

Project  
17 Glenmore Road  
Document  
Design and Access Statement  
Date  
May 2021



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# 1. Introduction

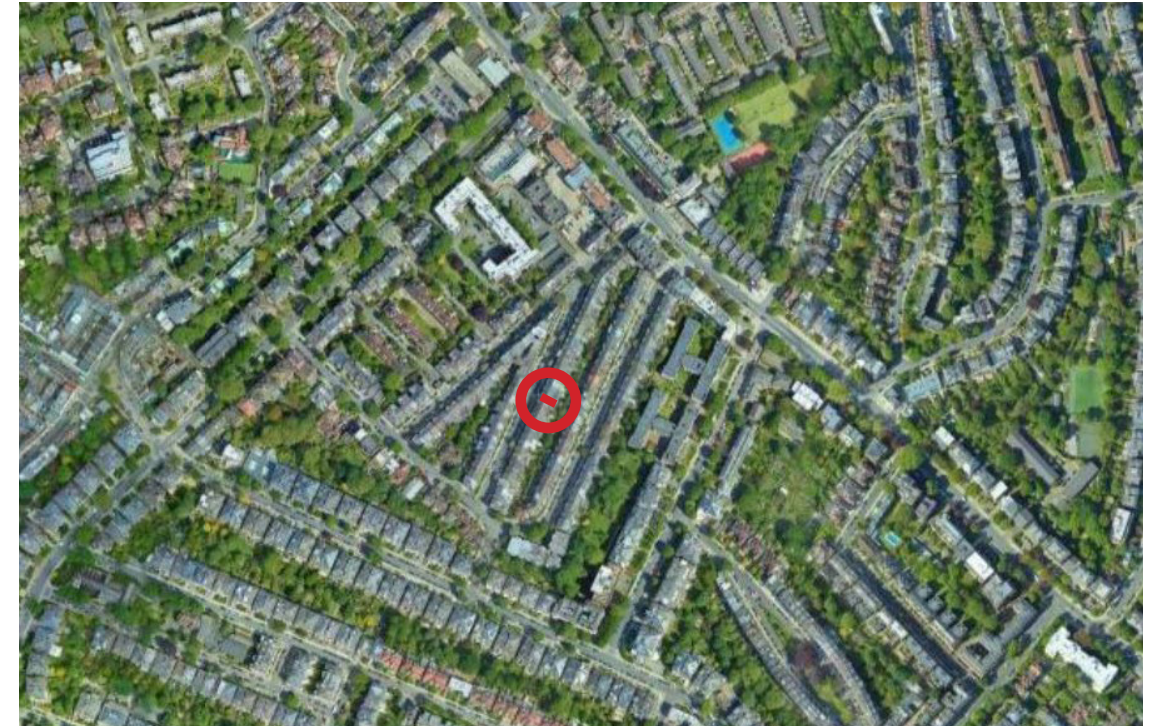
This Design and Access Statement is in support of the Planning Application for minor alterations to 17 Glenmore Road, involving the refurbishment of the internal layout and extension to the rear of the property.

The alterations comprise:

- Minor layout alterations to create a second bedroom
- Alterations to bathroom layout
- Side return and extension including creation of small courtyard to service second bedroom
- New doors to rear bay window.

This document outlines the design principles involved in the proposal and should be read in conjunction with the following submitted drawings:

- dmFK\_2242\_GlenmoreRoad\_A10\_rev00
- dmFK\_2242\_GlenmoreRoad\_A11\_rev00
- dmFK\_2242\_GlenmoreRoad\_A12\_rev00
- dmFK\_2242\_GlenmoreRoad\_A90\_rev00
- dmFK\_2242\_GlenmoreRoad\_A91\_rev00
- dmFK\_2242\_GlenmoreRoad\_A100\_rev00
- dmFK\_2242\_GlenmoreRoad\_A101\_rev00
- dmFK\_2242\_GlenmoreRoad\_A102\_rev00
- dmFK\_2242\_GlenmoreRoad\_A1500\_rev00
- dmFK\_2242\_GlenmoreRoad\_A1501\_rev00



*Fig 01. Location of site*



## 2. Existing Building & Context

### 2.1 Site Description and Context

The site sits within the Belsize Conservation Area and forms part of the existing suburban heritage context between Chalk Farm, Havistock and Swiss Cottage.

### 2.2 Existing Building

The existing building is a redbrick Queen Anne style terrace from the early 20th century, currently converted into a ground and first floor flat complex. Currently there is stepped access to the entrance of the ground floor flat, and internally there are level changes between the living and bedroom spaces.

The current layout is poorly connected, with an internal kitchen with only high level windows. It is poorly lit and inefficiently planned with only one bedroom where there is space for two.

