

47 Elsworthy Road, London, NW3 3BS

Design and Access Statement

May 2024



Document compiled by Greenway Architects

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1.0 Introduction

This Design Access Statement has been prepared by Greenway Architects in support of an application for Planning Permission for the refurbishment and minor alterations to No.47 Elsworthy Road, London.

In accordance with local validation requirements, this statement identifies and responds to the planning issues associated with the proposed works and provides and assessment of the proposal in light of current planning policy.

This application seeks planning permission for:

‘Replacement of glazed mono-pitch roof, new window to basement lightwell, increased opening to first floor terrace, replacement tile hanging to front bays and replacement balustrades and external access stairs to rear of property.’

Refer to the drawings for further details.

2.0 Land Use and Context

47 Elsworthy Road is a four storey domestic dwelling located on the edge of Primrose Hill in the Elsworthy Conservation Area. The property was built in the early 1900's and is constructed of red brick with elements of tile hanging and clay tile pitched roofs.



Rear Elevation

3.0 Replacement of Mono-Pitch Glazed Roof

The existing ground floor kitchen is covered by an area of mono pitch glazing to the North East Elevation, see below photos. The age of this roof structure is unknown and there is evidence of previous failures in the system.

The internal alterations create a boot room at the existing side entrance door to offer a suitable side entrance rather than entry directly into the main kitchen. The roof over is to be replaced to accommodate this change as well as to upgrade the current system.

The proposed roof will be double glazed to current U Value requirements and timber framed with external aluminium cappings.



4.0 First Floor Terrace Door Opening

The existing rear first floor terrace has a timber framed double door with side lights opening leading to the internal master en-suite. To make better use of the terrace, the proposed internal alterations relocate the master bedroom to open up onto the terrace. The existing double doors are not centred to the terrace, the proposal seeks to remove the existing and create a slightly wider opening centred on the terrace. The proposed double door and side light will be double glazed to adhere with current U Values and will be painted timber to match the existing aesthetic.



5.0 Basement Lightwell En-suite Window

A new en-suite is proposed to the basement bedroom B.04. To provide natural light the proposal seeks to create a single window opening into the adjoining lightwell, area is pictured below. The window will be double glazed to current U Value requirements and will be painted timber framed to match the existing aesthetic.



6.0 Front Elevation Tile Hanging

The two bays on the front elevation have a tile hung detail between the ground and first floor window openings. The existing tiles are very uniform in size and shape with little character and texture. These tiles look like a modern intervention which are not in keeping with the roof tiles or other areas of tile hanging on neighbouring properties.

This proposal seeks to replace the tiles with a handmade traditional clay tile by Keymer.

<https://www.keymer.co.uk/products/traditional/>



Example of tile hanging to No.45

7.0 Balustrading & Access Stairs

_ First Floor Terrace Blaustrade

The existing balustrade is a timber trellis in poor condition. The proposal seeks to remove and replace with a decorative painted metal balustrade. See below example of proposed spindle. The decorative spindle will be broken up with plain spindles to create a less busy and more elegant appearance.



_ Courtyard & Lightwell Balustrade

The existing metal balustrade is considered too utilitarian and plain for the property so the proposal is to replace with a more decorative and elegant painted metal balustrade with motifs such as below:



_ Access Stairs

The existing external access stairs to both the lightwell and courtyard share the same balustrade which is to be replaced. The stairs are also considered too utilitarian and the proposal seeks to replace them with new painted metal stairs continuing the proposed balustrade and decorative metal tread and open riser. A more elegant solution to the existing.

