



10 Elsworthy Terrace

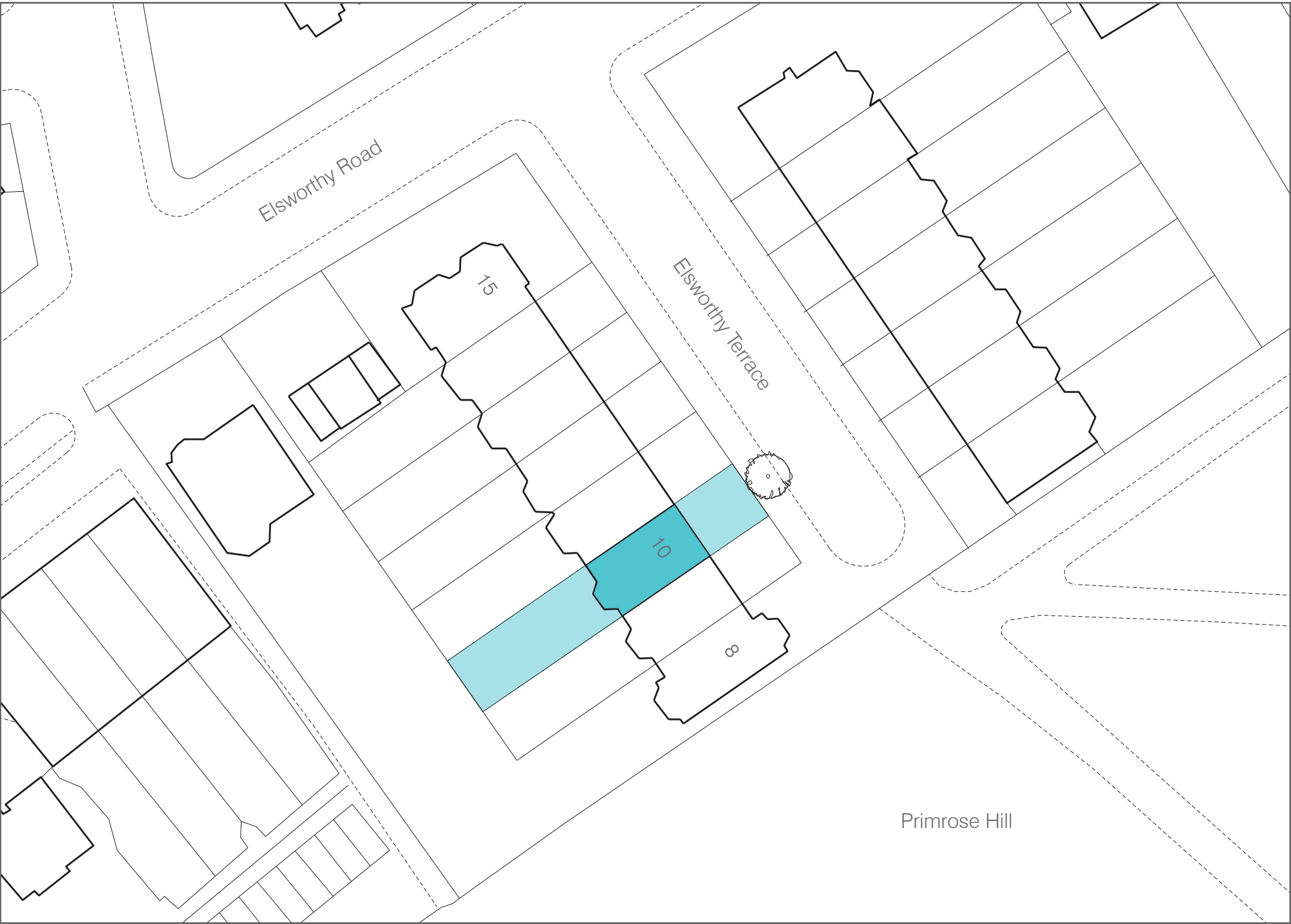
Proposal for:
**10 ELSWORTHY
TERRACE**
LONDON NW3 3DR

Revision:
PL-B

CONTENTS

1.0 INTRODUCTION	3	
1.1 Executive Summary		4
2.0 THE SITE	5	
2.1 Site Map		6
2.2 Site Location		7
2.3 Aerial View		8
2.4 Rear View of Terrace		9
3.0 PLANNING HISTORY	10	
3.1 Previous Planning Application		11-12
4.0 DESIGN PROPOSAL	13	
4.1 Proposed Alterations - Lower Ground Floor		14
4.2 Proposed Alterations - Rear Elevation		15
4.3 Neighbouring Balconies		16
4.4 Proposed Alterations - First Floor		17
5.0 MATERIALITY	18	
5.1 Laminated Glass		19

1.0 INTRODUCTION



1:500 @ A3

This is a resubmission of the information previously submitted for the consented planning application 2020/0429/P. It has been submitted to Camden Council as the proposed works are yet to be fully implemented, and the applicant wishes to fully commence these works in late 2023 / early 2024.

