

## Design & Access Statement



## Application Site

The application site is located on the northern side of Elsworthy Road. The original house was built in the 1880s and is shown on the 1894 Conservation Area Map (refer to Appendix). The property is not listed but is sited within the Elsworthy Conservation Area in the London Borough of Camden (Refer to below Elsworthy Conservation Area map). The property is shown as a 'Positive Building' on the Elsworthy Conservation Area Townscape Appraisal (see below and refer to Appendix B).

The building itself is faced in a light sandy stock brick and consists of a lower ground floor, three floors above and additional accommodation in the roof. The applicant's apartment occupies two floors, consisting of the lower ground floor and upper ground floor.



#### Associated Documentation

This report should be read in conjunction with the existing and proposed sets of drawings.

#### Associated Planning Guidance

The design proposal has been carefully considered with reference to the following documents:

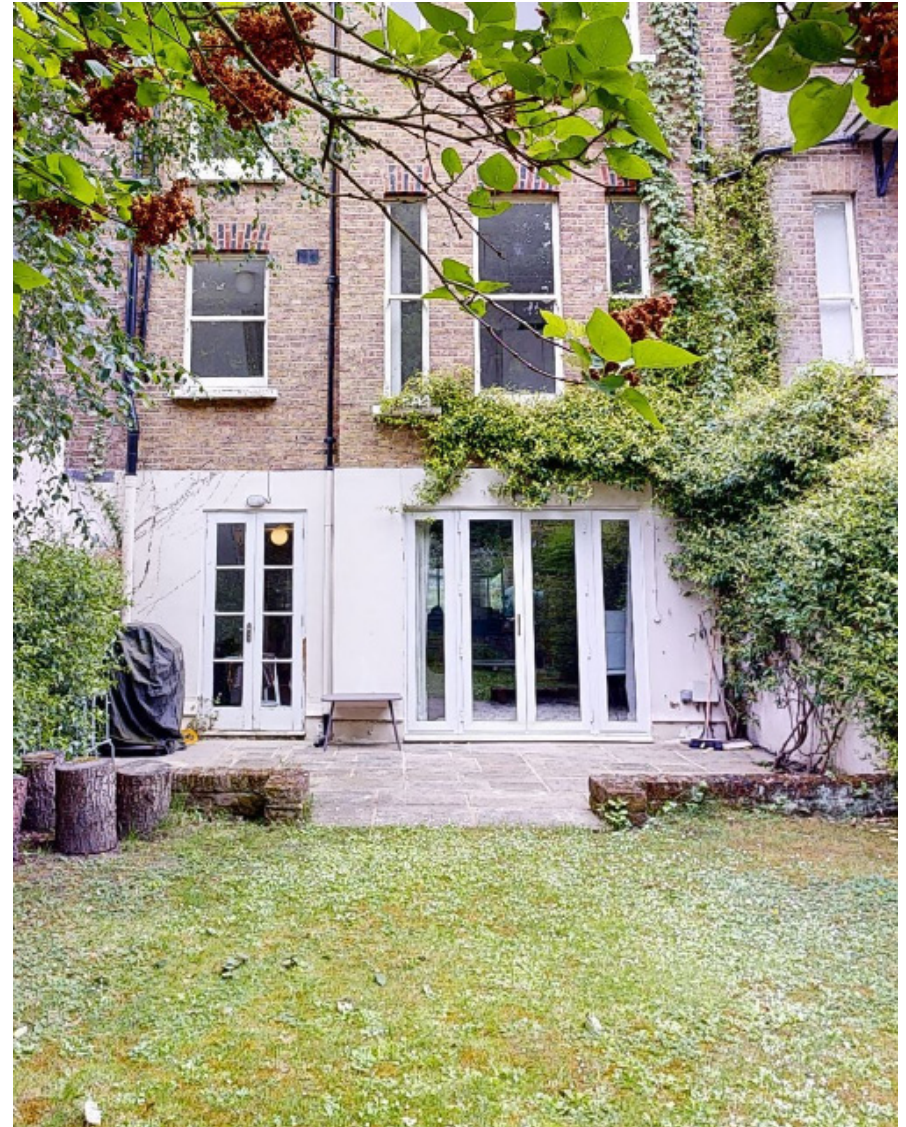
- Camden Planning Guidance Design CPG1 July 2015 ; The relevant policies in the Camden's Local Plan 2017; Camden Planning Guidance Home Improvements.

