

35 Elsworthy Road

Design & Access Statement

Rear Garden & Shed Proposals

Project No: 929 | 9th October 2024

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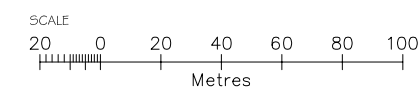
01 Locality



Aerial Photograph

Elsworthy Road is a residential street situated to the north of Primrose Hill. The street is comprised of mainly detached, period houses of individual design, with some flats.

The area has a garden suburb character with mature street trees, and generous front and rear gardens.



SITE BOUNDARY OUTLINED IN RED



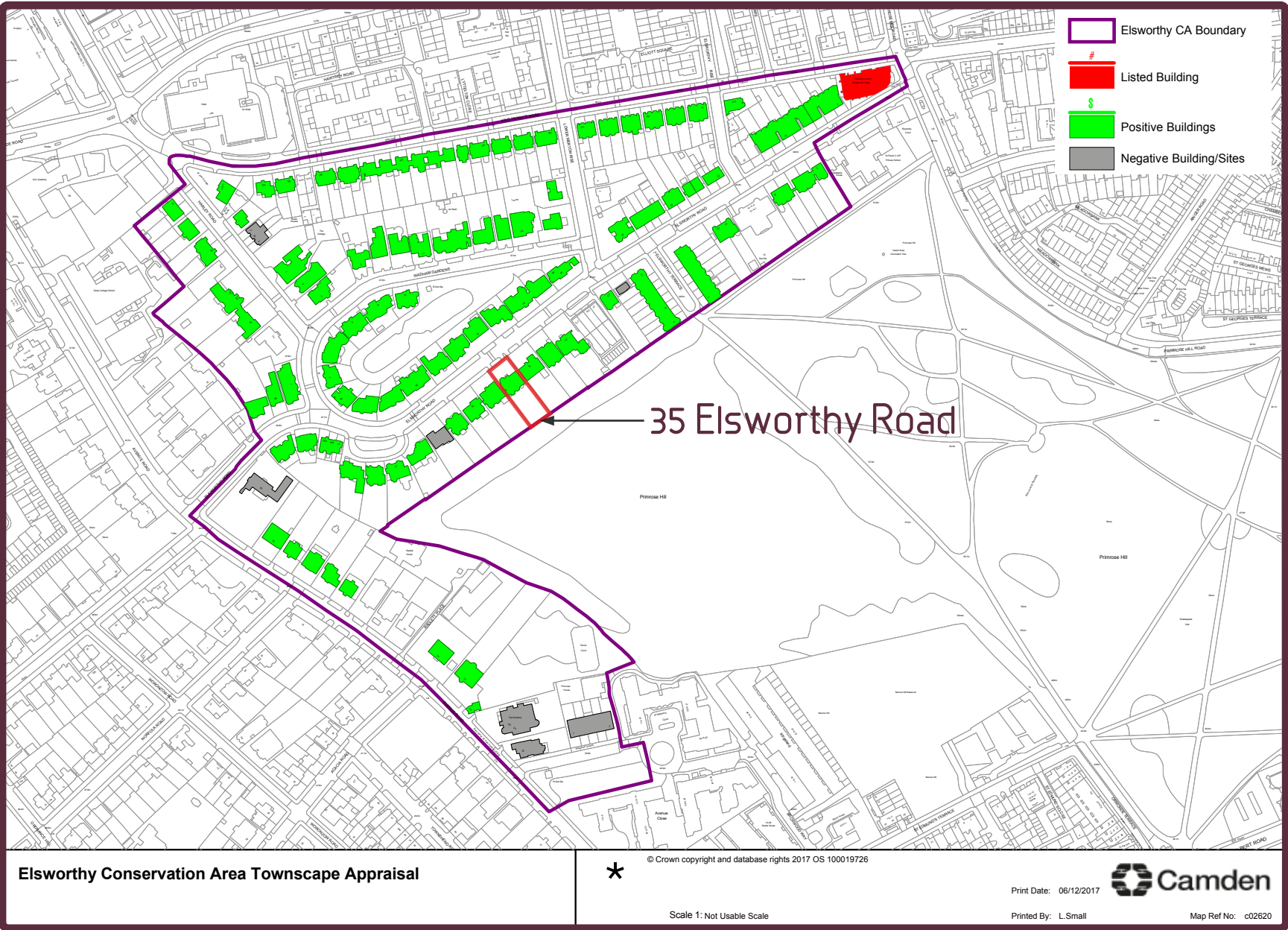
02 The Site

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 one of the houses built by William Willett between 1902 and 1904 on the Eton College Estate (between Lower Merton Rise and Avenue Road).



