



OWA

Design & Access Statement

28B Glenilla Road

Planning Issue: September 2021



This statement is written in support of the proposed replacement of an existing dilapidated rear conservatory with a high quality brick extension, as well as the construction of a partial two storey rear extension within the side return.

1.0 Location & Context

The site is located within the Belsize Park Conservation Area in the London Borough of Camden.

Glenilla Road is an extremely varied residential street, described in the Belsize Conservation Area statement as: ‘...less consistent in character having a variety of buildings of different ages, materials, styles and heights along its southern side.’

The immediate context of 28B Glenilla Road has been subject to extensive development in recent years. Specifically, the construction of a large, four-storey dwelling on the neighbouring site at 28 Glenilla Road, as well as the works currently underway at 30 Glenilla Road for a very dominant four-storey dwelling.

2.0 Existing Building

28a and 28b Glenilla Road are a semi-detached pair of dwellings designed in the late 1950s by Alfred Dinerman of Dinerman, Davison & Hillman. The buildings are distinguished by their projecting brick piers that delineate each dwelling, as well as the position of the staircase within.

In the Belsize Conservation Area Statement, these buildings are **not** identified as making a positive contribution to the environment.

The rear of the semi-detached dwellings has been subject to a series of piecemeal alterations which has been to the detriment of the quality and uniformity of the pair. A dilapidated, partially full-width conservatory structure, consented in 1987, dominates the rear elevation and causes significant harm to the appearance of the building.

A single storey, full width rear extension to 28a Glenilla Rd (bottom left image) projects beyond that of the ground floor rear elevation at 28b Glenilla Rd, with a frosted screen at first floor level there to obscure views between the two.

3.0 Description of Proposals

This application proposes:

1. The replacement of a poor quality conservatory structure with a high quality facing brick and glazed extension at first floor level
2. A 1m deep, two-storey side-return extension to adjoin and align with the ground storey extension at 28a Glenilla Road



Cover image: 28b Glenilla Road (centre) with the adjoining 28a to the right, and 30 under construction to the left
 Top: Aerial View with 28b Glenilla Road indicated in red (Map data ©2021 Google)
 Bottom Left: Junction with ground floor extension to 28a Glenilla Road
 Bottom Right: Rear elevation of 28b Glenilla Road

3. Replacement of the existing modern windows with new, to match existing unless stated otherwise in drawings

The replacement of the conservatory with a structure of equivalent scale, but with a cavity wall system, is considered to improve the appearance as well as energy performance of the building. The existing terrace position is to be retained, but with a slender steel baluster design to replace the crude rotting timber frame currently in place. The low quality timber stair which connects the garden with the terrace is also to be removed, bringing about a clarity and legibility to the rear elevation.

The proposed two-storey extension, set within the side return, will not project beyond the ground storey extension and first floor terrace at the adjoining 28a Glenilla Road. Only clerestory glazing at high level will be positioned on the side elevation of the first floor to allow for ventilation, as indicated in submitted drawings.

The rear elevation is treated with architectural details which are consistent with that of the existing building, framing the outside edges of the rear two-storey element with brick piers which echo those of the front elevation, though with simpler detailing which reflects the traditional hierarchy of the two elevations. Glazed bricks over the heads of openings and in a spandrel echo the use of a dark brick in the spandrel panels between windows on the elevations of the existing building.

Ensuring a coherency to the rear elevation, the fenestration patterns at ground and first floor are consistent, in the form of three simple sliding glass panels with a fixed frameless glass corner element to the ground floor to add architectural interest.

Given the now-concealed nature of the side elevation to the east (given the construction of the dwelling at 30 Glenilla Road), it is proposed that the replacement first floor element here has a simple facing brick treatment to match the existing brickwork.

The organisation of the internal accommodation of the house is subject to remodelling, with sleeping accommodation raised to the first and second floors of the house, and living, kitchen and dining spaces now relocated to the ground floor, improving access and use of the building for those of all abilities.



Above: Design development sketch showing rear elevation as viewed from the garden

4.0. Access & Parking

No alterations to access arrangements are proposed.

This application proposes moving social spaces to the ground floor in place of the current storage and sleeping accommodation, to allow for the opportunity to welcome guests of all abilities at the house.

5.0. Development Context

The rear of 28b Glenilla Road is currently in accordance with the application granted in 1987 for the 'Erection of a conservatory extension at rear first floor level over existing terrace as shown on drawing no. 714/1A'.

The adjacent site at 30 Glenilla Road is currently subject to extensive construction works in accordance with the planning application consented in March 2018, pertaining to the 'Demolition of existing dwelling house and erection of four

storey replacement dwelling house with single storey basement and associated hard and soft landscaping works, including erection of garden room to rear and bin store to front of property' (reference 2018/0932/P).

At 28 Glenilla Road, an extensive development there was undertaken in 2006 (reference 2006/2129/P) consented under the description 'Demolition of existing dwelling house and rear wing and erection of a new 3 storey plus basement and attic dwelling house including rear garden wing and forecourt parking and new boundary treatment'. This was enacted and flanks the western edge of the proposed site.

The proposals made within this application are therefore set within the context of two very large schemes flanking on each side of the dwelling.

6.0 Energy and Sustainability

The conservatory structure to the first floor is over 30 years old, and as such imposes extremely challenging environmental conditions on the inhabitants of the building. Various, solar gain and heat loss issues through poorly insulated glazing systems create inhospitable conditions with the building.

The upgrade of the conservatory to a cavity-wall system with a vastly reduced glazed surface area contribute to proposals which would materially improve the performance, as well as the use of the building on a day to day basis.

Elsewhere, the replacement of windows to contemporary double glazed systems will further enhance the energy performance of 28b Glenilla Road.

7.0 Conclusion

The proposals made within this application represent a modest side return extension to align with that of a ground storey extension in the adjoining dwelling, resulting in no material impact on the outlook or daylighting of its habitable rooms.

The replacement of the existing conservatory structure with a high quality glass and facing brick extension will improve the environmental performance, outward appearance and quality of accommodation within the building, without expanding on the existing footprint or increasing the ridge height of the existing building.

The extensive developments taking place at 30 Glenilla Road exceed the height and extent of these proposals significantly, and therefore it is suggested that the application is aligned with those recently consented in the local context.

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