



Design and Access Statement

45 Elsworthy Road, London



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Context and Site Analysis

45 Elsworthy Road

1.2 Existing Site Analysis

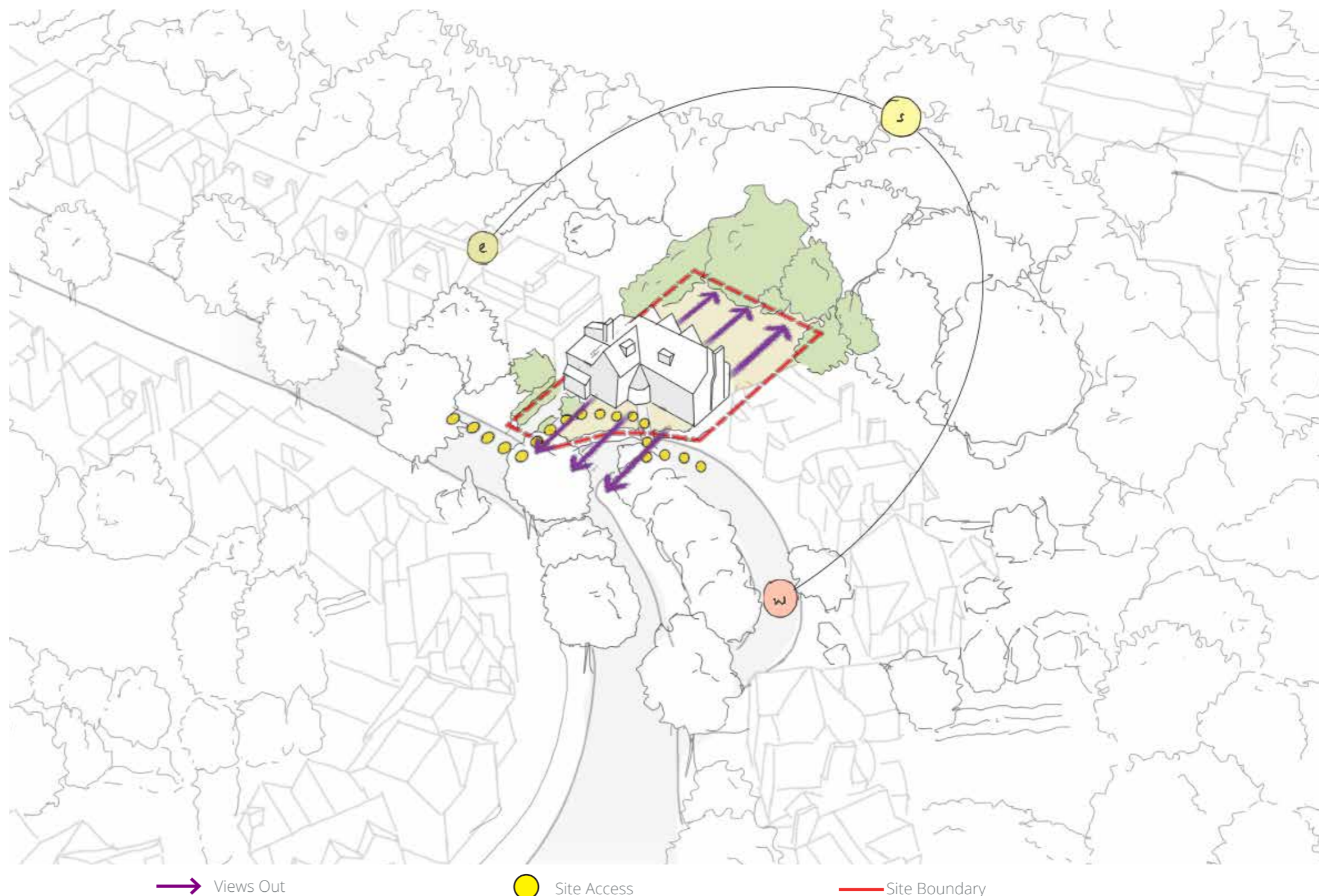
The existing property is a detached, two storey dwelling including accommodation in the roof eaves and the lower ground floor. It is situated on the edge of Primrose Hill. The western section of Elsworthy road, beyond Lower Merton Rise, forms part of the Willett development of 1896-1911 and has a gently curving alignment and more spacious character.

The property was built in 1897 and multiple alterations have been made to it throughout the years. Main access to the building is from the front with a secondary staircase to the east elevation leading to the second floor only.

The front facade of the property faces almost directly north. There is vehicular access to the site via Elsworthy Road, and pedestrian access via a private road. There are views out from the front and rear of the existing property as well as out over the rear garden to the south towards Primrose Hill.