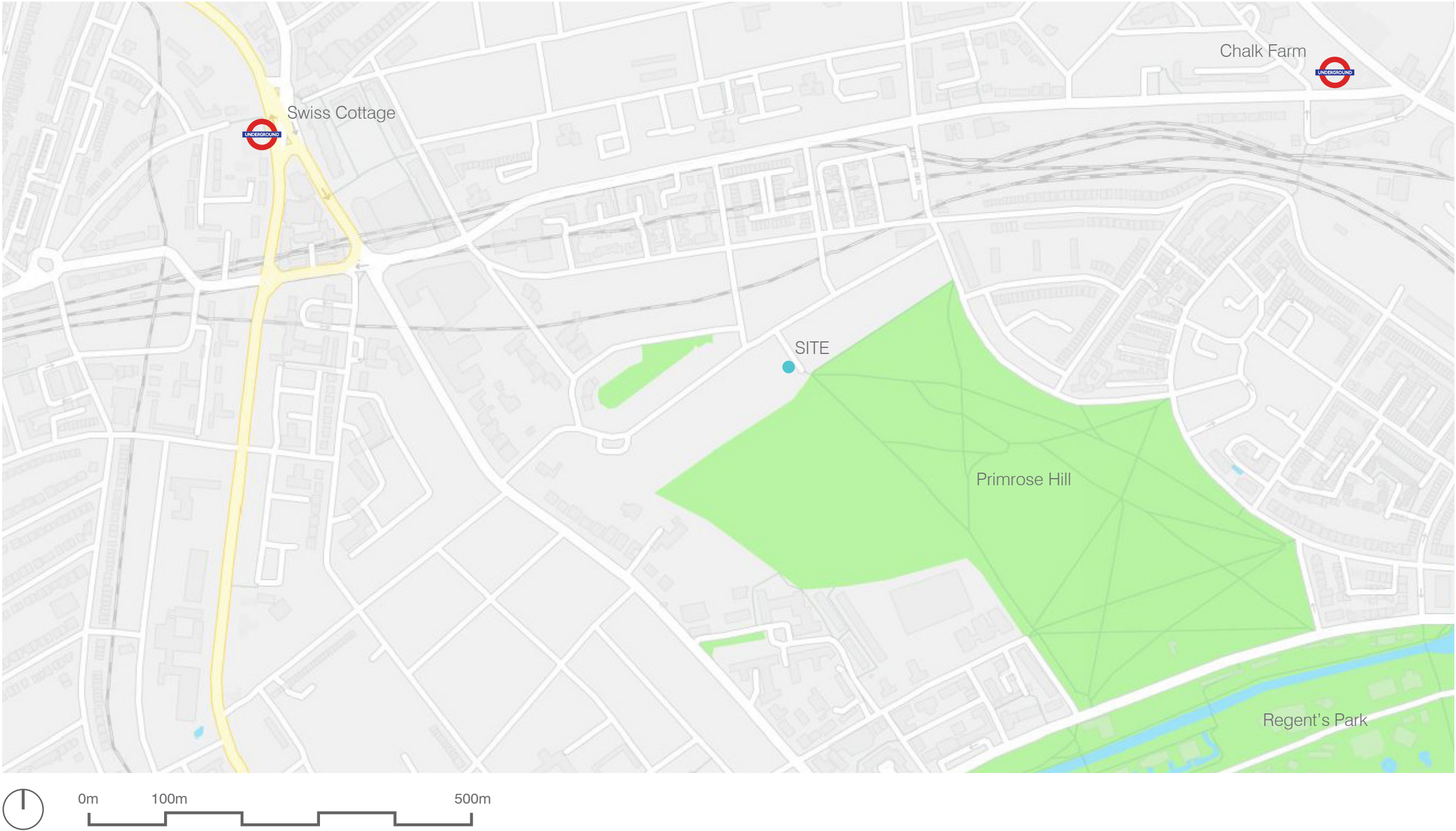
The purpose of this report is to highlight the positive design alterations to be made to the property at 10 Elsworthy Terrace.

