

## **Design & Access Statement – 59 Glenmore Road, London, NW3 4DA**

Client : Ms A. Reitman & Mr. J Brown

Site : 59 Glenmore Road,  
London  
NW3 4DA

Prepared : dnkdesign

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## 1.0 Introduction

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

## 2.0 Assessment

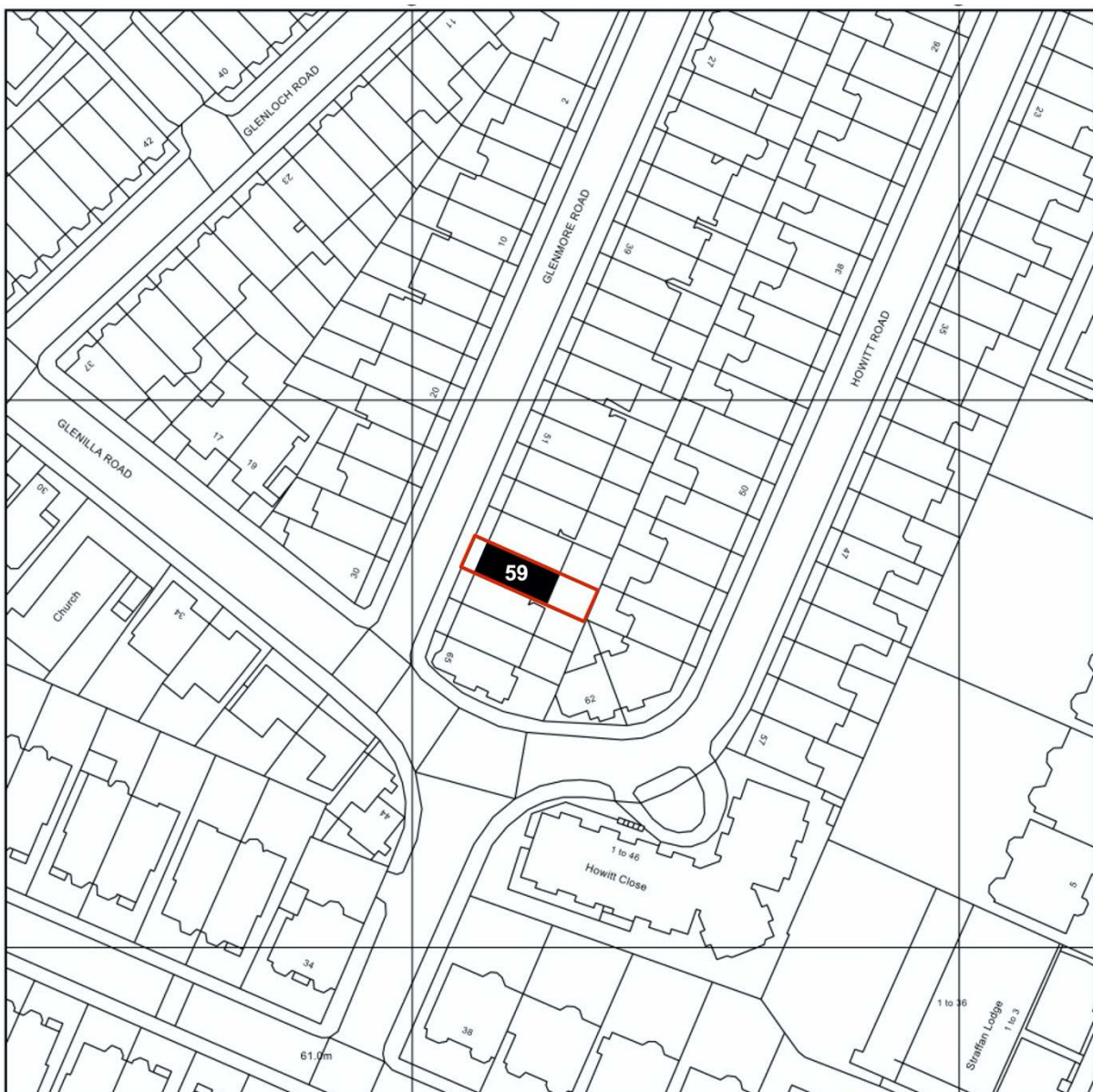
### 2.1 Project Proposals

The proposals are to include:

Existing sash windows to the ground and first floor front elevation to be openable by re-instating the sash mechanism. Removal of casement doors to rear ground floor, infilling opening and installation of a new timber casement window.

### 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.

59 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.



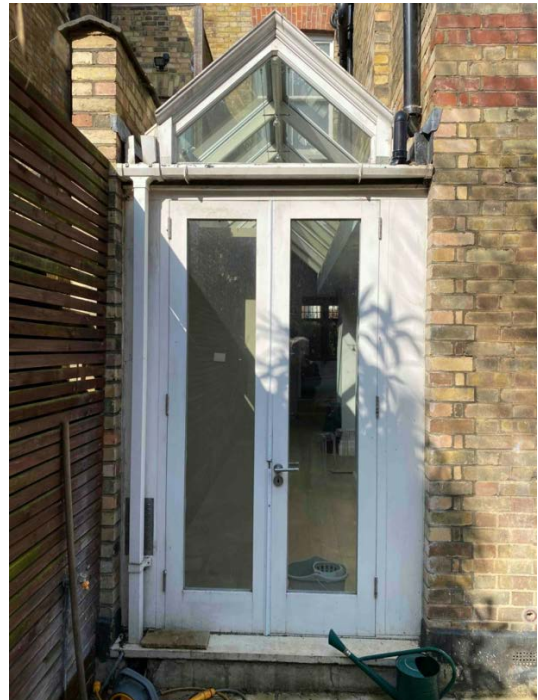




**Front Elevation**



**Rear Elevation**



## **3.0 Evaluation**

### **3.1 General Considerations**

#### **Recent Planning History (excluding works to trees)**

**2011/6433/P** – Installation of 2No rooflights to front roof slope of dwelling - granted 10/01/2012

**2011/6424/P** – Installation of 3No rooflights to front and 3No to the rear roof slope of the roof in association loft conversion of dwelling - granted 10/01/2012

**2011/2706/P** – Installation of dormer at 3<sup>rd</sup> floor level to rear elevation of existing house - withdrawn 14/06/2011

**2009/1877/P** – Erection of dormer extension to rear roof slope of residential dwelling – granted 29/04/2009

#### **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

### **Materials and Maintenance**

**BE15** - In all cases, existing/ original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as porticoes; door and window architraves, pediments, hoods and finials; eaves brackets; balustrading; cornicing; timber shopfront facades, iron balustrades, timber framed sash windows, doors, where retained add to the visual interest of properties. Where removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

### **Works to be undertaken**

The existing sash windows to the ground and first floor front elevation are to be made openable with the reinstatement of the sash mechanism

### **Rear Extensions/Conservatories**

**BE23** - Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

### **Works to be undertaken**

Timber framed casement doors are to be removed to the existing rear glazed side extension and infilled with reclaimed brickwork to match existing and a new timber framed casement window with frame profiles to match existing.

## **4.0 Access**

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

**Dnkdesign - March 2022**