The house is characterised by red brick and brown clay roof tiles and hung tiles on the first and second floor walls. Crown roofs with gables as well as front porches are common traits of the Arts and Crafts movement seen on this road.

Further detailed information relating to the history of the site and building style is submitted within a separate Heritage Statement.



1.3 Existing Site Photos

The existing site is set back from the main street on a private road just off of Elsworthy Road. The landscaping is structured around the site's natural topography.

The site is approximately 27 meters wide at the rear, towards the south, and 10m at the vehicular entrance to the front. The site measured from the front boundary to back of the rear garden is approximately 52m long.



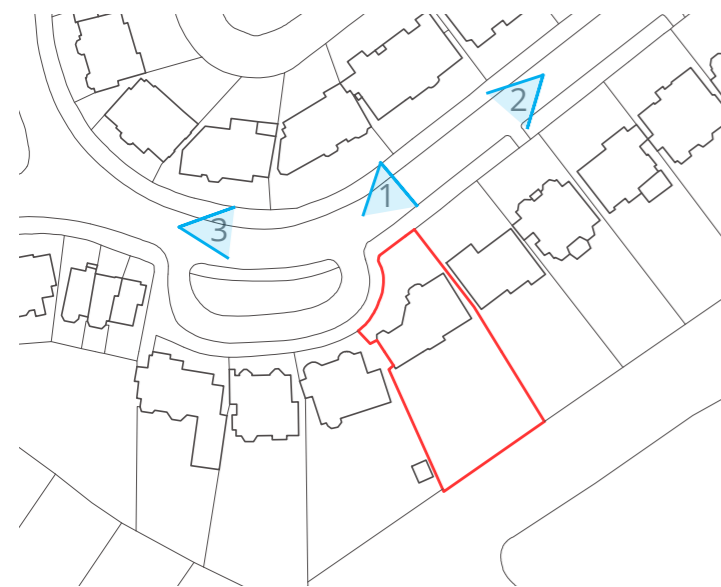
Birds Eye View of Front of Site



Birds Eye View of Front of Site



Birds Eye View of Rear of Site



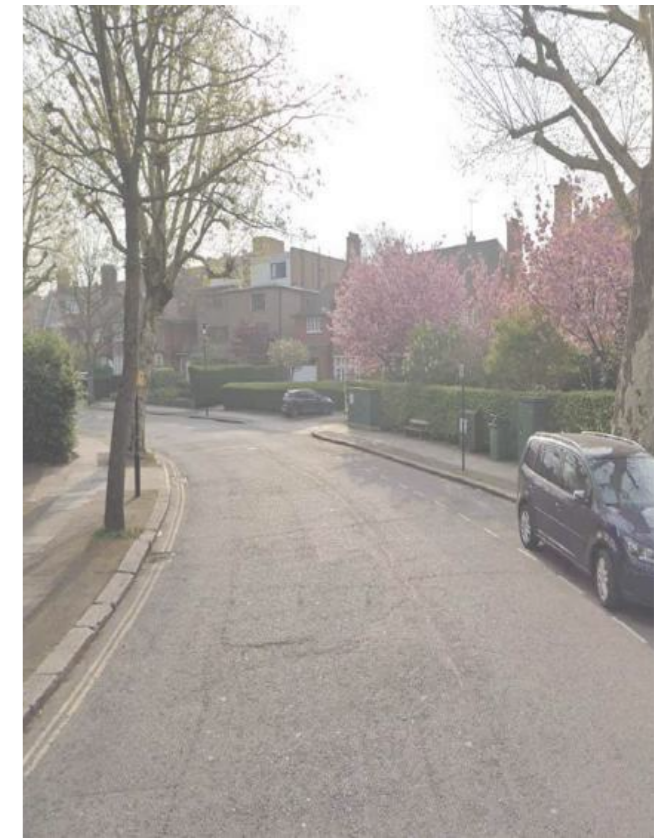
Site plan showing whereabouts photos were taken from



1. Access entrance from Street



2. Street View Looking South West



3. Street View Looking North East

1.4 Planning history of adjacent properties

47 Elsworthy Road

Reference: 9301614

Description:

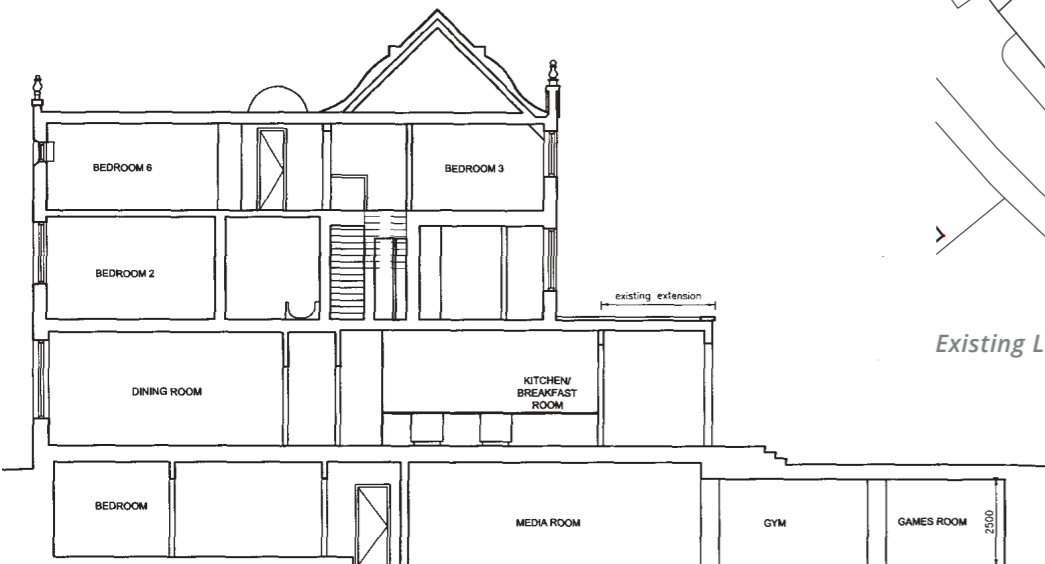
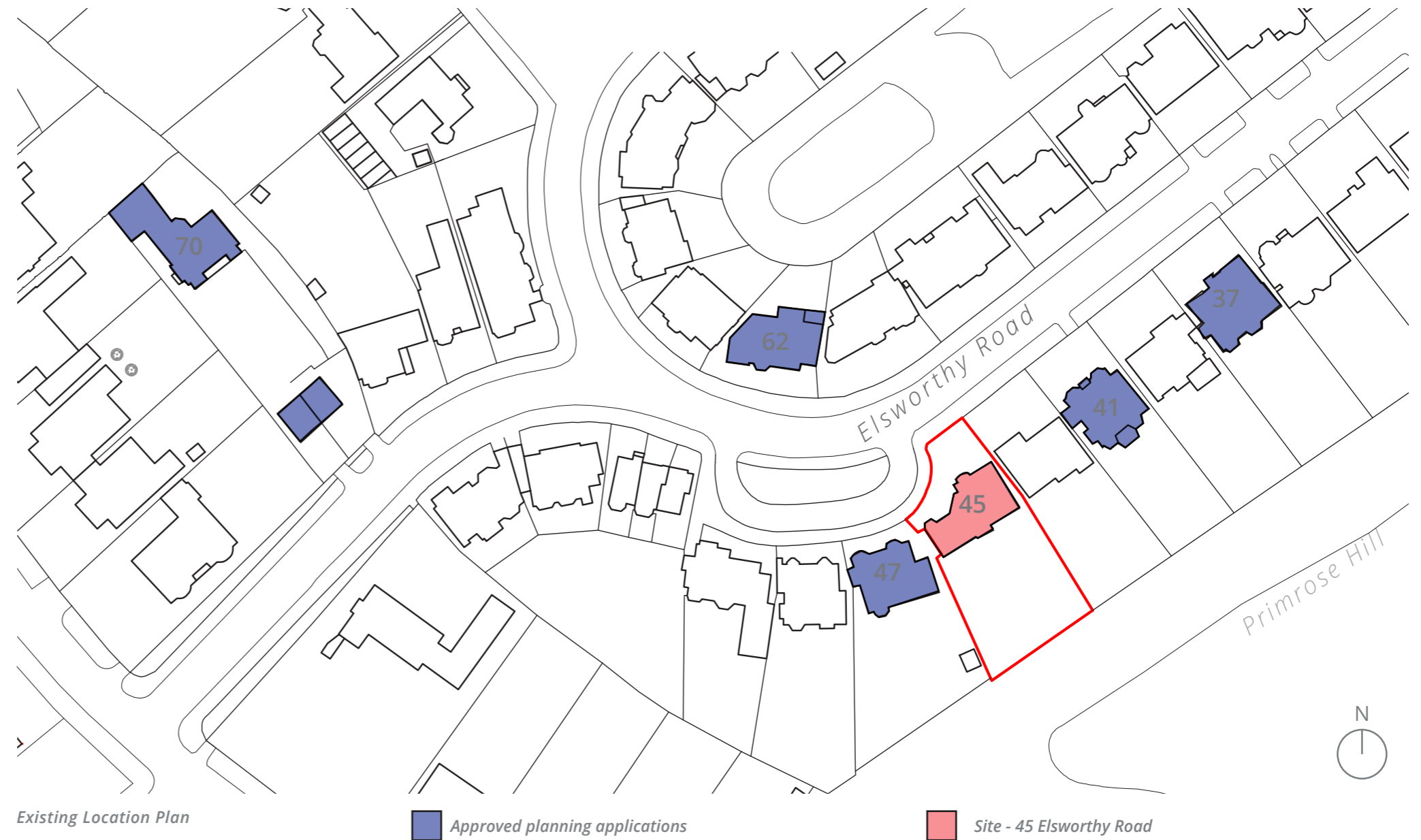
Extension at rear lower ground and ground floor level A conservatory at rear ground floor level.