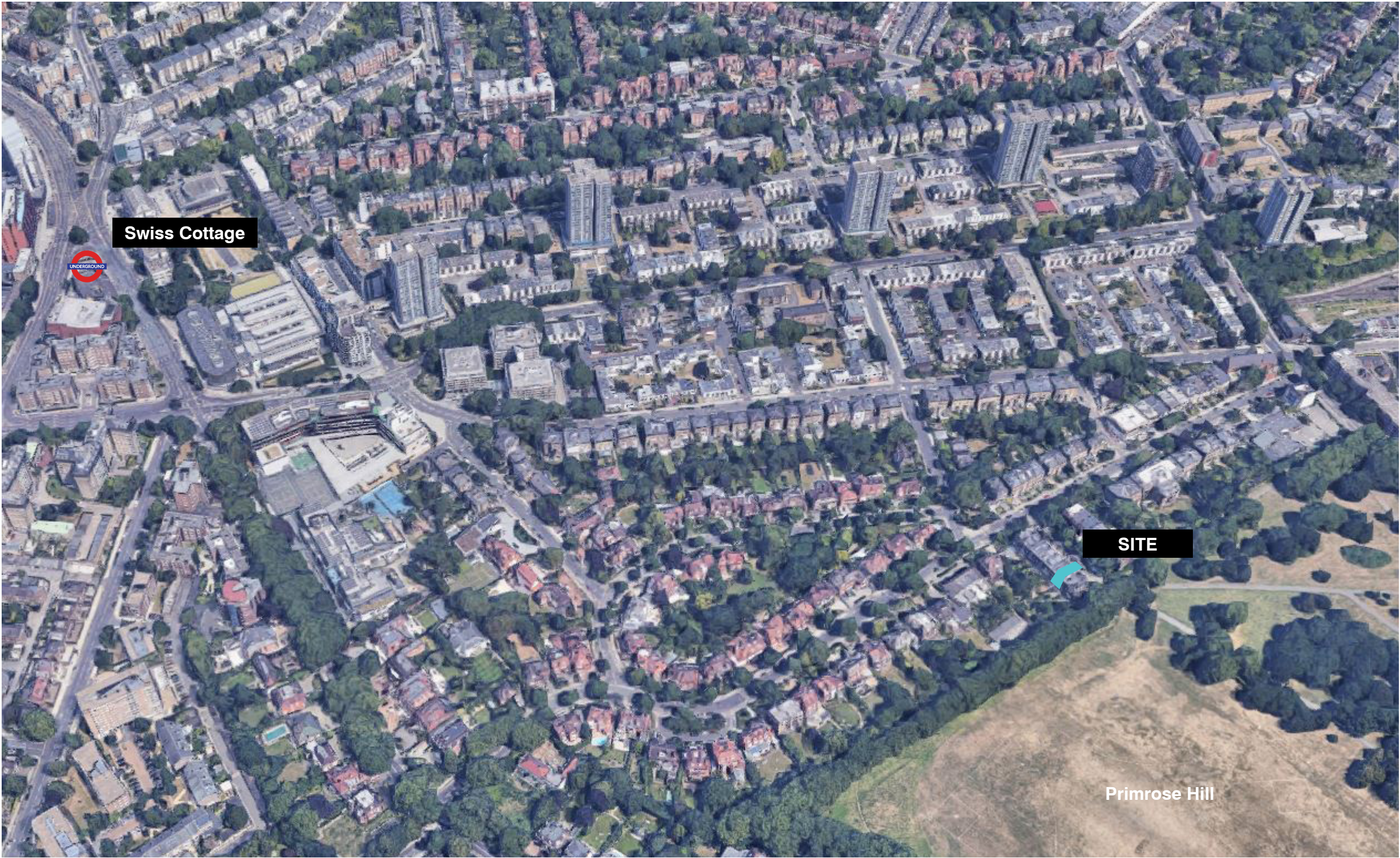
The proposal comprises amendments to the rear elevation which will significantly improve security and quality of life for the residents.

It is proposed to upgrade the rear garden bay windows to a much strengthened grade of glass, and introduce a high quality timber frame glass door. All upgrades to windows will be of the highest security specification.

All of the neighbours to the properties north have balconies above their rear bay windows and it the intention is to replicate this at No.10.