#### The Proposal:

**Local Context:** The maisonette is accessed directly from the front garden at the lower ground floor. The living room, dining room and kitchen are located on this lower floor, with two bedrooms and a bathroom on the upper ground floor.

The Applicant wishes to gain permission to replace the rear garden access glazed doors on the lower ground floor. There are two sets of doors for which replacements are proposed. The larger set off the living room, and a small set off an ante area under the stairs / landing area of the floor above.

The proposed new glazed doors are the same dimensions as the existing. The proposed construction is thermally broken steel windows & doors in a RAL 7022 Umbra grey colour.





#### Conclusion:

We believe the design of these replacement doors to the rear garden has been sensitively considered and respects the requirements of the planning policy of the local authority. The existing doors are mismatched and have little architectural integrity. The replacement doors whilst of different material, provide a consistent design language to the elevation.

We have approached this design by addressing 3 key issues that we feel will guide the council in their decision.  
The scale and appearance of the proposal.  
The impact upon the surrounding area and adjoining neighbours.

The existing Elsworthy Road southern elevation of the terrace is a rich mixture of doors and windows, terraces, dormers, conservatories, and bulking configurations. These doors will have little impact on this rich texture. The materials will have little effect upon the character or appearance of the area.

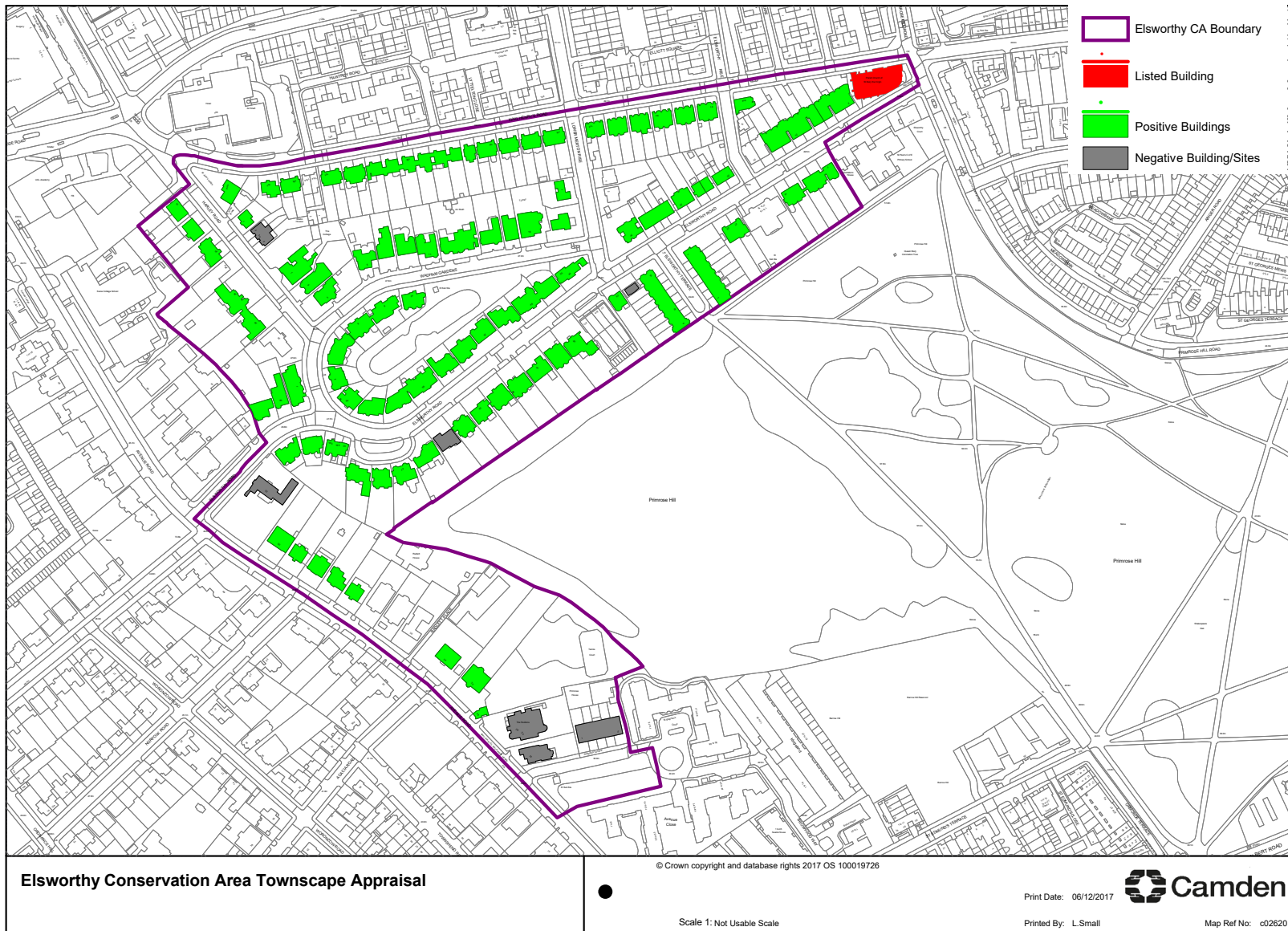
There ought to be no amenity issues arising from this change.





