



**Design and Access Statement:
34 Glenhurst Avenue
NW5 1PS**

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Executive Summary

This document is provided in support of an application for Householder Planning Permission for works comprising:

loft conversion with new rear dormer

replacement of existing rear extension

at

34 Glenhurst Avenue
London
NW5 1PS

The loft conversion proposals include a dormer to the rear elevation. The dormer is proposed to house a shower room and small working from home space.

The replacement of the existing rear extension will provide a significant improvement in thermal performance of the building and provide improved daylighting to the north-facing spaces, thereby reducing the operational energy requirements of the house. A new sustainable air-source heat pump is proposed.

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1. Heritage context

Glenhurst Avenue falls within the Dartmouth Park Conservation Area, and comprises terraces of Edwardian Arts & Crafts houses, as well as Ravenswood; a two storey terrace of 1960s local authority housing by Robert Bailie.

The street is described in the Dartmouth Park Conservation Area appraisal, under sub area 9 Lissenden Gardens:

Glenhurst Avenue Arts and Crafts (Walters) terraces, 1911-15, some houses of two, and some of three original storeys with Tudoresque gables, line either side of this straight road, apart from Ravenswood which is part of the 1960s Haddo House redevelopment. They are a cohesive group, though the houses and garden walls were never identical. Handmade craftsman-timbers are exposed on gables and porches, with leaded artist's glass in windows. Finishes are pebbledash render over low brick plinths. Porches have either tiled roofs or are arched brickwork. There have been a number of minor alterations in the area that detract from the pattern of roofs, porches and windows, as does the painting of brickwork. In contrast to Lissenden Gardens, there are mixed species of trees in this road.

Negative Features within sub area 9

- Loss of some original details on Glenhurst Avenue, particularly replacement of windows.

Glenhurst Avenue 1-23 (odd), 2-46 (even), 1-7 Ravenswood (consec) are listed under Appendix 2 as an un-listed buildings: that make a positive contribution to the character and appearance of the conservation area are those that, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a valuable contribution to the character and appearance of the conservation area. The general presumption is in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification.

2. Street context



View from south west (pre-2021)



View from north west (pre-2021)

2. Street context cont.d

No. 34 Glenhurst Avenue sits within the terrace of Edwardian houses that runs the full length of the north side of the street. The houses have short back yards that back onto the gardens of Lissenden Gardens ground floor flats. The context can be seen in the Google aerial views on the previous page, dating from 2020 or earlier.

The views show that roof level developments with dormer extensions to the rear, and rooflights to the street elevation, have been incorporated to the majority of properties.

Since the views were taken, no. 36 Glenhurst Avenue (to the west of 34) has been renovated, with rooflights to the south roofslope and a dormer to the north.



Rear view of no. 36 Glenhurst Avenue (2022)



Rear view of no. 32 Glenhurst Avenue (2022)

3. Existing Building

Whilst the front elevation makes a positive contribution to the Conservation Area / streetscape, with almost all original features still in place, the rear elevation has been poorly adapted and changed over time, creating an ad-hoc and unattractive composition.

The rear lean-to has been adapted in a piecemeal fashion over time, with poorly thought out form and inserted u-pvc door / windows. The principal rear elevation is in a state of disrepair with rotting windows and unsightly u-pvc soil pipes.

The existing building envelope, particularly the rear extension, has poor thermal performance. Both front and rear elevations are in need of making good and redecoration.

The works offer the opportunity to create a more coherent internal layout and external rear elevation. Improvements to thermal performance and heating system can create a family home with improved environmental performance. Making good and decorations will positively contribute to the Conservation Area visual environment.



View of existing rear extension to 34 Glenhurst Avenue (2021)

36 Glenhurst Avenue

34 Glenhurst Avenue

32 Glenhurst Avenue

4. Summary of proposals and visual impact

Front:

Introduce 3 no. centre pivot loft windows to light new bedroom and stair way.
Replace existing 1F windows like for like (double glazed).