2.0 THE SITE





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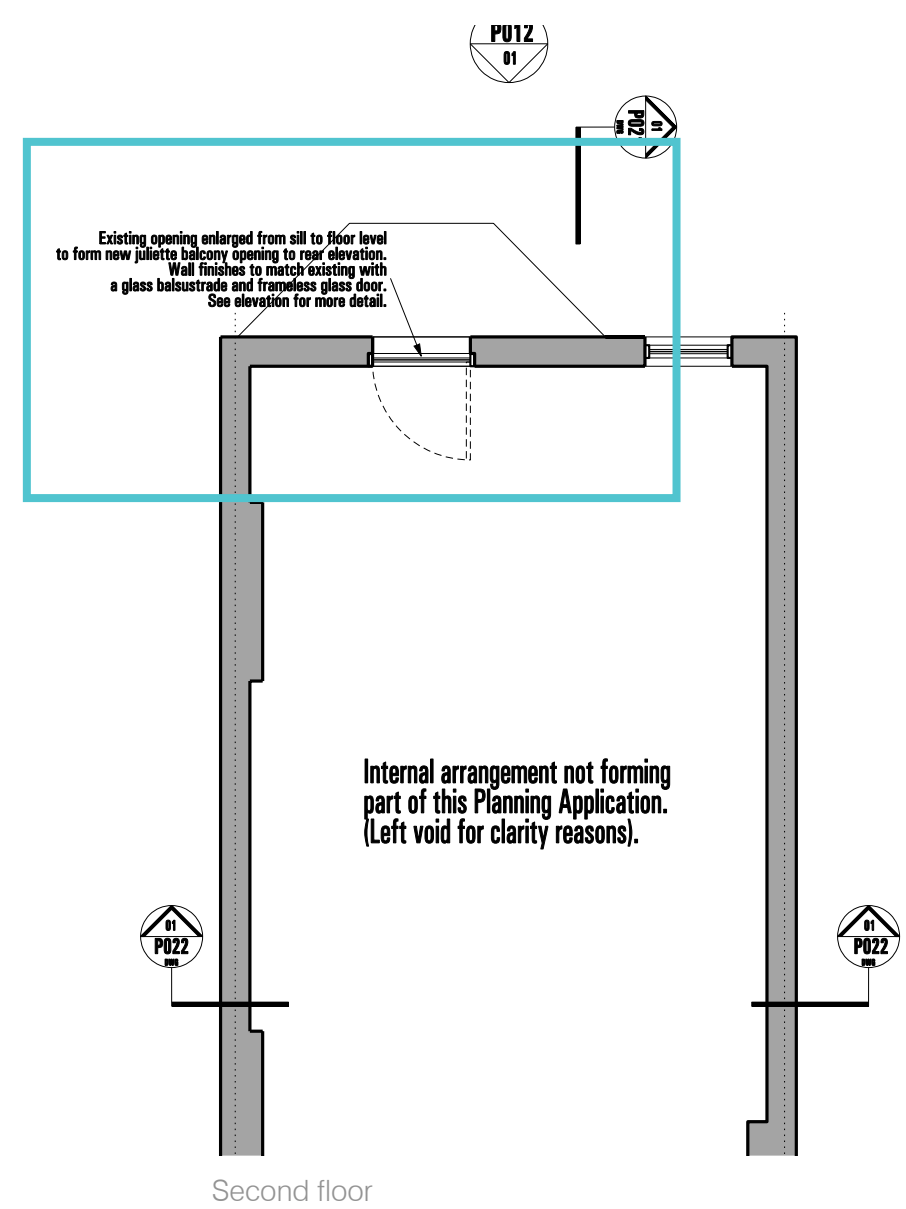
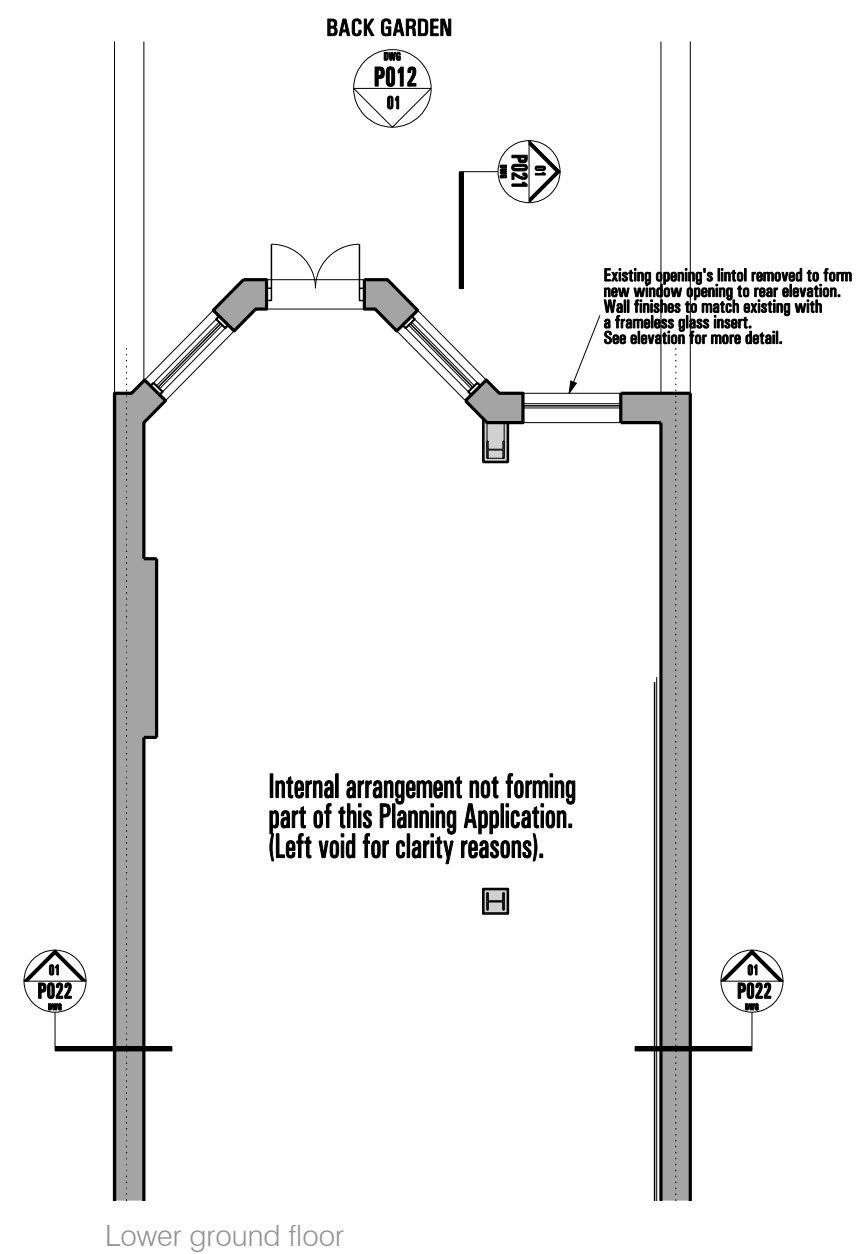
2.3 Aerial View





