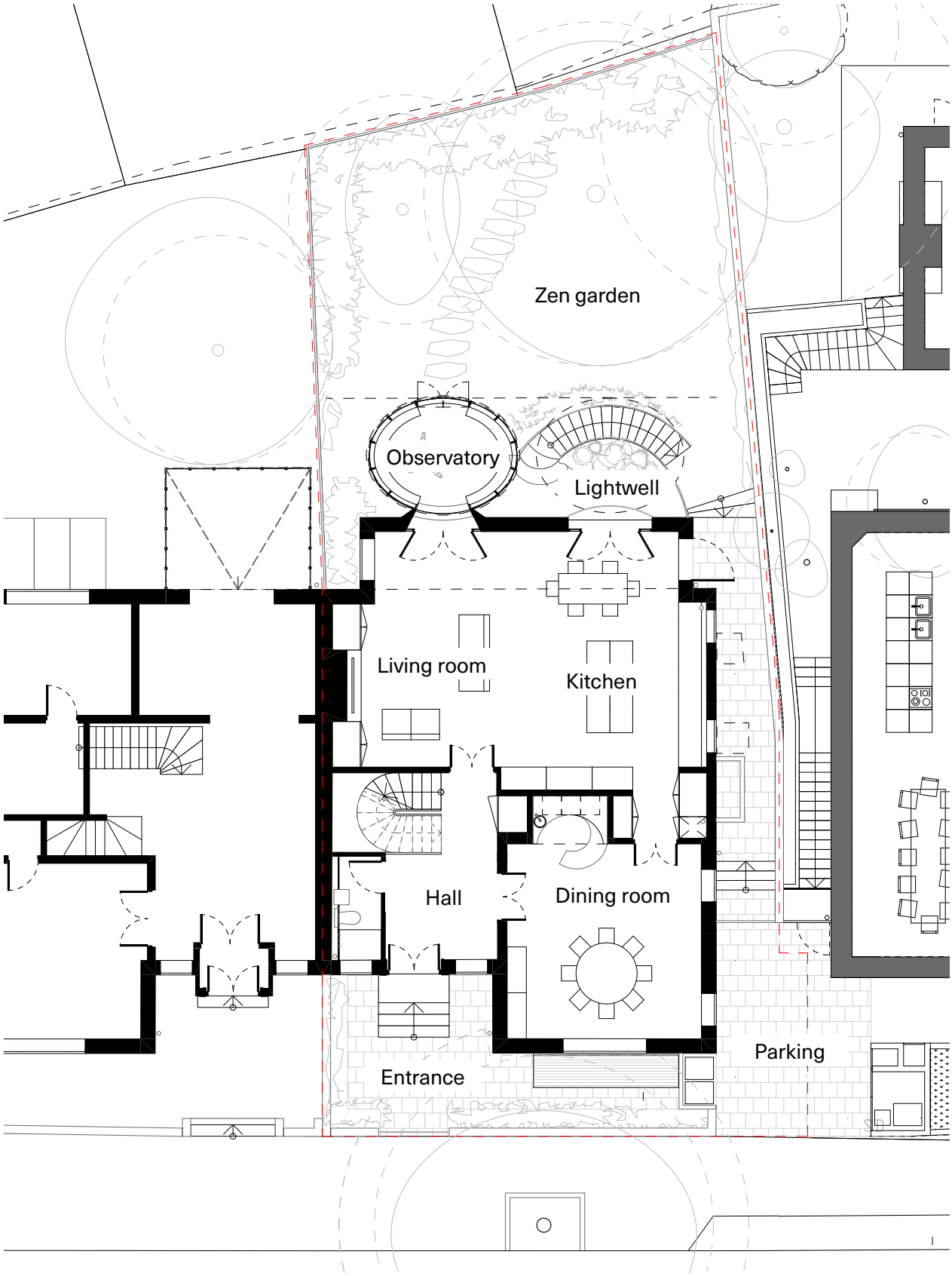


Proposed ground floor plan

3
Design Proposals

3.1 Brief and Layout

The proposals for the existing single family house located at No. 34 Glenilla Road, London, comprise

- The reinstatement of a more original plan, e.g. stair between basement and first floor,
- A conservatory extension: a room to observe the stars,
- An enlarged basement daylit via new lightwell to the rear,
- The partial reinstatement of blocked up openings to dining room and kitchen on the west elevation,
- And amendments to the garden elevation, to openings of the existing extension and one dormer.

The internal reconfigurations further cover

- On the ground floor an enlarged dinging room and reconfigured living room and kitchen
- On the internally reconfigured upper floors the master bedroom suite, the son's bedroom and study and the daughter's bedroom and study,
- In the basement a reconfigured guest bedroom, a reconfigured laundry, in addition a new AV room and a new gym.

Proposals were reviewed by a Feng Shui master, which has influenced aspects of the design:

- A small above ground foundtain has been added at the rear of the garden.
- The internal stair has been reconfigured.
- The furniture layout has been adapted.

Works are further to comprise repairs required and alluded to in the Building Survey prepared by Cordell Marks following inspection on 4th February 2020, e.g. the 2010 rooflight above the stair shows condensation and repairs will form part of the works.