Photo of the house prior to refurbishment works

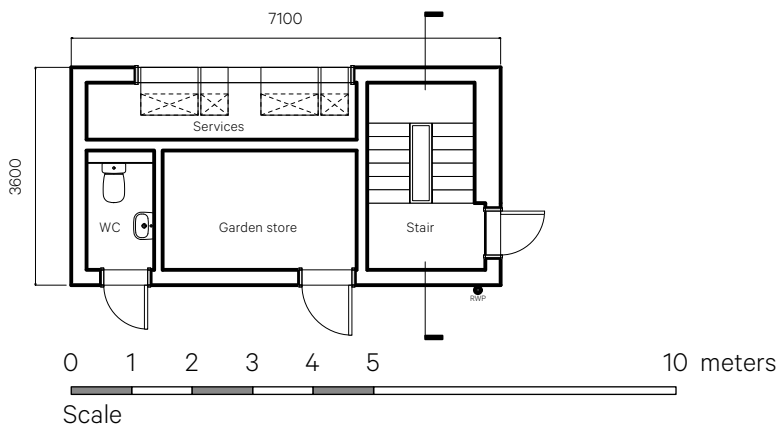


Elsworthy Road Conservation Area

03 History of the House

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

Planning permission has been granted to alter and extend the building, reinstating a single family house. Building works are underway.

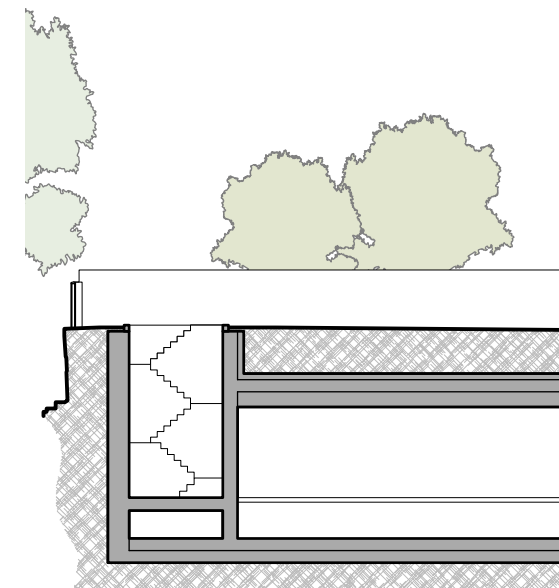


Proposed Floor Plan

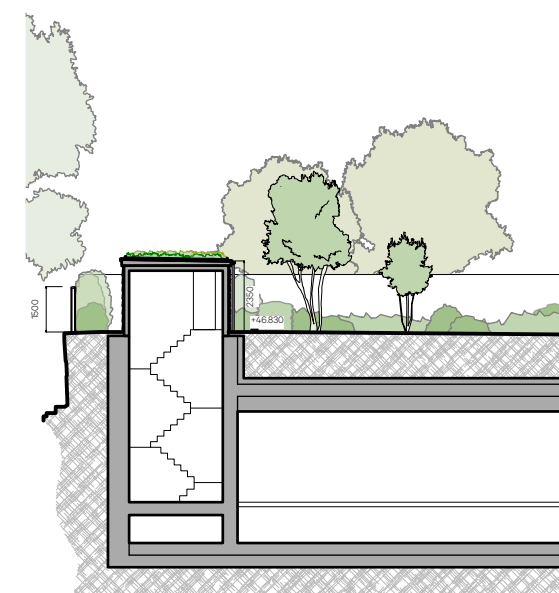


04 Proposed Garden Shed

The proposal is to introduce a timber-clad garden shed at the end of the rear garden for general garden storage, to cover the consented basement access stair and house ventilation supply ducts.