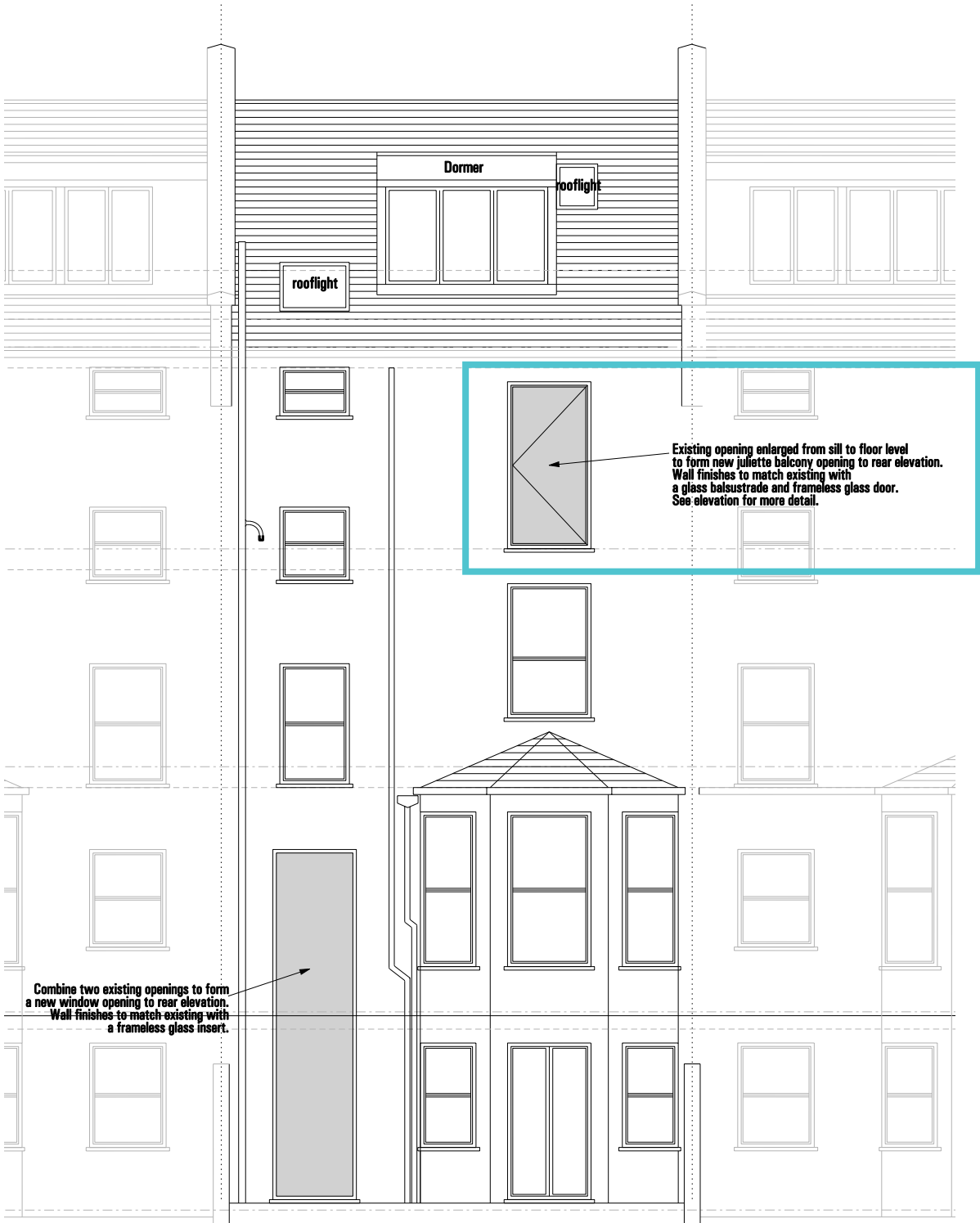
3.0 PLANNING HISTORY

Planning application ref: 2011/2592/P

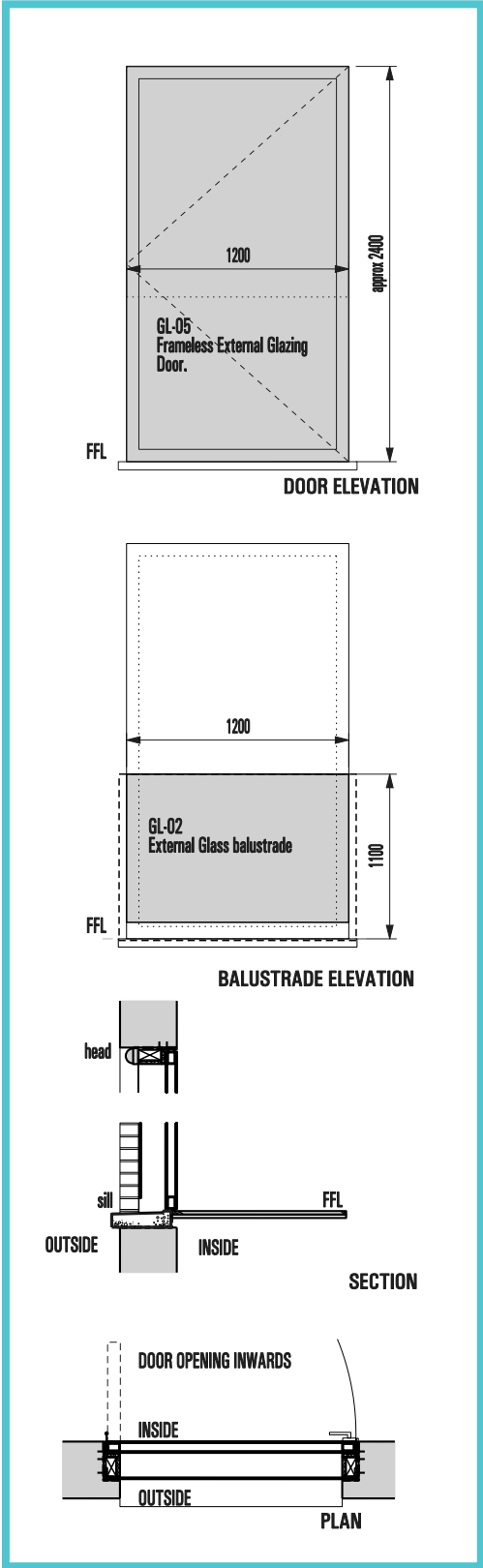


3.0 PLANNING HISTORY

Planning application ref: 2011/2592/P



Rear elevation



Window detail