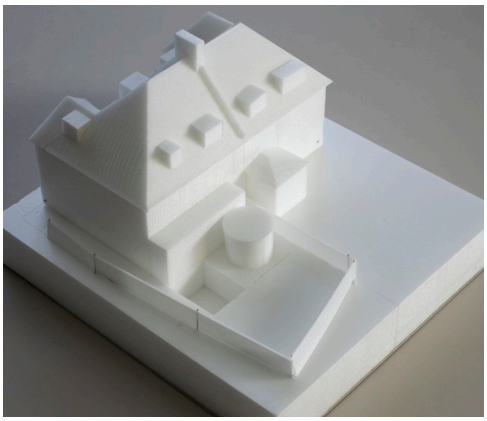
The applicant seeks permission for the following change in floor space:

GIA	**Existing**	**Proposed**
2nd floor	64m2	65m2
1st floor	101m2	101m2
Ground floor	116m2	125m2
Basement	45m2	121m2
Total GIA	**326m2**	**412m2**

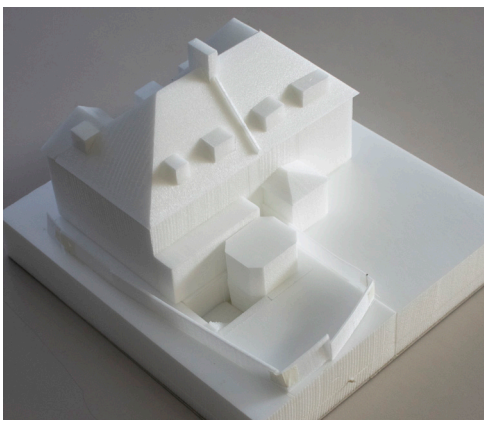
3.2 Conservatory Extension

A room to observe the stars

The conservatory's primary purpose is to provide the optimum conditions for urban astronomy. Generous vertical windows offer views from the house to the surrounding garden, and a large openable rooflight provides an uninterrupted vertical aspect. External timber roller blinds allow the windows to be fully screened, reducing background light levels and improving the conditions for astronomy.