Rear:

Replace 1F windows,
Move soil pipes internally
Clean, repair and paint existing pebbledash render
New dormer at 2F / attic level. Hung tile roof in keeping with existing roof and dormer additions to neighbours
Simple detailing for contemporary sympathetic aesthetic.
No new rainwater pipes/visible gutter to dormer - no more plastic

Ground floor:

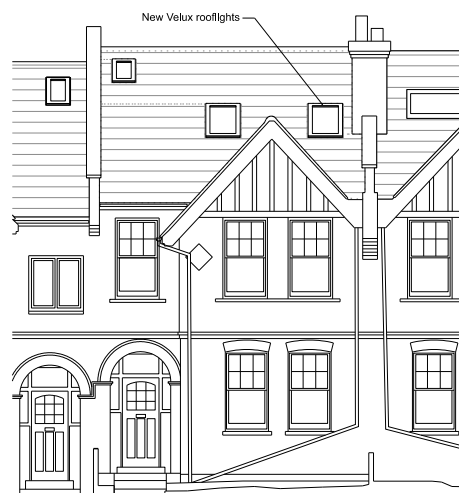
Replace existing footprint; no further expansion. new highly insulated structure with rooflight and windows to north and east to increase internal daylighting / reduce requirement for artificial light.
Raising of party wall parapet.

Visual Impact:

The proposals to the south elevation are in keeping with loft developments along the street. The windows are carefully arranged in response to the existing architecture, are small in scale and therefore do not detract from the building's principal forms.

To the rear, the replacement of the existing extension will have a positive aesthetic impact, as will the redecoration of the rear facade and the removal of the existing large soil pipe.

The new dormer to facilitate the loft conversion is clad with hung tiles, creating an unobtrusive insertion to the existing roof and to the roofline of the terrace as a whole. See also Section 5.



