

Design & Access Statement – 57 Glenmore Road, London, NW3 4DA

Client	:	Mr. B Davis
Site	:	57 Glenmore Road, London NW3 4DA
Prepared	:	dnkdesign
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Contents

Design & Access Statement

1.0 Introduction

2.0 Project Proposals

2.1 Project Proposals

2.2 Site Location

2.3 Site Description

3.0 Evaluation

3.1 General Considerations

4.0 Access

1.0 Introduction

This Design and Access Statement has been prepared to support the planning application 2021/3092/NEW and is to be read in conjunction with the accompanying drawings and documents.

2.0 Assessment

2.1 Project Proposals

The proposals are to include:

Removal of 2 No existing rooflights on the rear roof slope.

Installation of new two dormer windows at second and third floor levels at the rear roof slope with traditional timber framed sash windows with lead roof covering with roof tile clad side cheeks.

Installation of freestanding metal planter troughs with hedging behind the front existing front boundary wall.

2.2 Site Location

Site Location Plan



Site Location Plan



2.3 Site History

The decline in the market for larger houses, which began towards the end of the 19th century, led to the development of smaller terraced houses and mansion flats close to public transport links. Antrim Mansions was constructed in 1897 and the terraced houses on Glenilla, Glenloch, Glenmore and Howitt Roads were developed by the Glenloch Insurance Company at the turn of the century, taking advantage of the opening of Belsize Park Underground Station on the Northern Line in 1907.

2.4 Site Description

The houses along Glenmore Roads are two storey red brick terraces with a basement and an attic storey within a slate-faced mansard. At roof level the party walls are expressed as upstands with shared chimneys located at the ridge that step up the street. The terraces are of similar design but show variations. All have three light, two storey bays and dormers and utilise render and white painted timber frames to provide contrast. The upper portions of windows are sub-divided by glazing bars, some with a decorative sunrise motif. The elevations give strong rhythm and consistency to the terrace except where this is interrupted by inappropriate alteration. Many front doors still have stained glass of Art Nouveau design. The plots are small with tiny rear gardens and narrow frontages. The consistent use of 'lava' bricks to form the frontage boundaries is characteristic of these streets and forms a distinctive edge. This is lost where frontage walls have been removed. The urban form is offset by small street trees and planting within the front gardens. Most properties retain laurel hedgerows above the boundary walls.

57 Glenmore Gardens is a four storey terraced house built around 1900 with face brickwork to the ground floor and projecting brick bays to the ground and first floor with a painted pebbledash render to the first floor.

The property has a lower ground, ground, first and second floors at the front (with the second floor being within the roof). Due to a fall in the level of the site, at the rear it has ground floor, first, second and third floors with the second and third floors within a pitched roof.

The main roofs at top level are a mixture of pitched and hipped artificial slate roofs. These are of timber construction overlaid with various roof coverings. In addition, at the top roof rear slope there are three Velux roof lights giving good natural light to the top parts of the property. Above the front multi storey bay structure there is a small flat roof as well as a pitched clay tiled roof. There is a small mono pitched clay tiled roof above the front entrance porch.

The front boundary wall is a low patterned brick walls with a wooden entrance gate.





Front Elevation





Rear Elevation

3.0 Evaluation

3.1 General Considerations

Pre-Planning Advice

A Pre-Planning Application Ref **2021/1712/PRE** was submitted and a report issued 28th May 2021

Planning History

2011/2403/P - Erection of ground floor level infill extension within the rear passageway, replacement of rear double doors with metal-framed doors and alterations to steps and landing to the front lightwell all in connection with existing dwellinghouse – granted 13/06/2011

204/2156/P - Installation of two roof lights, one on the front and one on the rear slope of the roof, in connection with converting the loft space into a habitable room – granted 07/06/2004

The Belsize Park Conservation Area

The site lies in the Belsize Park Conservation Area

Belsize Conservation Area sits on the on the rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top, and extends westwards to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue.

In March 1973 the Borough's Planning and Communication Committee agreed the designation of the Belsize Park Conservation Area subject to consultation. The area was centred on Belsize Park, Belsize Park Gardens and Belsize Village. The report to Committee stated:

...Belsize Park is an area of large scale, imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance. Belsize Village is also an area of considerable charm, the particular character of the village being one of the main justifications for designation...

The Conservation Area has been subsequently extended on a number of occasions. In 1988 the boundaries were altered to include part of Belsize Avenue, Glenloch, Glenilla, **Glenmore Road** and Howitt Roads and also Primrose Gardens

Buildings and Groups of Buildings that make a Positive Contribution to the Conservation Area

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area

Sub Area Four: Glenloch Area

Glenmore Road Nos. 1-65, 2-30

Streetscape Audit

Traditional materials and features which enhance the Conservation Area - Glenmore Road has substantial gateposts (in concrete and timber to the same pattern) with moulded cap and finial detail

Works to frontages and within the public realm

Building frontages, pavements and landscaping are important constituents of the character and appearance of the Conservation Area. The following changes result in cumulative attrition, to the detriment of the streetscape and can be seen throughout the Conservation Area:

Loss, alteration or replacement of boundary walls, gateposts, piers, railings and balustrading

Guidelines

The following guidelines provide the framework for development proposals

Front Garden and Boundaries

BE9 - Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominately formed by walls, either with railings or hedges. The original features of the boundaries may vary. Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings. There are also some higher walls on some properties with decorative features. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene.

BE10 - The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

Works to be undertaken

The existing front boundary wall of 'lava' bricks is to be retained with metal planters to be installed behind the wall to the height of the wall with hedging consistent with other hedging within the existing street scene.

The existing substantial timber gateposts with moulded cap and finial detail are to be retained and a new timber gate installed in proportion with the scale of the gateposts.

Roof Extensions

BE26 - Planning permission is required for extensions and alterations at roof level. Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building
- The property forms part of a group or terrace which remains largely, but not completely unimpaired
- The property forms part of a symmetrical composition, the balance of which would be upset
- The roof is prominent, particularly in long views

BE27 - Further dormers or 'velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.

BE28 - The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.

Works to be undertaken

The rear dormer to the third floor will be of timber construction with a leaded roof covering with roof tile clad side cheeks. The windows will be traditional timber framed sash windows with details to match existing sash windows. This dormer width will be less than half the length of the existing roof ridge and therefore sub-ordinate to the scale of the roof at this level.

The rear dormer at second floor level will again be of timber construction with a leaded roof covering with roof tile clad side cheeks. The windows will be traditional timber framed sash windows with details to match existing sash windows. This dormer will be full width and therefore consistent with other dormers on adjacent properties.

4.0 Access

Access to the property is stepped up from street level to the main entrance door entrance and is retained as existing.

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