Test model of a circular extension

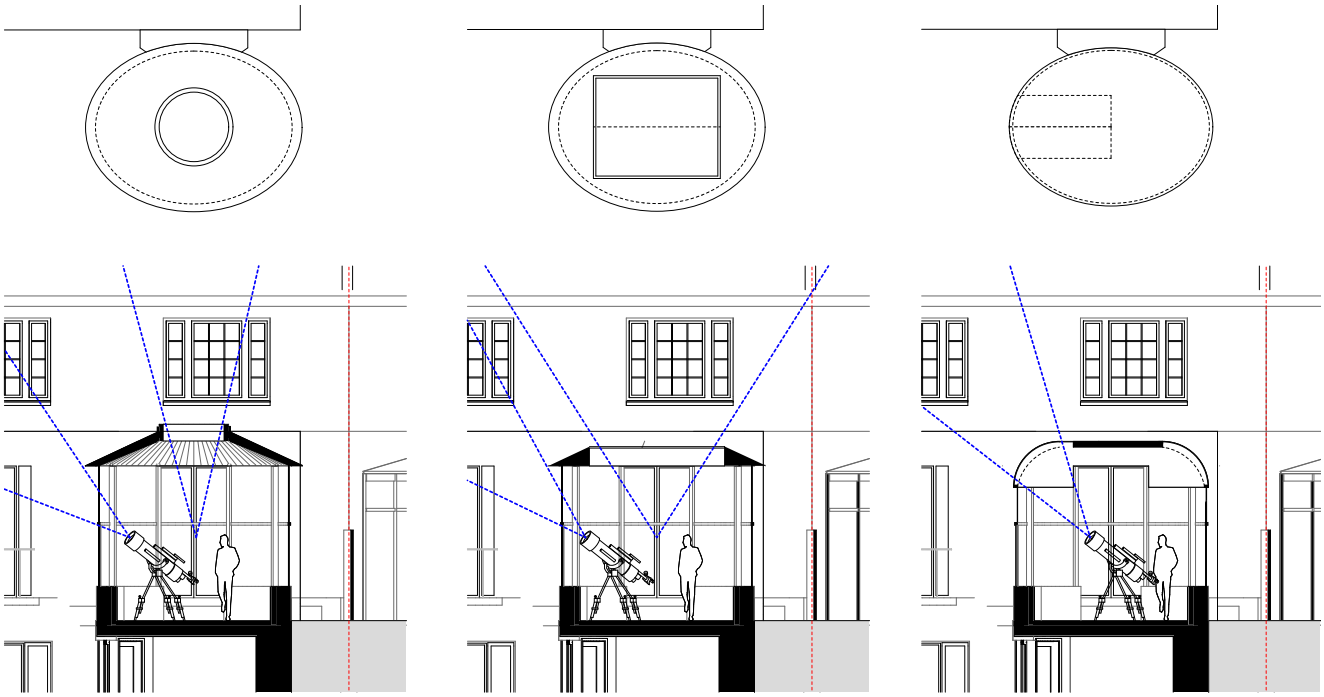


Test model of a octagonal extension

James Turrell Art Installation

Greenwich Observatory, London

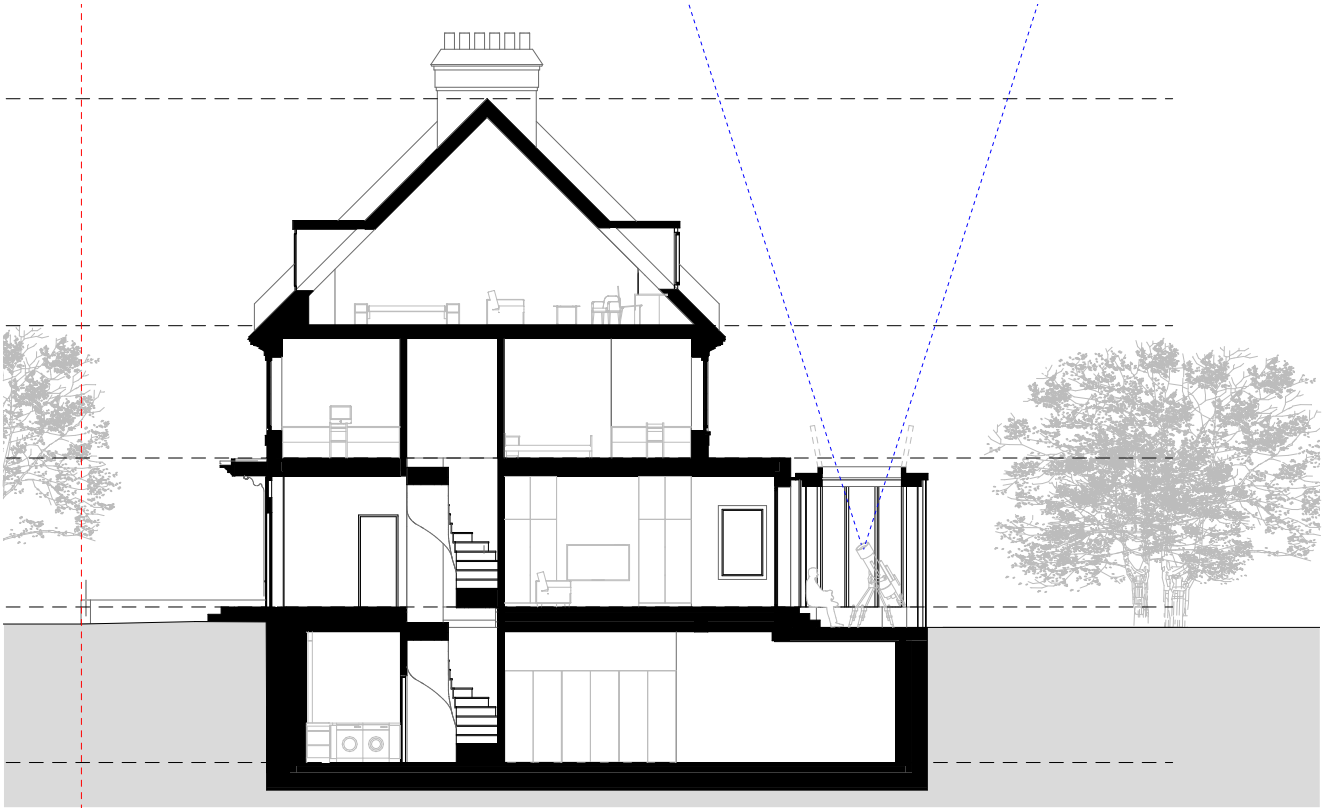
Kielder Observatory, Northumberland



Viewing angles and roof opening mechanism

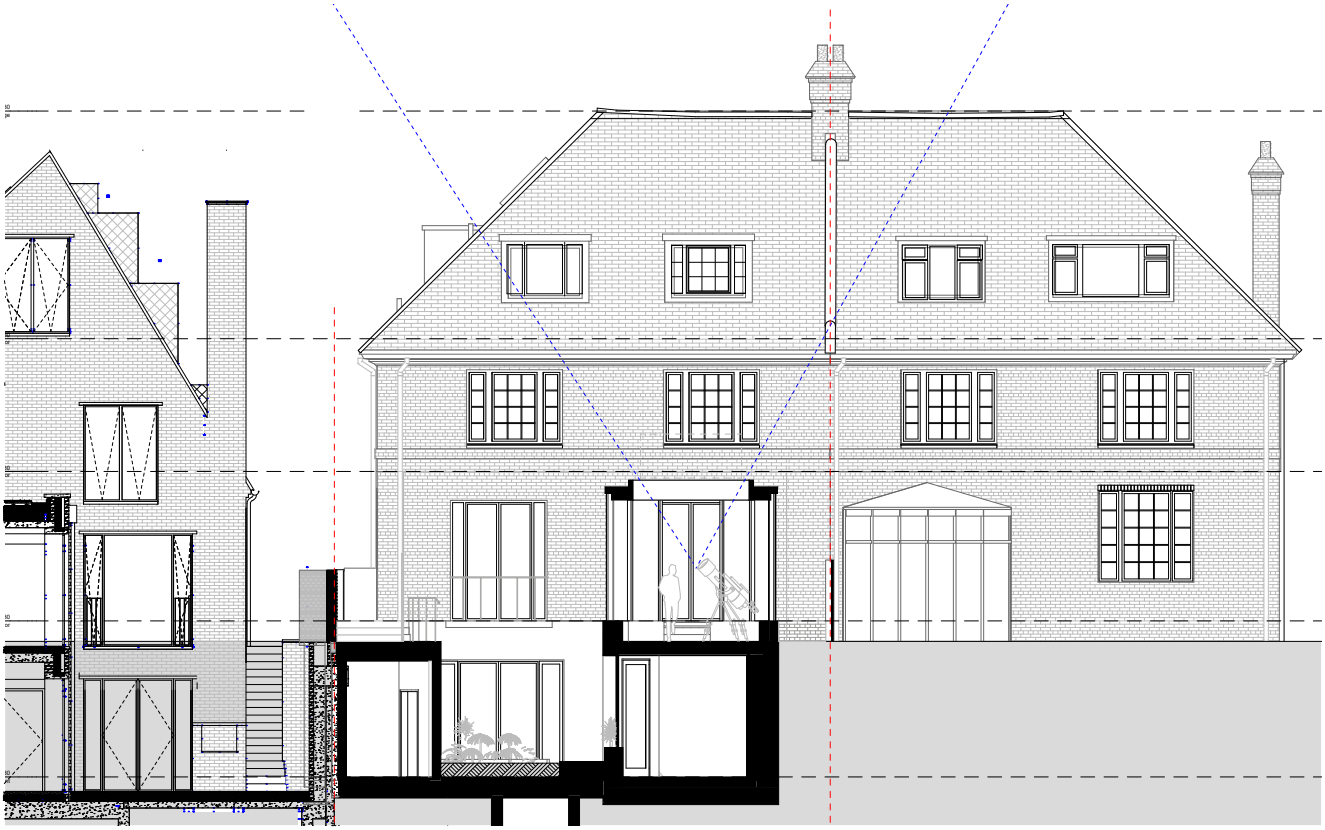
Sketch garden perspectives testing materials and roof forms