Existing Section



Proposed Section - With Shed



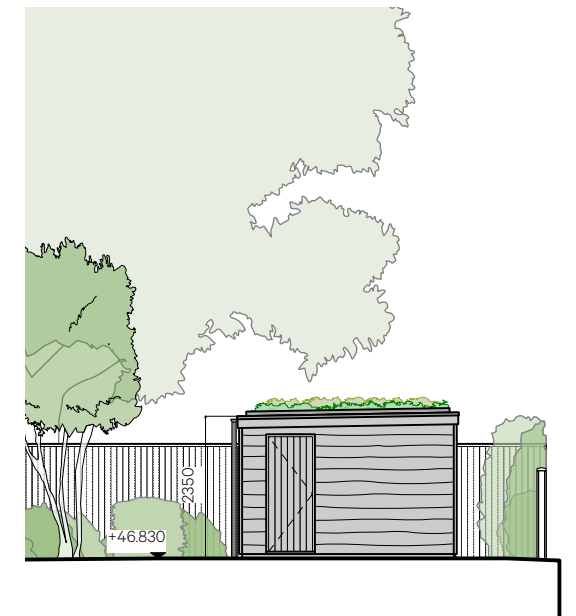
Black Timber Cladding

04 Proposed Garden Shed

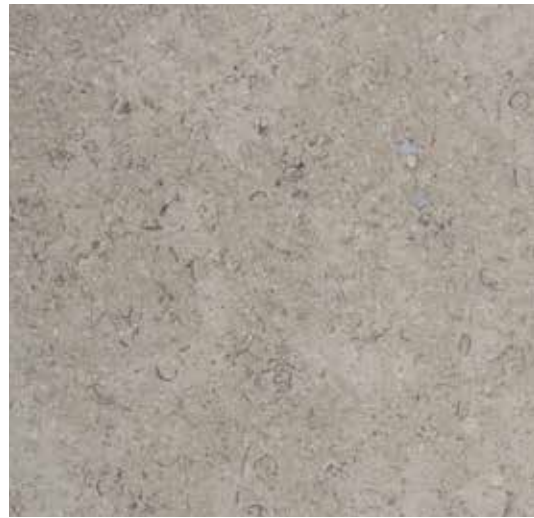
| Materiality

Materials have been carefully chosen to be attractive, durable and appropriately low-key for a garden building, beyond and discreetly nestling within the new and existing trees and other extensive planting.

- Black timber cladding
- Green roof
- Dark metal roof edges and rainwater goods



0 1 2 3 4 5 10 meters
Scale



Limestone paving



Images of trees and hedges proposed



Images of trees and plants proposed

05 Rear Garden Landscape Design

The proposed landscaping scheme includes relatively small areas of natural stone paving, with a lawn surrounded by extensive areas of carefully considered planting.

The planting design includes generous floral interest in summer, to encourage pollinating insects into the garden. The scheme uses mainly a light blue and purple palette of flowers with a Mediterranean style.

Trees offer privacy in key areas of the garden and provide some height alongside low planting and hedges. Trees have been selected that provide food for wildlife.

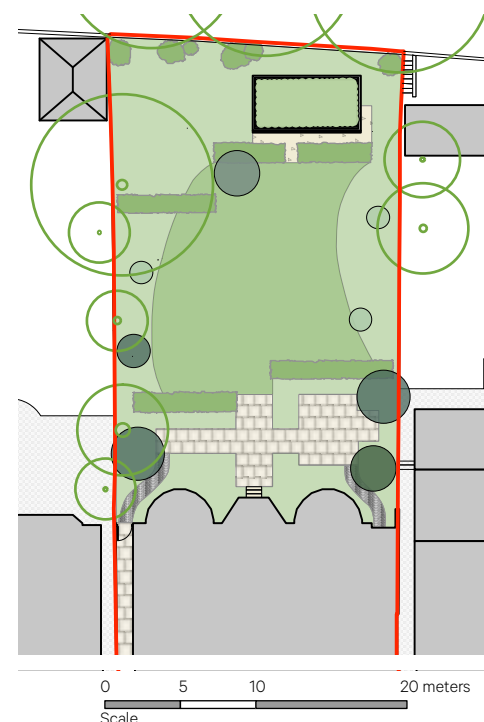
Please refer to the Proposed Rear Garden & Landscape Plan 929_PL_003 and the following pages for the layout and details of the proposed plant and tree varieties.