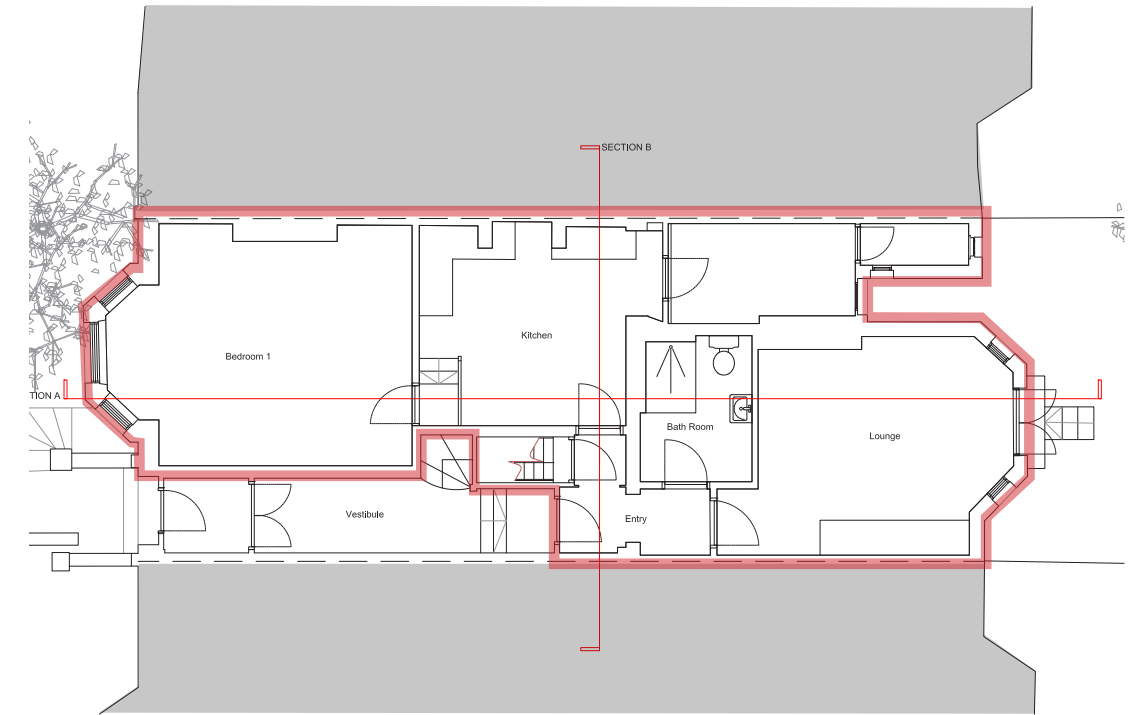


Fig 02. Existing ground floor plan

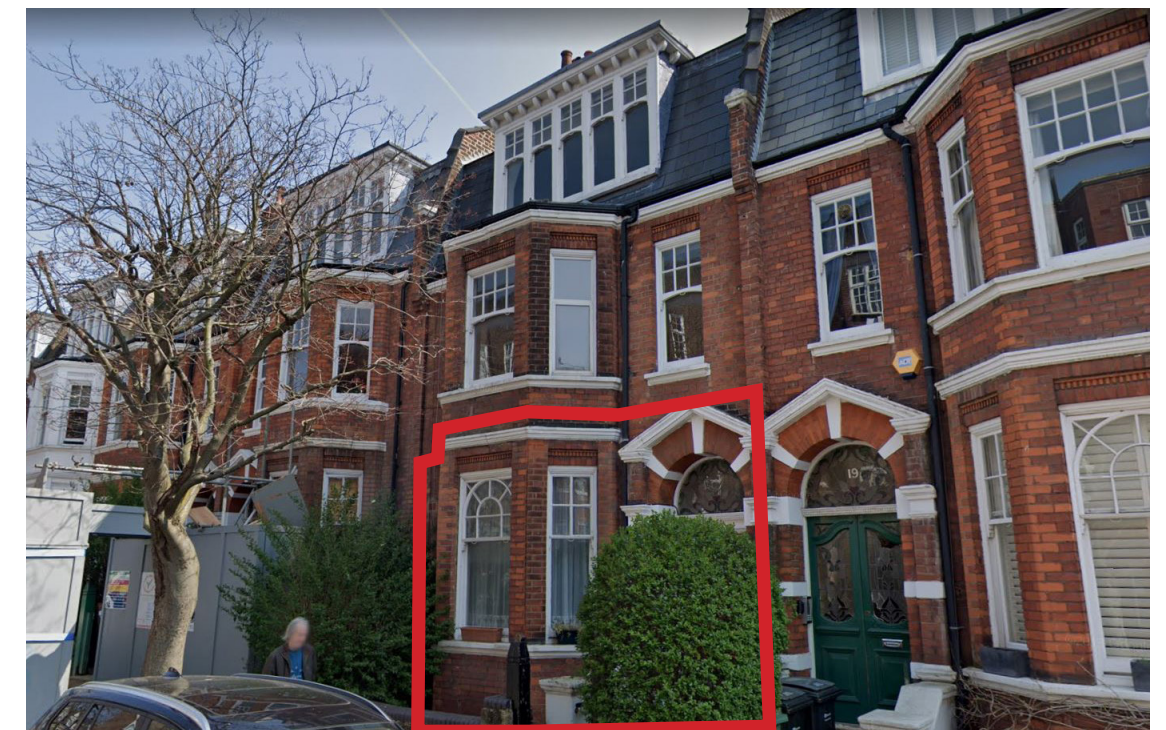


Fig 03. Existing building with ground floor unit highlighted

## 3. Proposed Scheme

### 3.1 Design Proposal

The proposal is to reconfigure the internal layout for the ground floor unit with a small extension to the rear. The two front rooms will be reconfigured to form a master bedroom, ensuite and second bedroom. A shower-room is proposed in the existing basement level.