Indicative isometric view of conservatory and garden



Long section through conservatory

Garden perspective of proposed conservatory

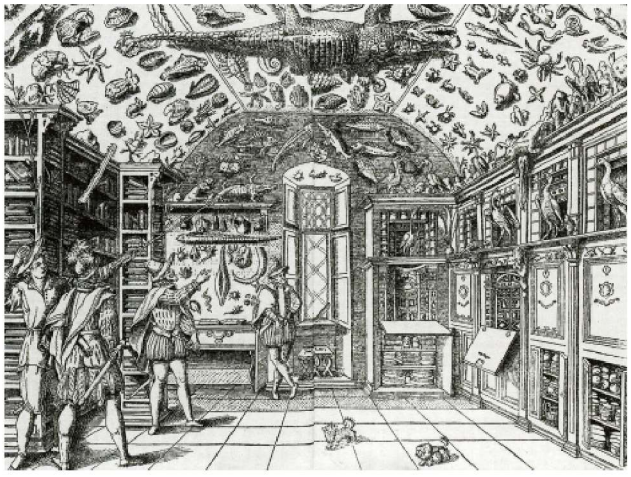


Short section through conservatory

The conservatory's interior is conceived as a piece of joinery, a 'Wunderkammer' with integrated bench, seats, desk and shelving whilst still being very open towards the garden.

Kitchen / living room view

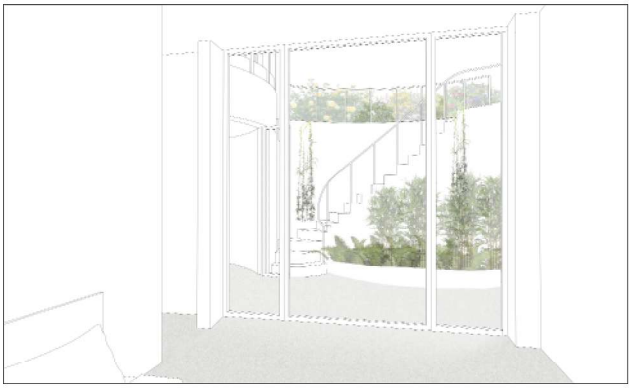
Conservatory view



Historic Wunderkammer Illustration taken as inspiration

The sunken garden / lightwell behind the house brings natural light deep into the basement and echos the oval conservatory format.

Sunken garden allowing daylight into guest room and gym

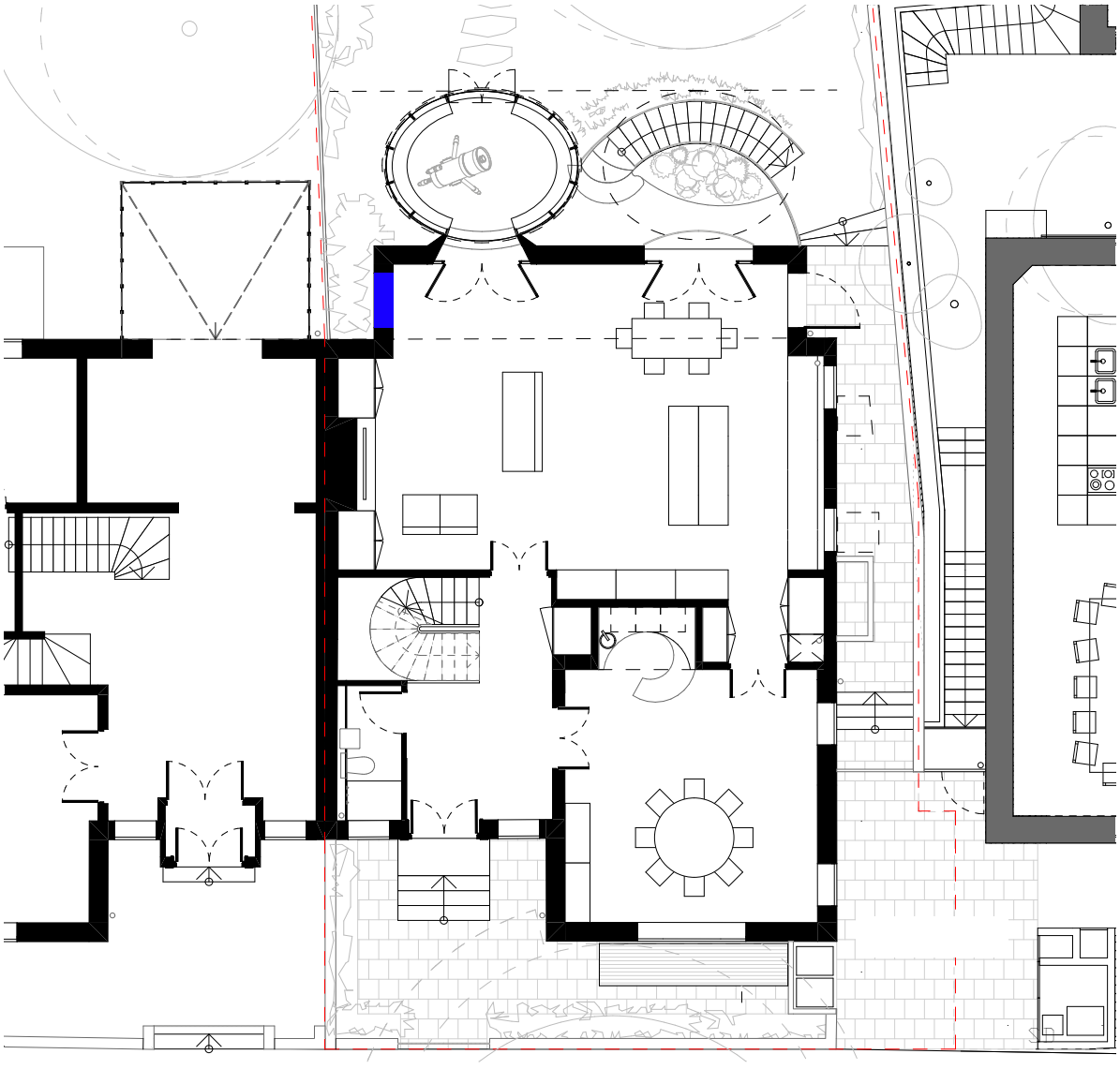


View from guest bedroom

Prevention of overlooking

A number of measures have been taken to prevent overlooking to and from the neighbouring property. Obscured glazing will be used for the new opening in the East elevation of the living room. The new conservatory will have a lower floor level than the neighbour's conservatory, to help prevent overlooking. The existing boundary fence is retained, and new planting along the boundary will minimise any potential aspect between the two properties.

