

# 35 Elsworthy Road

Design & Access Statement

Project No: 929 | 23<sup>rd</sup> January 2024

Burwell Architects  
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Table of Contents

01 Locality

02 The Site

03 House History

04 Proposed Front Boundary Treatment

05 Proposed Garden Shed

06 Landscape Design

07 Access Statement



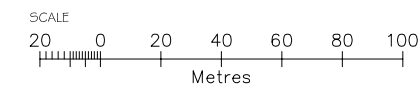
# 01 Locality



Aerial Photograph

Elsworthy Road is a residential street situated to the north of Primrose Hill. The street comprises largely of various design including a mix of flats, semi-detached and detached houses.

The area has a garden suburb character with greening through street trees, front gardens and communal gardens.



SITE BOUNDARY OUTLINED IN RED





# 02 The Site

35 Elsworthy Road is located on the southern side of the road backing directly onto Primrose Hill.

The property lies within the Elsworthy Road Conservation Area and was built by William Willett as one of the houses developed on the Eton College Estate between Lower Merton Rise and Avenue Road between 1902 and 1904.

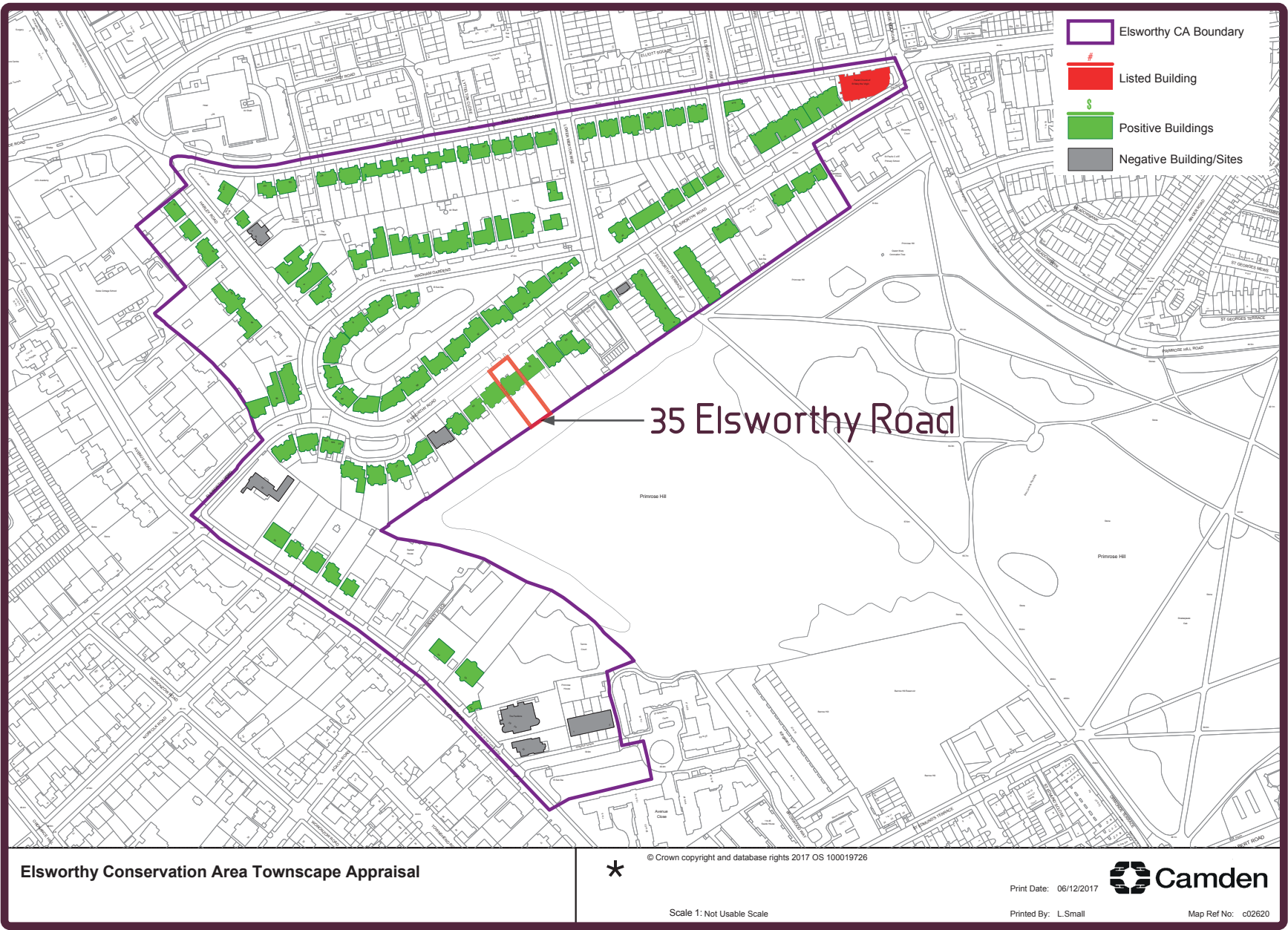


Photo of the house prior to refurbishment works

# 03 History of the House

Originally built as a single house, the property was previously divided into two dwellings in the early 1960’s, with a large maisonette at ground and first floors and a flat occupying the second floor accessed by a non-original access stair to the western side of the site.

Planning permission has been granted to alter and extend the building to reinstate it back into a single family dwelling house. Building works are underway.



Elsworthy Road Conservation Area

# 04 Proposed Front Boundary Treatment

The proposal is to introduce a timber fence with vehicle and pedestrian gates to provide security and enclosure to the front garden.

The hardwood timber fence panels reflect the boundary treatments elsewhere along the street, ensuring it is in keeping with the “Arts and Crafts” style of the Conservation Area. The panels are designed as ‘hit and miss’ with the openings showing extensive planting behind, softening the appearance.

A timber clad refuse and recycling bin enclosure is proposed on the left hand side of the entrance.

## | Materiality

Materials have been carefully chosen to be sympathetic to the style of surrounding area.

- Boundary Fence and Gates - Black timber for similar appearance to No. 37’s boundary treatment.
- Bin Enclosure - Black timber as per the front boundary treatment.
- Limestone paving setts to driveway and paths, with permeable pointed joints.