3.1 Previous Planning Application



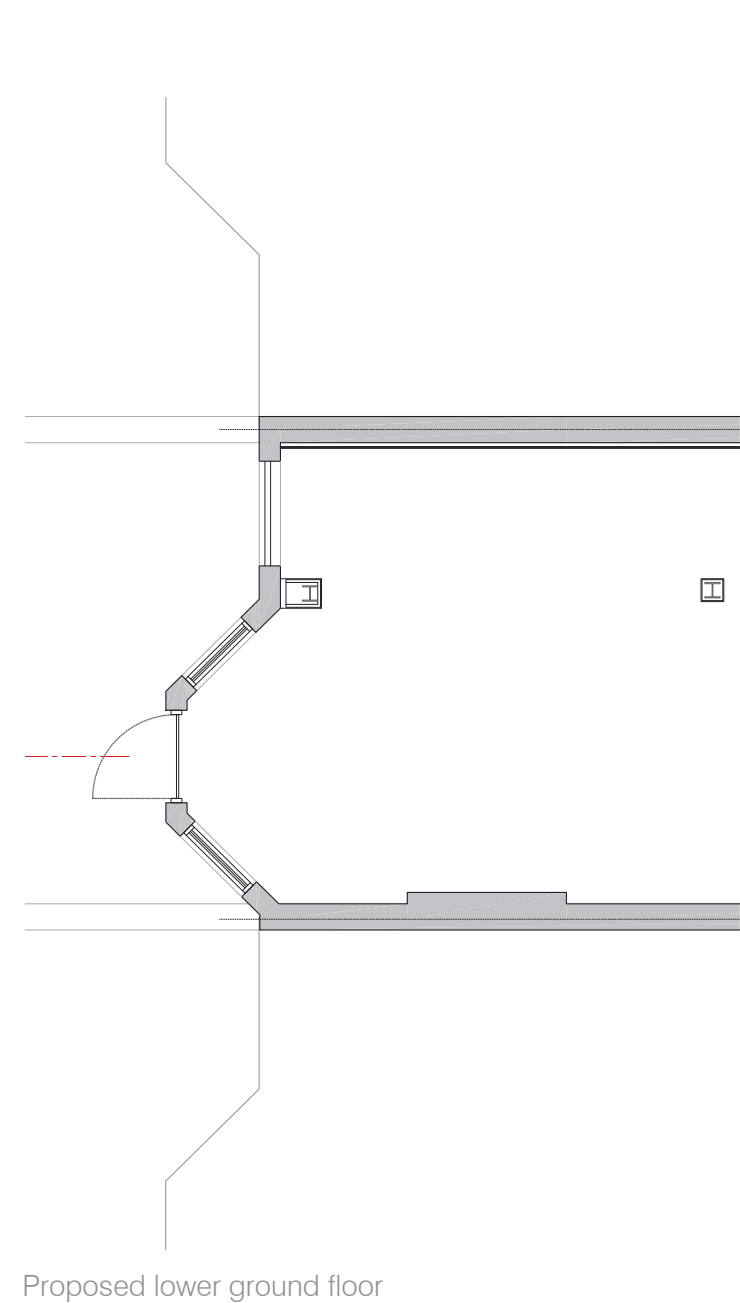
(Now built) second floor internal view

The now built pivot door is of immense design quality, maximising light coming through the threshold with a concealed frame.