Proposed section through the conservatory - overlooking is prevented by the lowered floor level, the existing boundary fence and new planting.

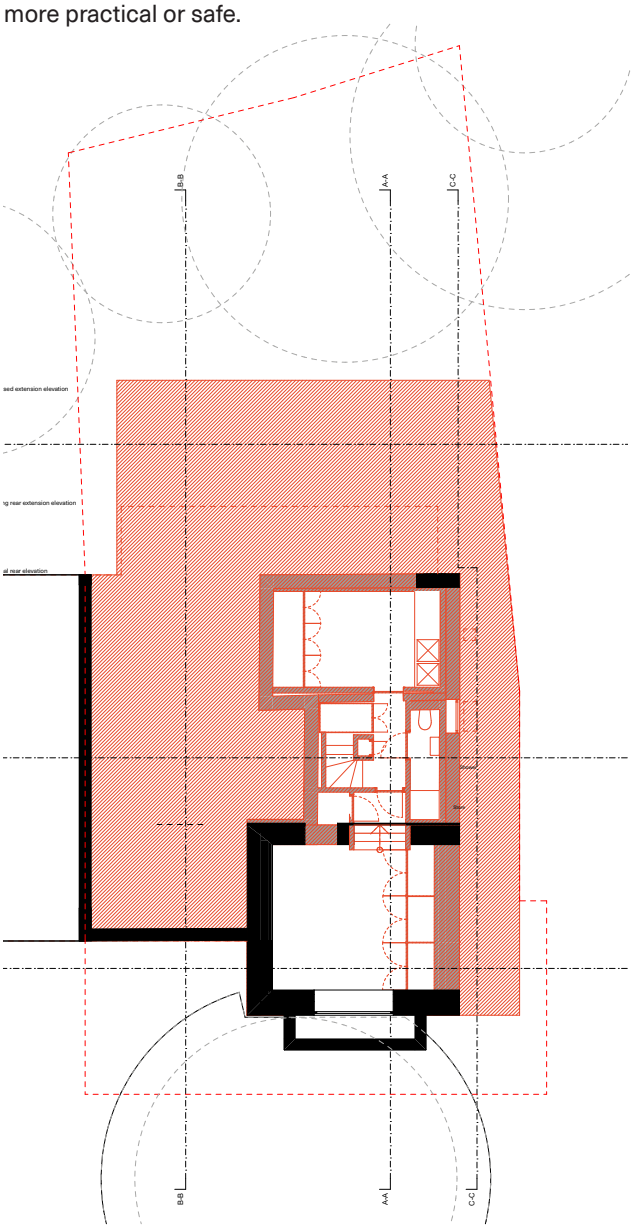


Proposed ground floor plan - obscured glazing highlighted in blue

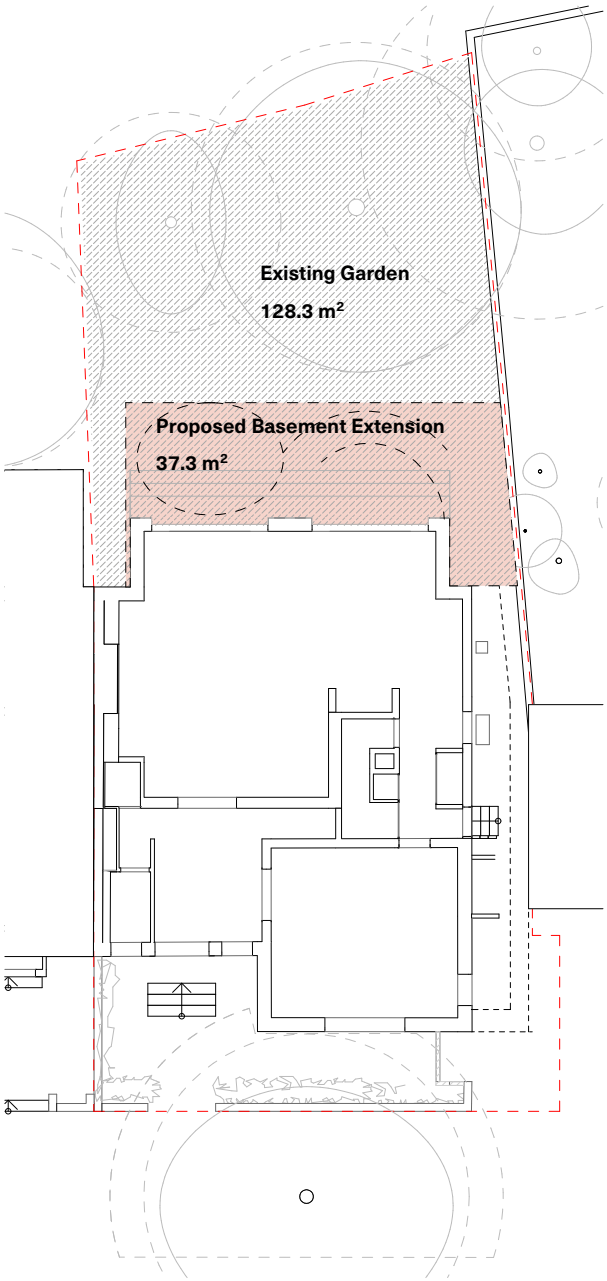
3.3 Basement Extension

Camden Local Plan guidance compliance

The following diagrams illustate how the proposals are designed following Camden Local Plan basement guidance and explain where departures were considered more practical or safe.