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CLIFTON INTERIORS 



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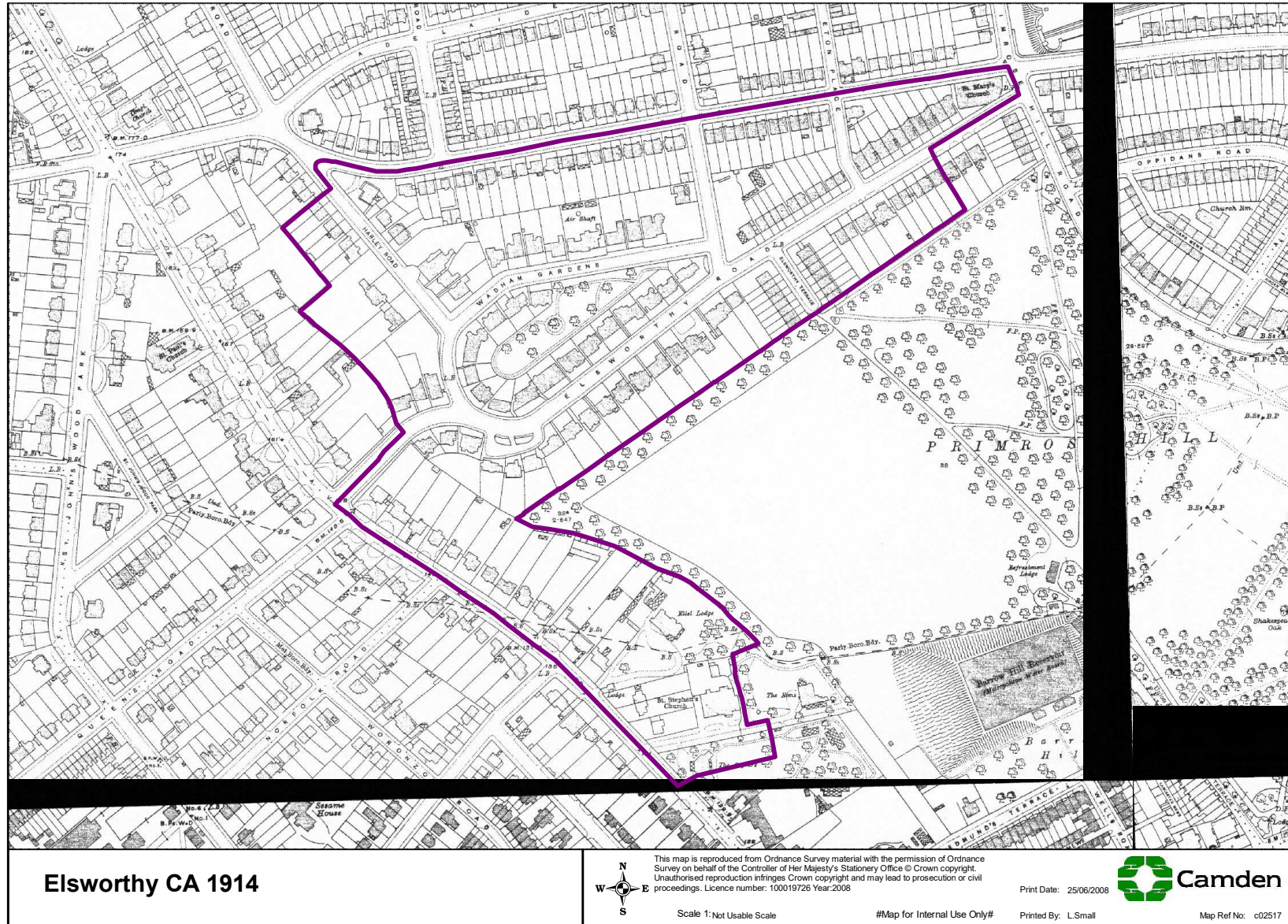
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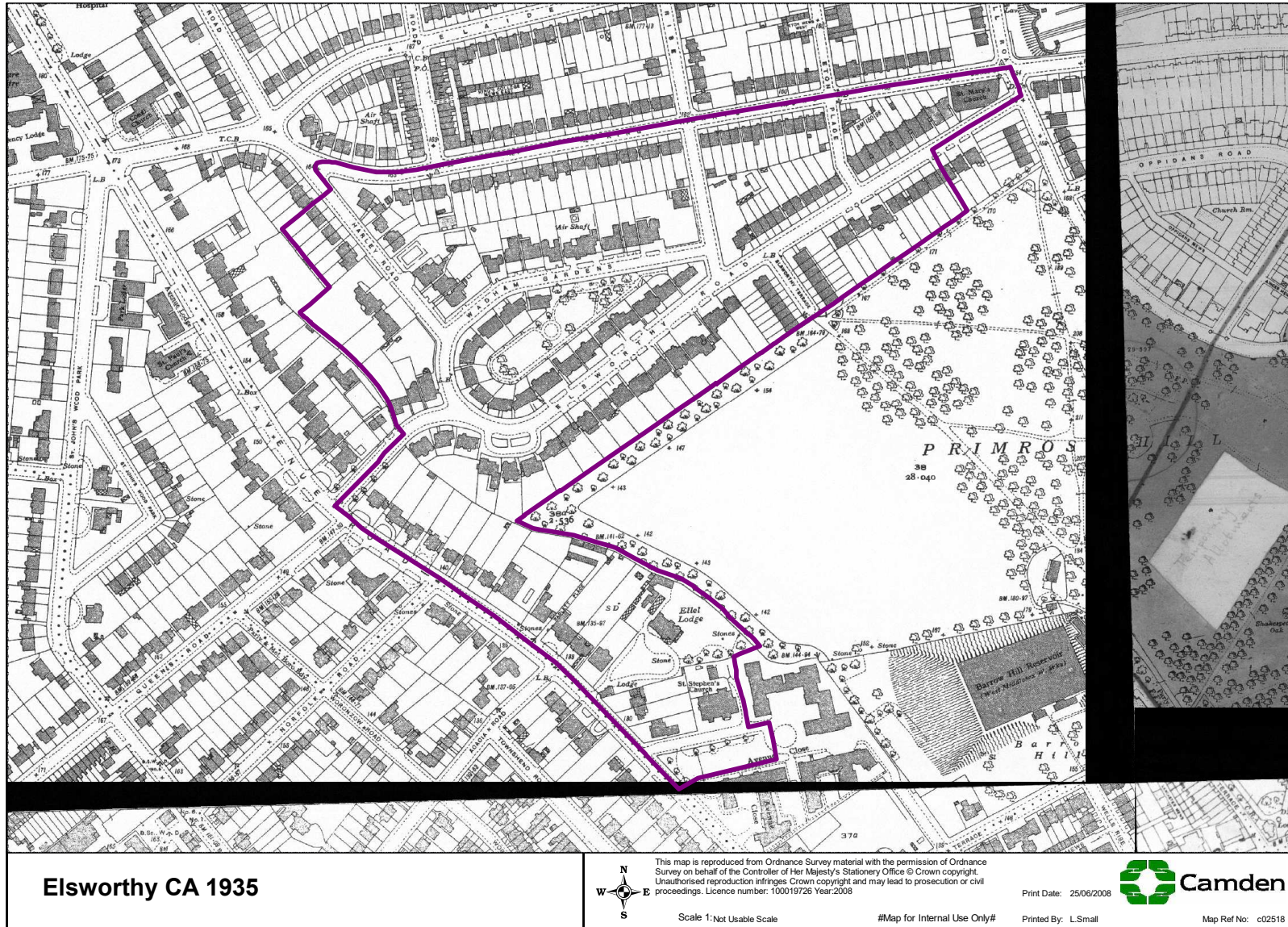