The small existing infill low walls structure at the rear adjacent to the former kitchen and between the property line and bay window (which are not part of the Edwardian fabric of the building), are to be replaced by an internal lightwell and side return which will provide light, ventilation and amenity to the second bedroom, and additional floor area to the new combined living/dining/ kitchen space.

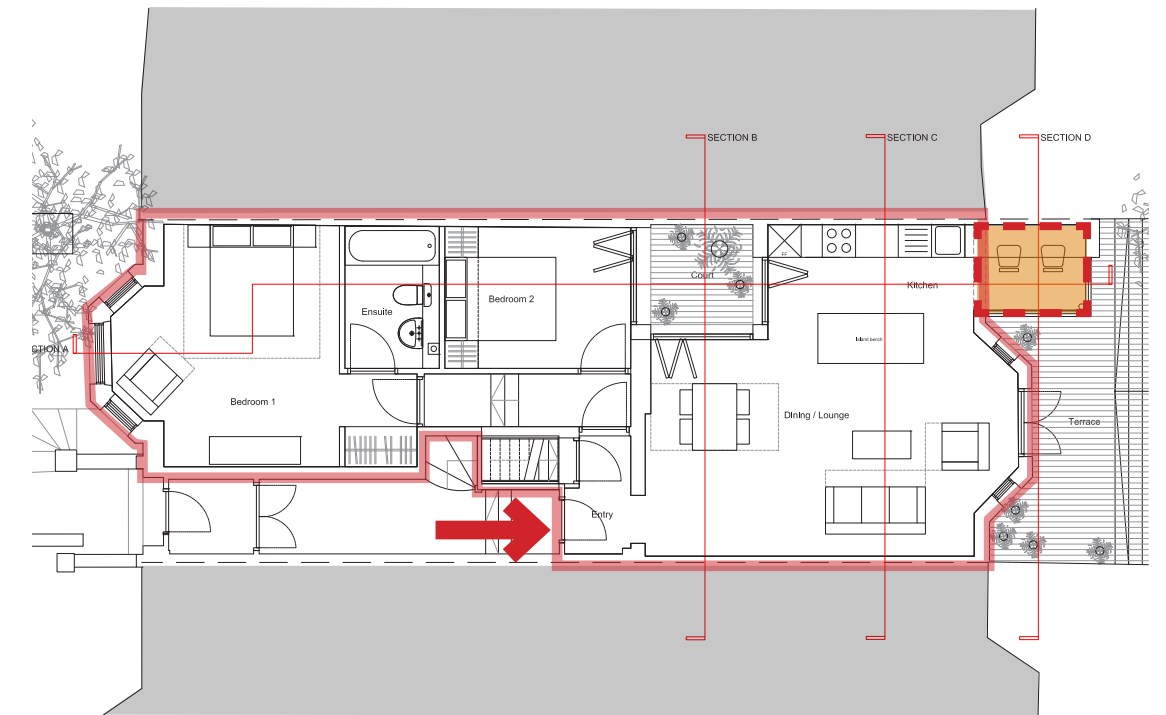
The scheme also includes an extension along the existing party wall and property fence. This will extend beyond the building line of the adjacent property, and the masonry party wall is proposed to be lengthened and raised as indicated on the drawings

### 3.2 Elevations

Externally the proposal is not visible from the street. At the rear, the bay window is retained and is consistent with the approach taken by the adjacent properties. The extension does not affect the original main fabric of the building.

### 3.2 Access

There are no proposed changes to the access to the unit from the street.



*Fig 04. GA Plan of proposal highlighting entry point and extension to the rear*



*Fig 05. Proposed street and rear elevations with rear extension highlighted*

## 3. Proposed Scheme

### 3.3 Materials

The proposal looks to maintain existing brickwork and timber windows. The new doors to the existing bay window will also be timber in line with those exiting.

The small extension will be constructed in brickwork with lead flashing, consistent with the existing material palette of the building. New windows to the extension infill and light well will be metal framed.

### 3.4 Areas

Existing Net Area - 76.9 sqm

Proposed Net Area - 80.6 sqm

## de Metz Forbes Knight

The Old Library, 119 Chalmley Gardens, London NW6 1AA  
info@dmfk.co.uk [www.dmfk.co.uk](http://www.dmfk.co.uk)

max@dmfk.co.uk | julian@dmfk.co.uk

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