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Design and Access Statement: 26 Glenhurst Avenue NW5 1PS



Above:

Aerial view

Introduction

This Statement introduces proposals for the development of 26 Glenhurst Avenue. Work includes the refurbishment of the existing rear ground floor and the addition of an extension to the back of the property.

Glenhurst Avenue is situated between Highgate Road, Mansfield Road and Hampstead Heath in the borough of Camden. Number 26 is within the Dartmouth Park conservation area.

This Statement has been prepared by McNeil Architects and accompanies the Householder Application for 26 Glenhurst Avenue

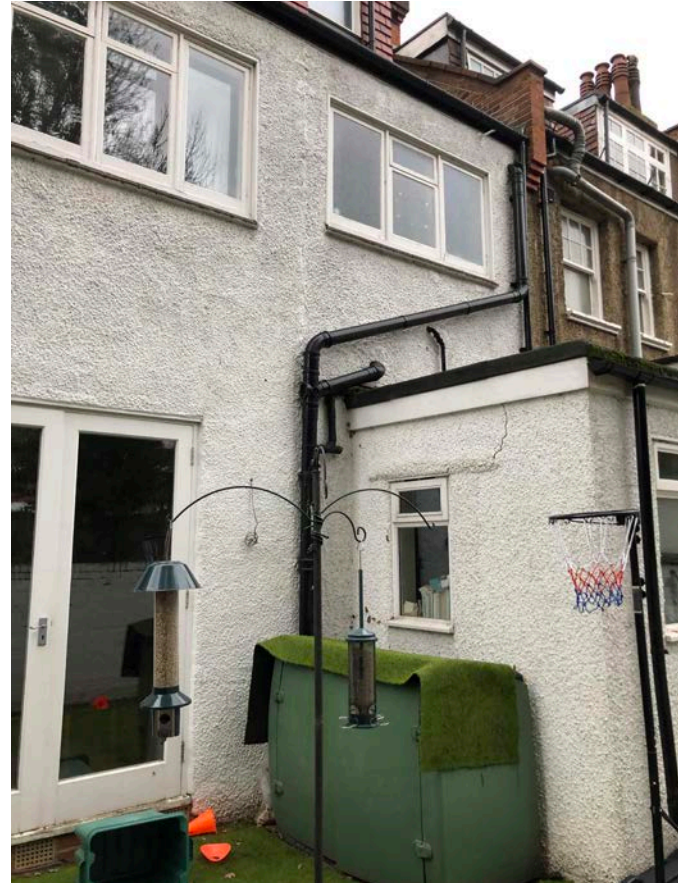


Image 01:
26 Glenhurst Avenue
front elevtion

Image 02:
26 Glenhurst Avenue
rear elevation

Existing Building

26 Glenhurst Avenue is an Arts and Crafts style mid terraced house built around 1915. The original house is in good condition, and has had the addition of a dormer and rear extension. The extension was built poorly providing unacceptable thermal levels and has significant structural issues, leading to sever cracking. The addition of this extension and the opening up of the original back rooms created a large dining room. Visually separated from the kitchen, this created a somewhat disjointed space. The dining room has a small French door set, allowing in limited levels of natural light and provides poor physical and visual access to the garden. The family want to update this back area to create a modern standard of living with adequate levels of natural daylight and access.

Planning Policy

In the preparation of this application consideration has been given to National and Local planning policy. The following relevant legislation has been consulted with specific policies highlighted:

London Plan 2016

POLICY 3.5 QUALITY AND DESIGN OF HOUSING DEVELOPMENT

POLICY 7.4 LOCAL CHARACTER

POLICY 7.6 ARCHITECTURE

Camden Local Plan 2017

POLICY D1 Design

POLICY D2 Heritage

Proposals

The proposed extension is designed to relate to its context by using materials that are similar in appearance to the existing house and are of the highest quality. The facade will have a white lime roughcast finish, which is similar in appearance to the existing white painted pebbledash. White lime roughcast is preferred over pebbledash for its visual appearance, as well as its environmental credentials and long life span. The sliding doors and fixed pane window are to have a white aluminium frame to match the existing white painted timber frames, the roof glazing will be supported by white aluminium structure. Aluminium is 100% recyclable and has a long life span. The roof is to be lead lined where solid, lead is proposed as it is a traditional material for buildings of this period and area and has a long life span.



Precedents

These precedent images show the contemporary use of Lime roughcast. Lime roughcast is a historical method of protecting a building from the weather, however as these images show it can look fantastic when used in a contemporary context. The lime roughcast façade will accommodate any slight movement without cracking, is environmentally friendly, enables the façade to breathe and will last a significant period of time. It will be similar in appearance to the existing white painted pebble-dashed façade, helping to blend in this new addition.

Landscaping

No trees will be removed for this project.

Access

There is no public access to the property, private access will be unchanged

Conclusion

The proposed extension replaces a poorly built extension and will dramatically improve the quality of life for the inhabitants bringing the layout more in line with a modern families needs.

High quality materials and finishes will be used throughout which reference and compliment the existing house and the local context whilst meeting high modern standards and improve thermal efficiency.

Through the design development McNeil Architects has analysed and responded to the sites unique and built historical context. The resulting design is appropriate for its location, sensitive to its surroundings in design and massing and improves the house as a whole.