Proposed Street / South elevation

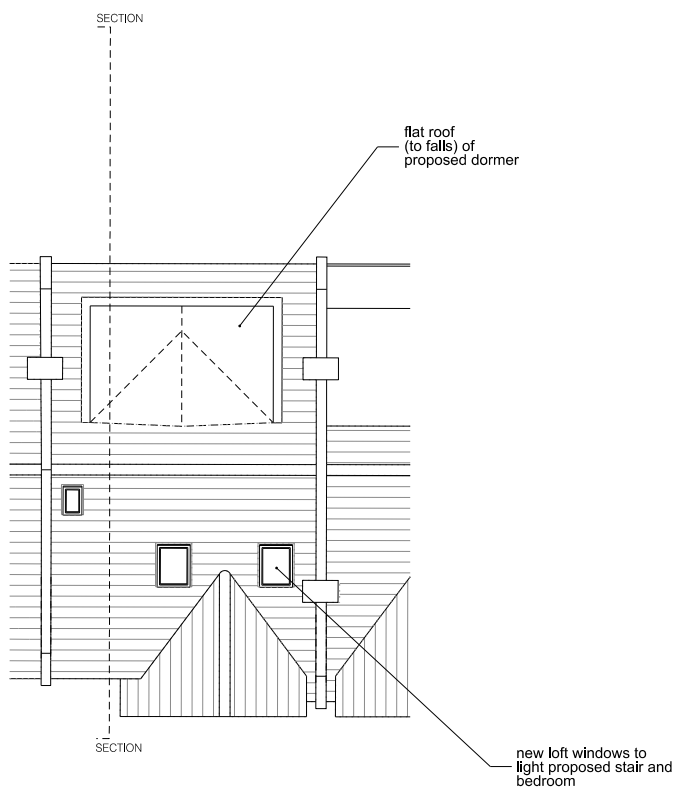
32 Glenhurst Avenue

34 Glenhurst Avenue

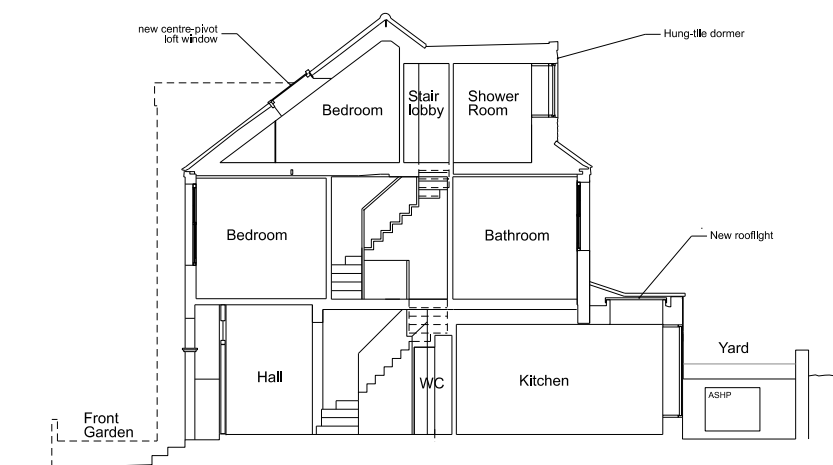
36 Glenhurst Avenue



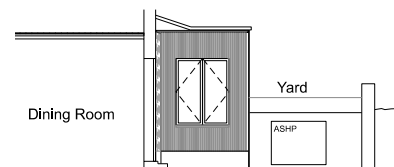
Proposed Rear / North elevation



Proposed roof plan



Proposed Section



Proposed East elevation of replacement extension

5. Planning commentary

The proposals have been developed in line with Policy DC4 Small residential extensions of the *Dartmouth Park Neighbourhood Plan March 2020* and *Home Improvements - Camden Planning Guidance January 2021*

Ground floor rebuilding

- Extension occupies the same footprint as the existing extension
- Rebuilding allows for greatly improved thermal performance within same footprint
- Rebuilding allows for better access to natural light internally and therefore reduced energy demand
- Rebuilding allows for internal reconfiguration and better use of internal spaces
- Rebuilding allows for better relationship to external spaces from interior
- Rebuilding creates aesthetic improvement
- Raising of adjoining party wall does not impact on availability of daylight or sunlight to neighbouring properties
- Orientation of windows is as existing apertures and therefore has no detrimental impact on privacy of neighbouring properties
- Sustainable low-energy heating system

Loft dormer

No. 32 to the east incorporates a full width dormer and external terrace which is not sympathetic to the existing property. In order to design a new dormer for no. 34 that both creates good quality internal space and is sympathetic to the host building, we have used the following from local planning guidance:

'A dormer window should ensure:

- *The internal height of the existing loft space is sufficient to allow adequate habitable space more than 2m - headroom from staircase;*

Proposals create 2.3m internal height within dormer and >2m over staircase.

- *Dormers should be subordinate in size to the roof slope being extended;*

The proposed dormer is subordinate to the extended roof slope. Form of existing main roof maintained & visually legible.

- *The position of the dormer would maintain even distances to the roof margins (ridge, eaves, side parapet walls);*

This is achieved, with at least 500mm from the party wall on each side. See proposed rear elevation.

- *Design of dormers would consider the hierarchy of window openings in terms of size and proportion, which generally result in smaller dormer windows than the ones at lower levels;*

The proportion of glazing to solid within the overall roof is less than the existing first floor elevation.

- *The type, design and alignment of windows would relate to the ones below;*

Dormer windows are located in alignment with centre and edge lines of the first floor windows below.

- *The proportion of glazing should be greater than the solid areas and dormer cheeks should be of a high quality design and materials;*

Dormer cheeks and solid areas are faced with hung tiles, in keeping with neighbouring dormers and the clay tile materiality of main roof slope.

- *Dormer materials should complement the main building and wider townscape. Given the existing building stock, the use of traditional materials (timber, lead, hanging tiles) is encouraged*

Dormer cheeks and solid areas are faced with hung tiles, in keeping with neighbouring dormers and the clay tile materiality of main roof slope.

In addition the attic extension is not visible from the street, does not impact availability of daylight or sunlight to neighbouring properties. It creates habitable well-lit internal spaces; a naturally lit shower room, north-lit home working space to allow efficient home working without impacting on family areas, and bedroom.

6. Access, parking and public transport

No change to existing.

7. Bins and recycling

No change to existing.

8. List of application drawings

34Glenhurst_001_Site Plan

34Glenhurst_100_GF Existing Proposed

34Glenhurst_101_1F Existing Proposed

34Glenhurst_102_2F Existing Proposed

34Glenhurst_103_RF Existing Proposed

34Glenhurst_105_Rear Elevation Existing Proposed

34Glenhurst_106_Street Elevation Existing Proposed

34Glenhurst_110_Section Existing Proposed

34Glenhurst_111_Side Elevation Existing Proposed