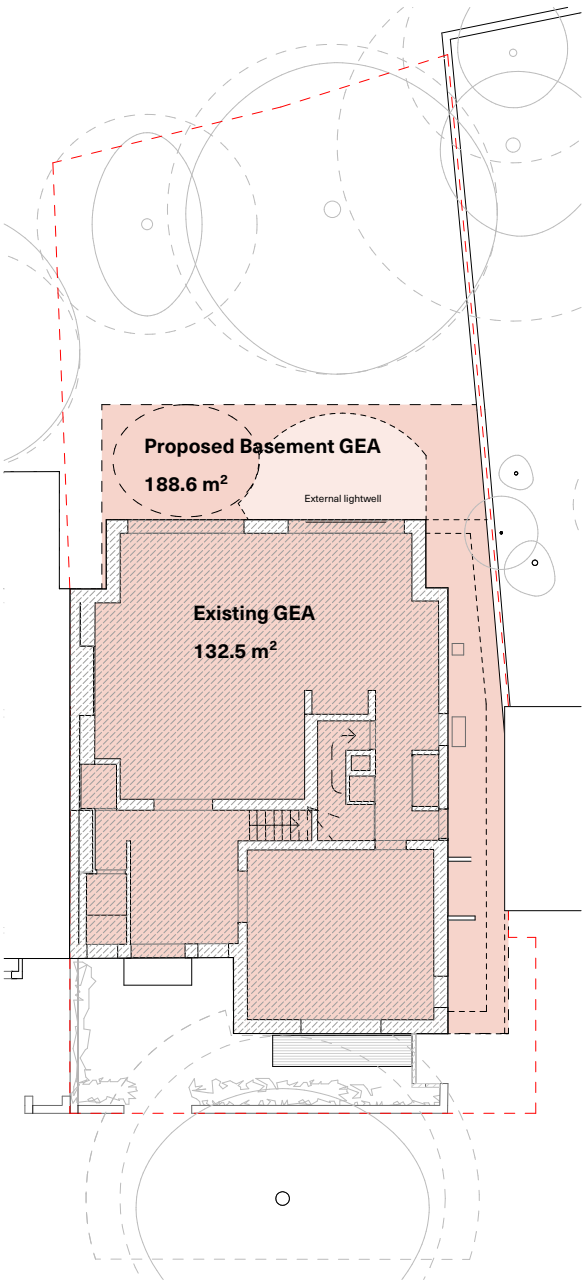


Existing basement - demolition in red



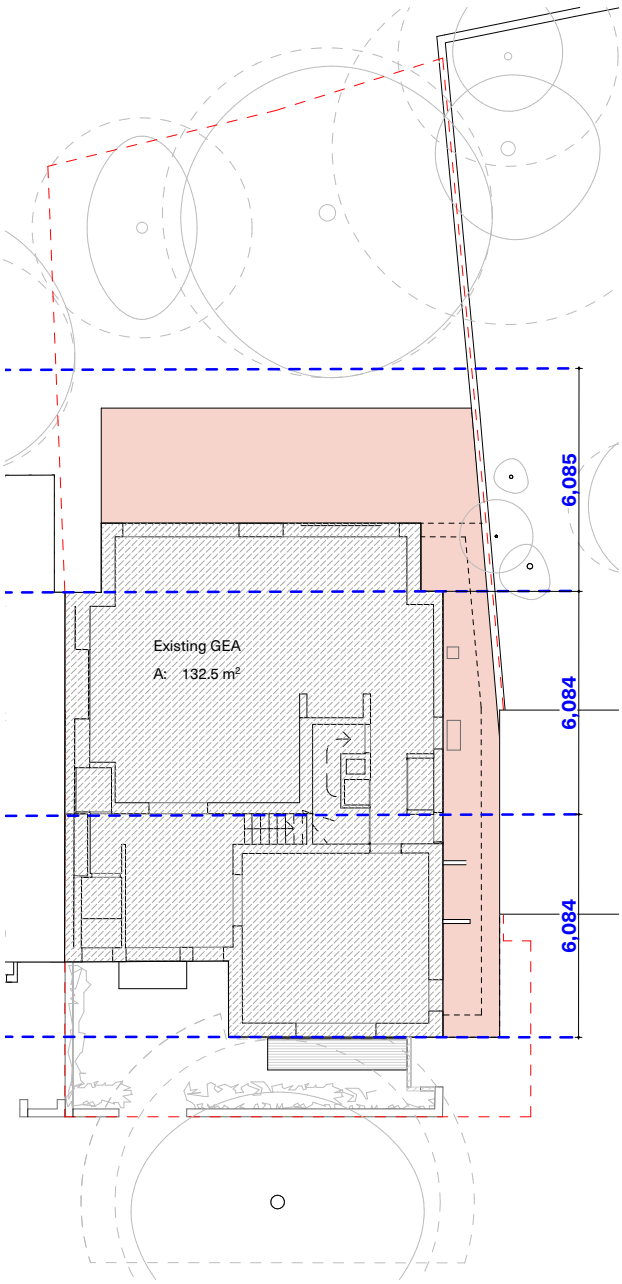
CPG Basements - Policy A5
h. Basements should not exceed 50% of each garden within the property

Proposed basement extension = 29% of existing garden



CPG Basements - Policy A5
i. Basements should be less than 1.5 times the footprint of the host building in area