4.0 DESIGN PROPOSAL

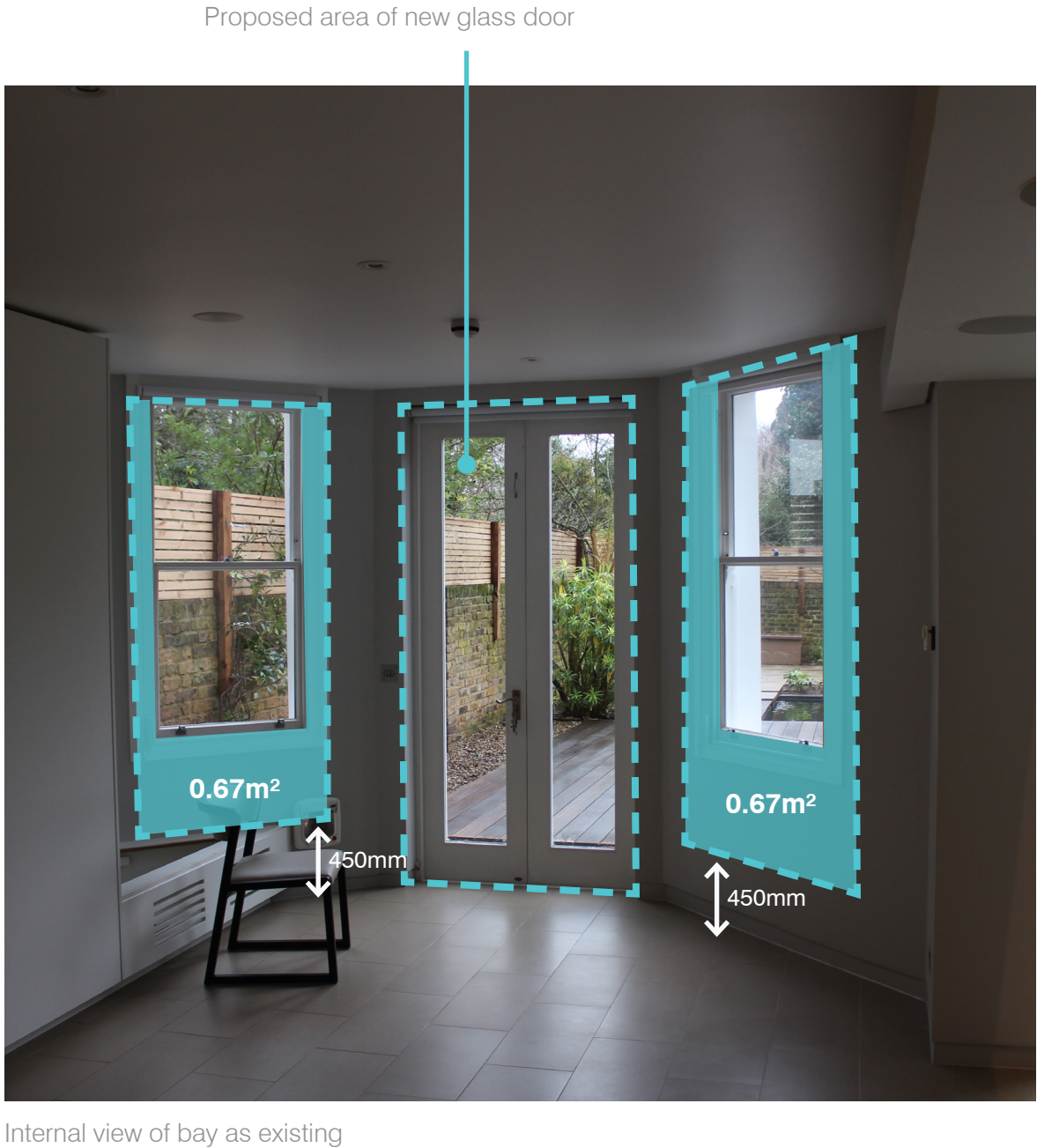
4.0 DESIGN PROPOSAL

4.1 Proposed Alterations - Lower Ground Floor



The rear door leading onto the garden is currently a glass door with thick timber frame and is a security risk.

The threshold for lower ground floor windows is to be widened to match the width of the windows above, and the sill is to be dropped approx. 450mm above ground level so



as to not compromise the bench visible from the internal photo. In total this surmounts to an area of approx. 1.34m².

Laminated glass will be used for the glass door and adjacent windows to achieve both a high security rating and improved thermal performance.