Low Planting varieties include:

- Osmanthus x burkwoodii
- Passiflora caerulea
- Lonicera henryi
- Trachelospermum jasminoides
- Rosa 'Claire Austin'
- Clematis urophylla
- Euphorbia mellifera
- Pittosporum tobira 'Nanum'
- Choisya ternata
- Nerium oleander
- Salvia rosmarinus
- Rhododendron

Tree varieties include:

- Arbutus unedo
- Quercus suber
- Parrotia persica

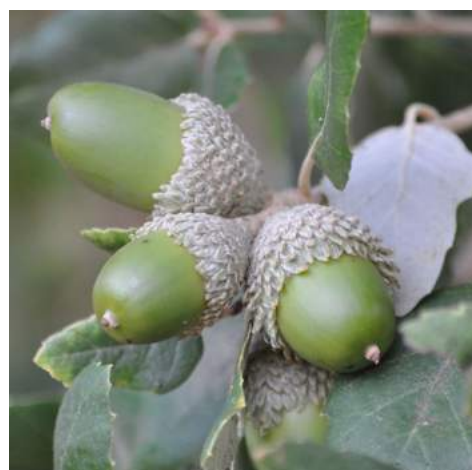


Landscape materials have been selected to be durable and complimentary to the landscape palette.

Slabs are to pave the patio, with setts for the non-linear paths. All paving will be permeably pointed.

05 Rear Garden Landscape Design

| Trees



Quercus suber

Arbutus unedo

Parrotia persica

05 Rear Garden Landscape Design

| Full Sun Planting



05 Rear Garden Landscape Design

| Part Shade Planting



05 Rear Garden Landscape Design

| Shade Planting



05 Rear Garden Landscape Design

| Climbers



Passiflora caerulea



Lonicera henryi



Trachelospermum jasminoides



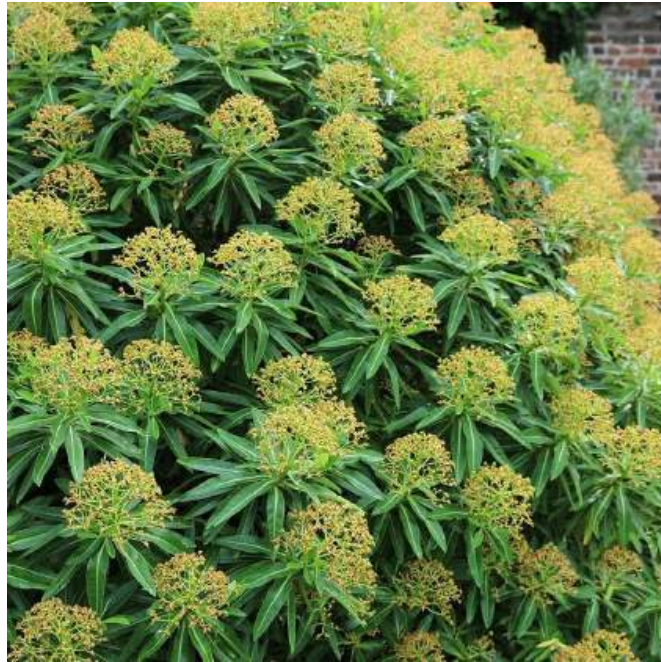
Rosa 'Claire Austin'



Clematis urophylla 'Winter Beauty'

05 Rear Garden Landscape Design

| Shrubs



Euphorbia mellifera



Choisya ternata



Pittosporum tobira 'Nanum'



Arbutus unedo



Nerium oleander



Osmanthus x burkwoodii



Salvia rosmarinus



Rhododendron 'Cunningham's White'

06 Access Statement

The existing access to the house and grounds will not be affected by the proposals.



Burwell Residential
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