Proposed basement GEA = 1.42 times the footprint of the host building

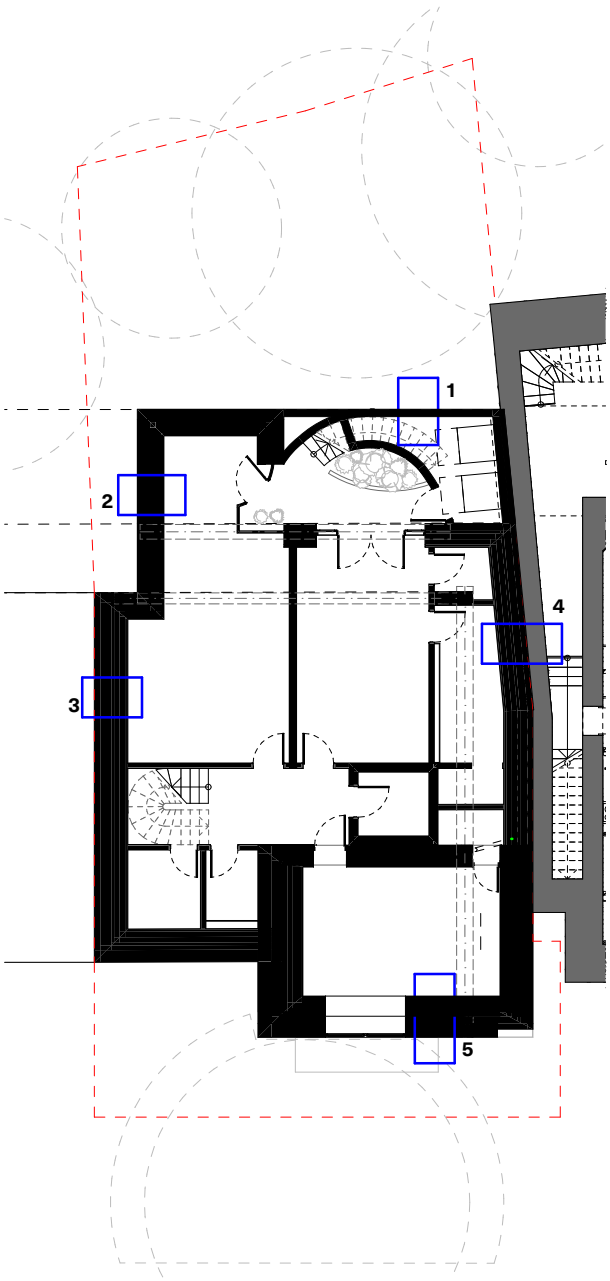


CPG Basements - Policy A5
j. Basements should extend into the garden no more than 50% depth of host buildingmeasured from the principal rear elevation

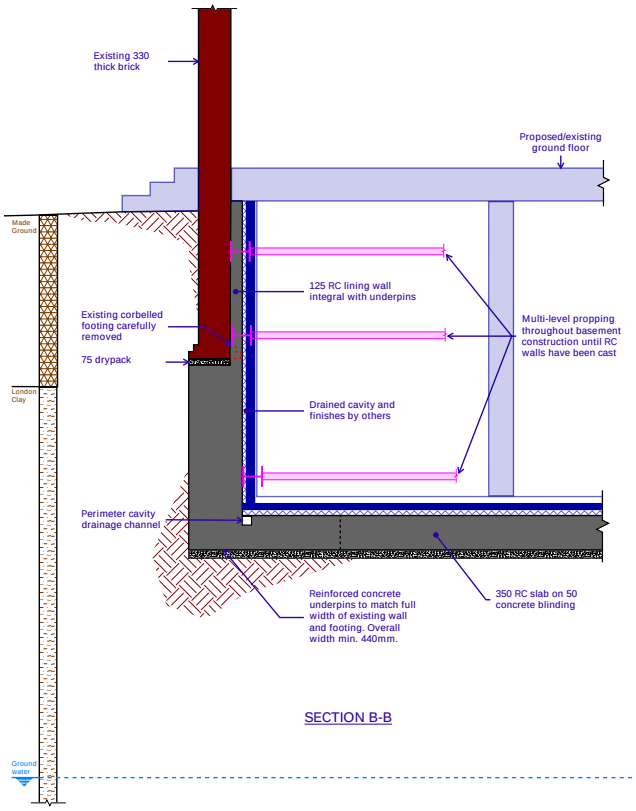
Proposed basement extension = 42% depth of host building

Basement conditions

1. Proposed retaining wall to garden, outside of tree root protection area
2. Proposed basement wall equal or greater than 1m+ from boundary
3. Proposed underpinning of the Party Wall avoids undermining the wall when constructing the basement. This de-risks the potential for excessive movement by reducing the associated propping forces needed to support the excavations and hence reducing deformations. A separated lining wall will be provided to support vertical and retained forces.
4. New basement wall shares proposed piling of neighbouring development. A lining wall will be provided to support vertical forces and in the permanent case there will be no retained forces along this boundary due to the adjacent basement.
5. Existing basement wall underpinned