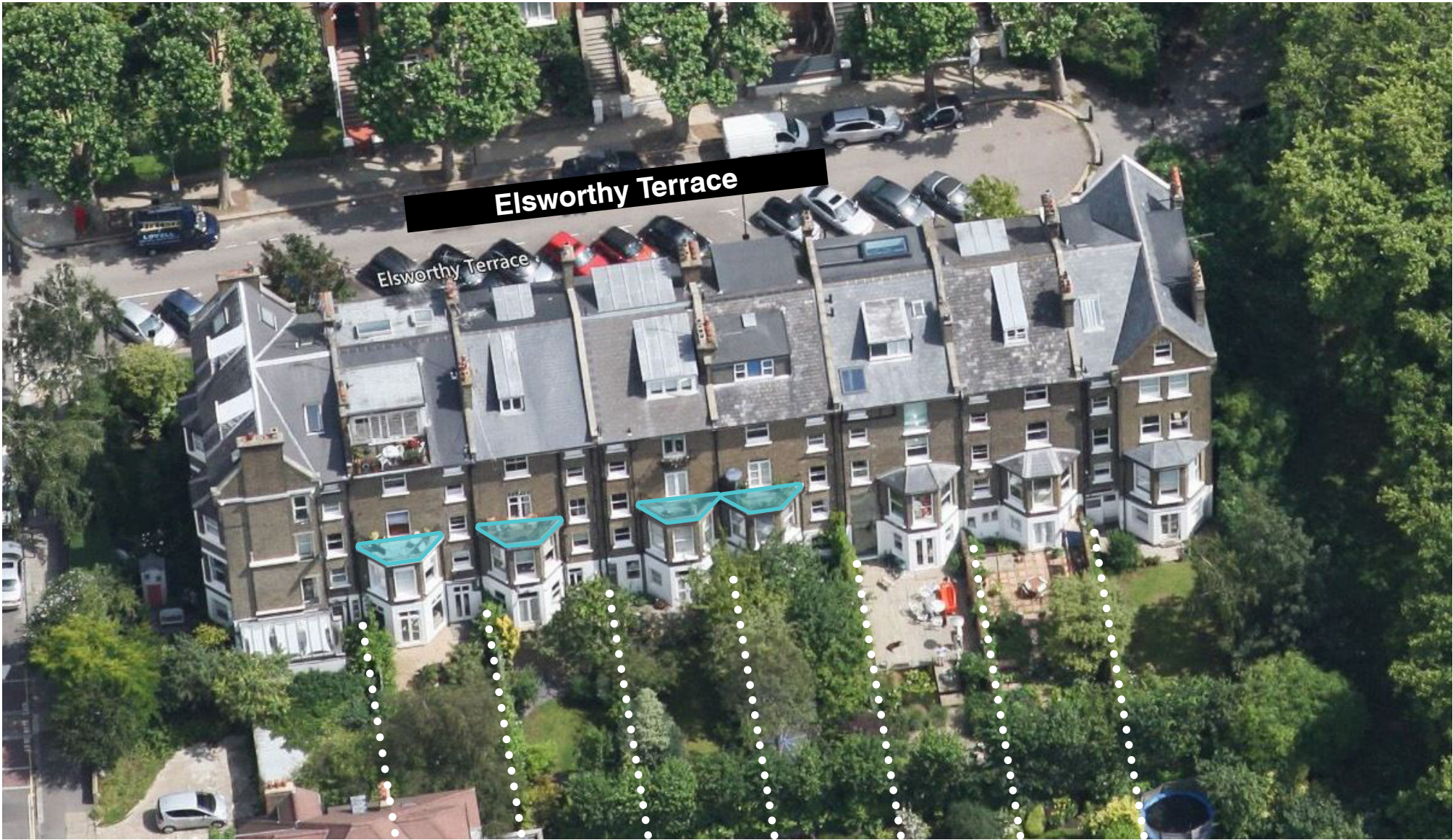




Existing Rear Elevation



Proposed Rear Elevation



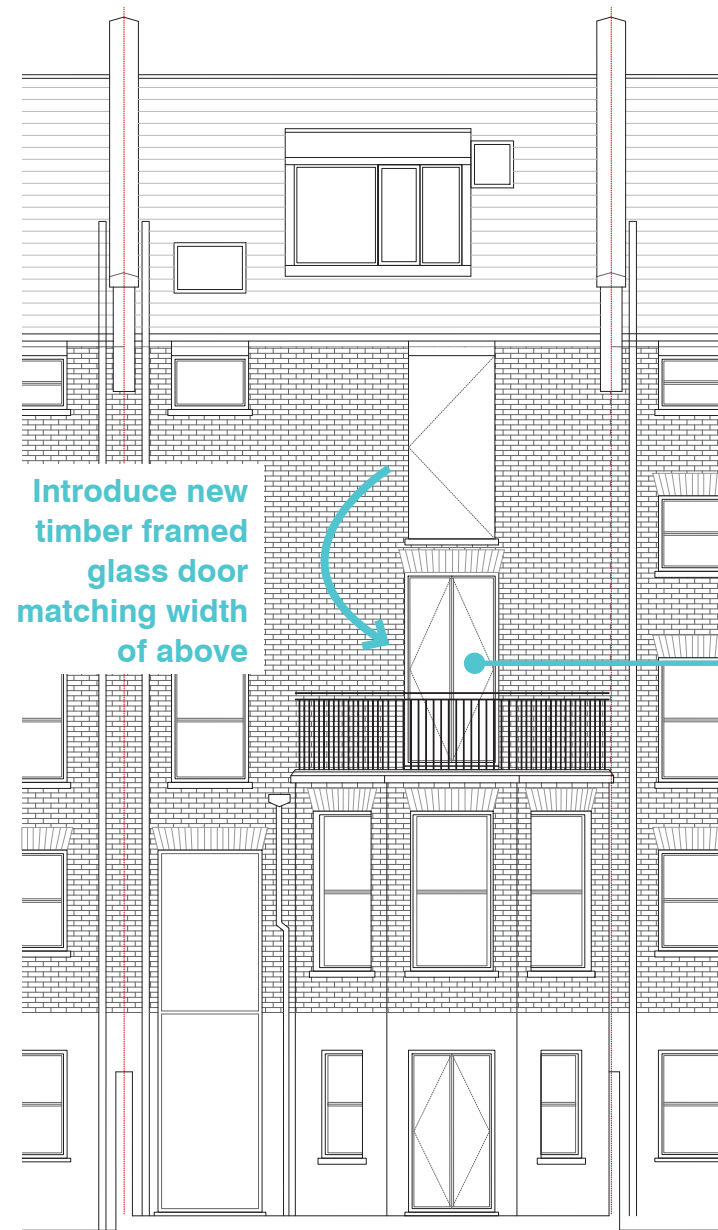
No.15 No.14 No.13 No.12 No.11 SITE No.9 No.8

Nos. 10, 9 and 8 are the only properties within the terrace which do not make accessible use of the roof above the rear bay.

It is proposed to create a balcony at No.10 which matches the neighbours in appearance and to lower the sill for access internally.

4.0 DESIGN PROPOSAL

4.4 Proposed Alterations - First Floor



Proposed rear elevation



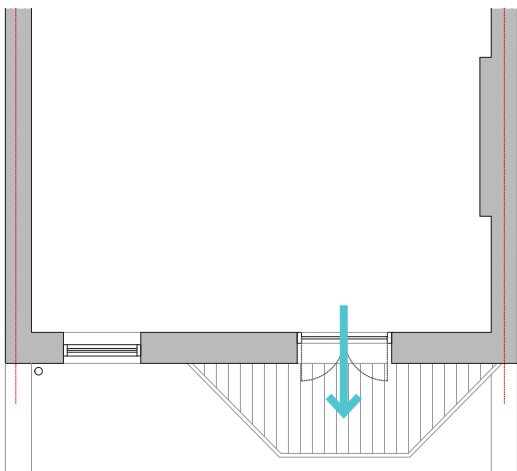
Internal view of bay



External view of bay

The existing threshold at first floor is a window, however, the majority of properties within the terrace have a door leading out to a balcony here and it is the intention to replicate this. The railing will be like for like in terms of the existing railing to the other properties i.e. black painted metal.

Access to the balcony will be via a high quality timber framed glass door.



Proposed first floor plan