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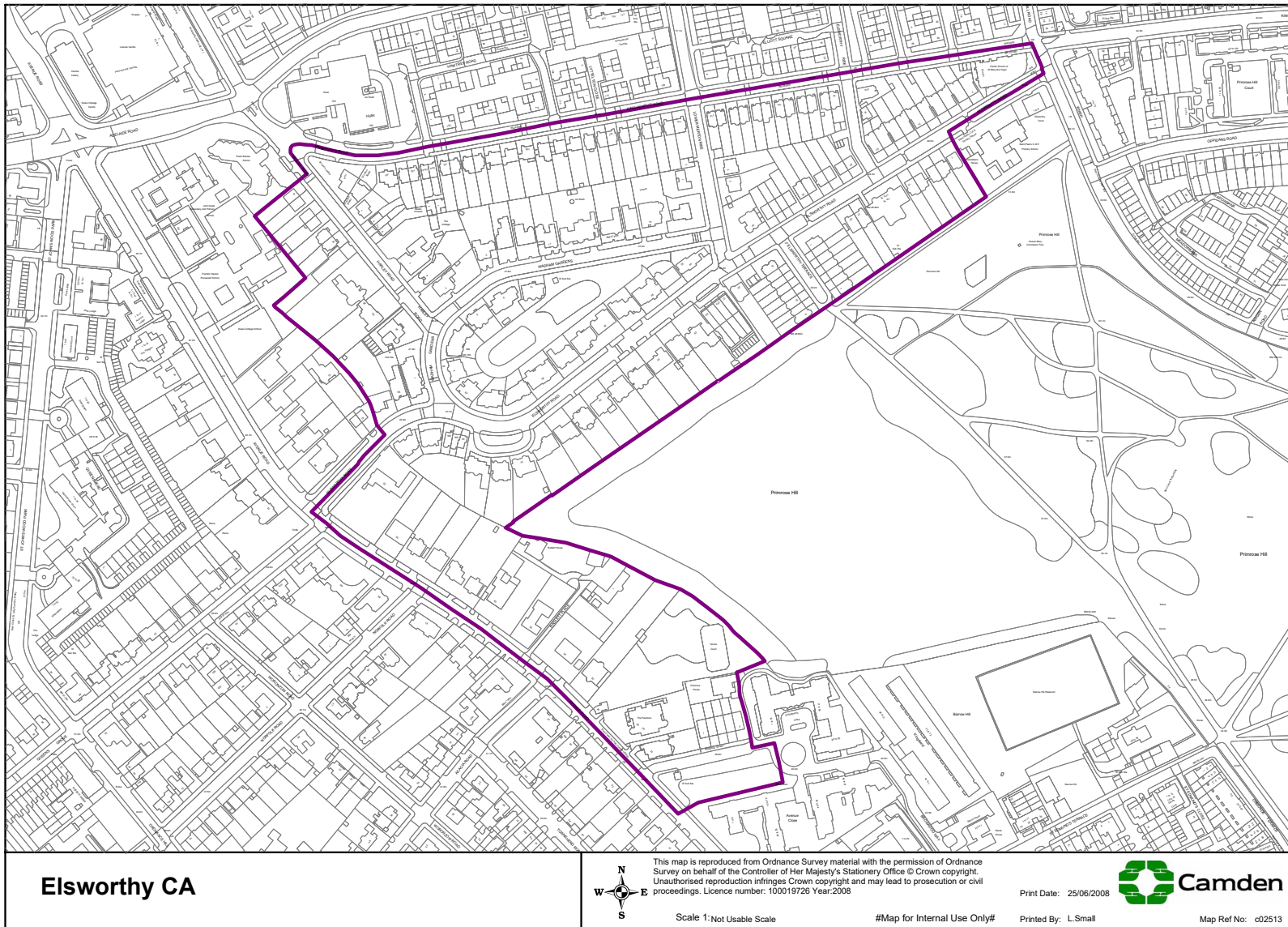


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