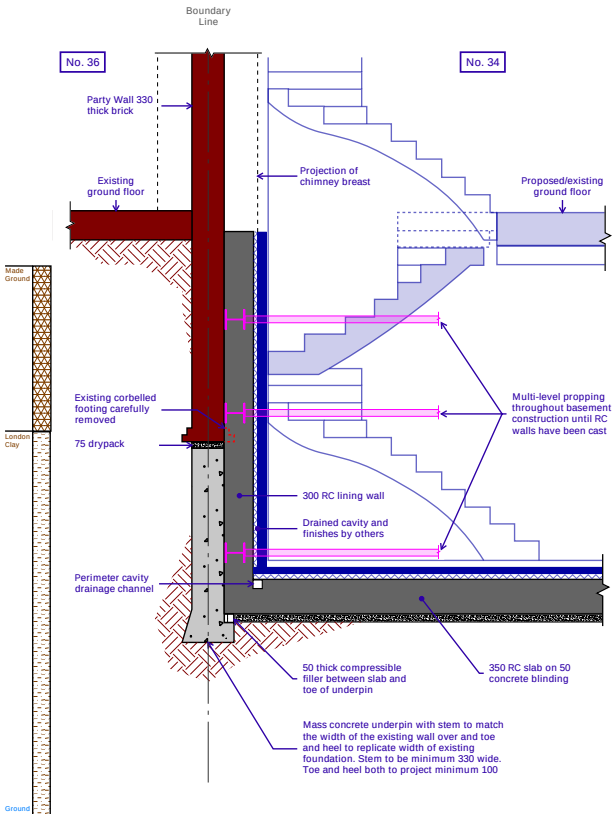


Proposed basement plan showing basement conditions



Proposed section through front wall

Proposed Section through Party Wall

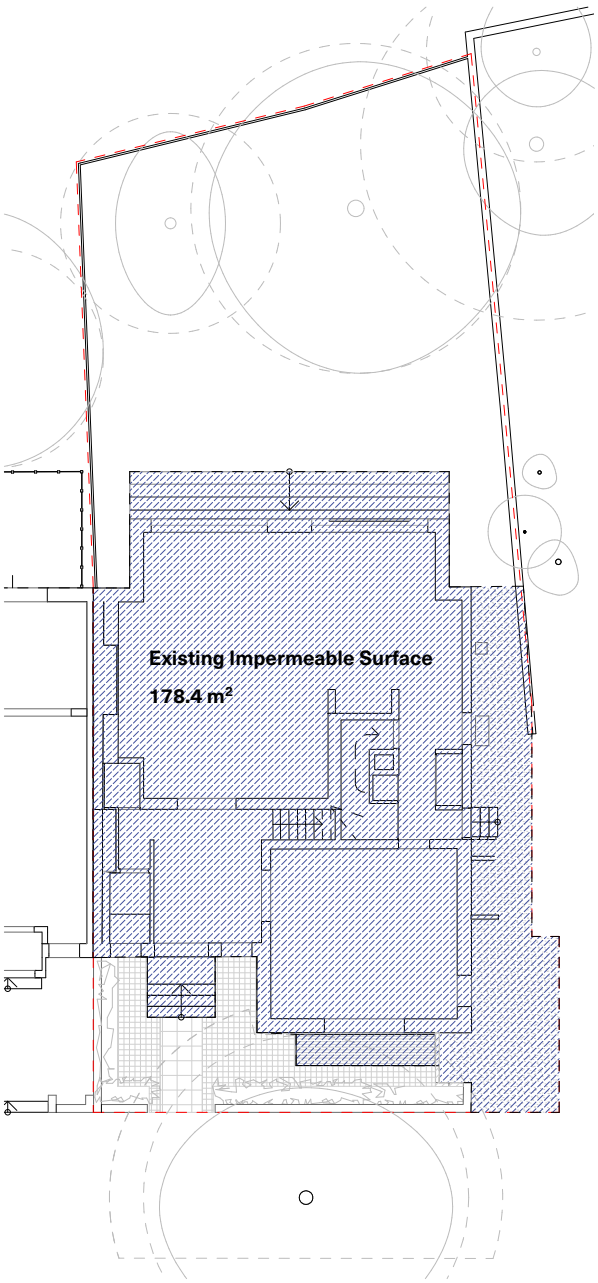


Proposed section through party wall (condition 3)

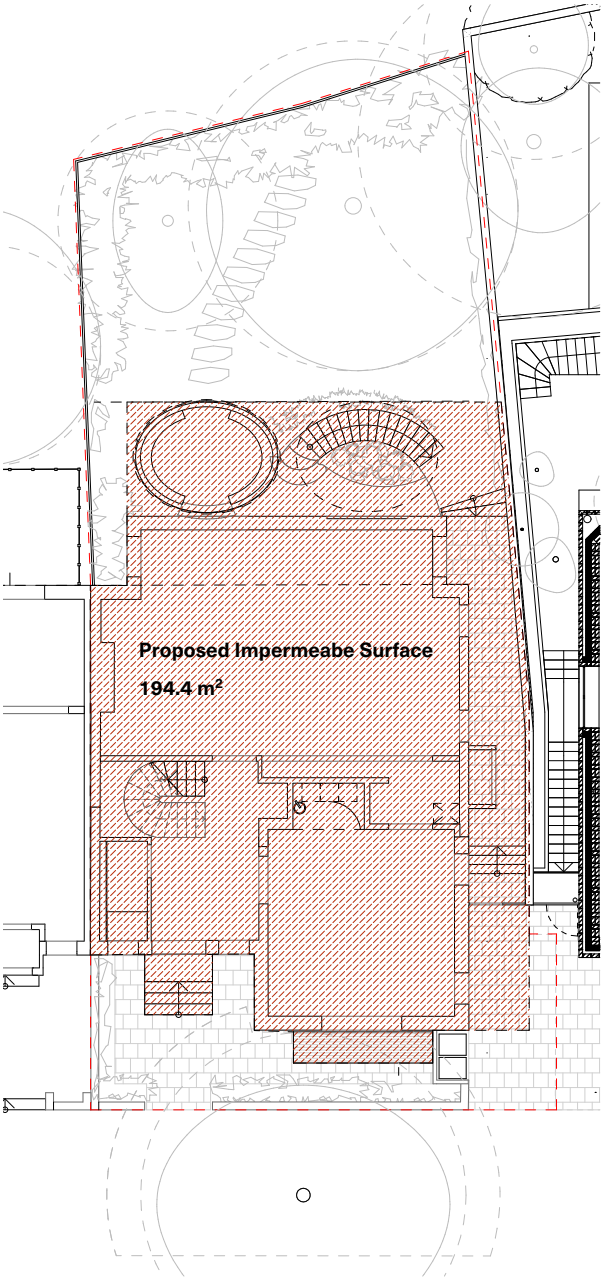
Permeable surfaces

The drainage report, part of the basement design, informed the external finishes and garden design.

Impermeable surface area increases, however currently impermeably paved areas are proposed to be made permeable where possible.



Existing impermeable surface area



Proposed impermeable surface area