37 Elsworthy Road

Reference: 2010/2459/P

Description:

The erection of a basement extension to the rear of the site and some alterations to existing entrance lobby roof to residential dwelling. The site is of similar scale to 45 Elsworthy Road.



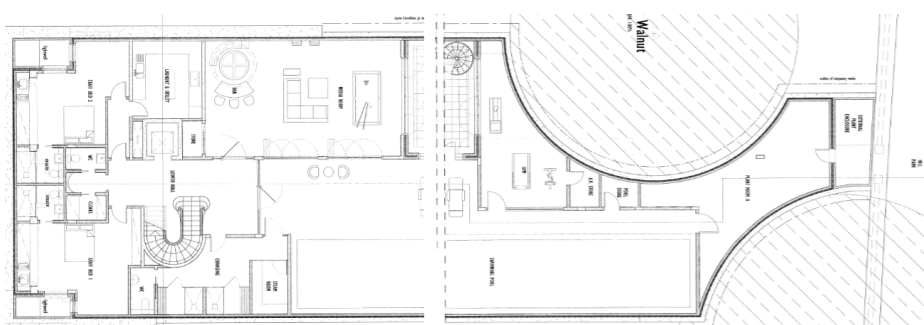
1.4 Planning history of adjacent properties

41 Elsworthy Road

Reference: 2010/5687/P

Description:

The erection of a part two storey, part single storey side extension, a first and second floor side extension, a single storey rear extension and excavations to enlarge the basement to provide additional habitable accommodation and swimming pool. Works also include the erection of a roof extension to provide a third storey and the removal of rear 1st floor conservatory to create a roof terrace. The site had plans for quite an extensive lower ground floor excavation, reaching the rear boundary line.



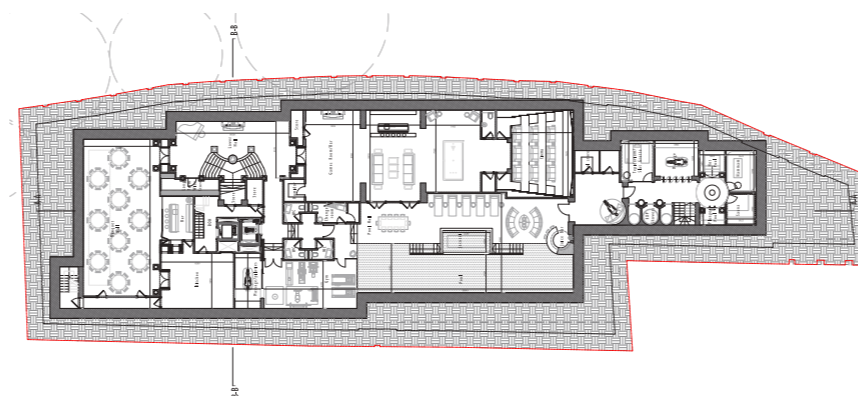
Proposed Lower Ground Floor Plan

70 Elsworthy Road

Reference: 2015/4684/P

Description:

Works granted include erection of a 2 storey, 7 bed dwelling house with basement and accommodation in the roof space, following the demolition of the existing main dwelling house; extension of new basement under existing mews dwelling; alterations to fenestration and rear elevation of mews dwelling; associated landscaping works.



Proposed Basement Plan

62 Elsworthy Road

Reference: 2010/6827/P

Description:

Erection of new side and rear extension, following the demolition of the existing, and the excavation of a basement and sub-basement including rear light well plus elevational alterations to single family dwelling house.



Proposed Basement Section

The Existing Property

45 Elsworthy Road



2.1 Existing Site

The existing site plan sits on a northern axis, with the main vehicular entrance leading onto Elsworthy Road. The property is located off a private crescent. The footprint of the existing property totals 302.8m² whilst the existing site area is approximately 1185m².

Originally, the properties built on Elsworthy road were large and detached, tightly located within their plots and grouped along the curving road. No. 45 is part of a group of five houses, set back behind a grassed verge, which backs directly onto Primrose Hill.

To the rear of the existing site, a south-facing garden includes shrubbery and planting to all boundaries.



2.2 Existing Layout

The existing basement floor consists of a studio space which leads out onto a stepped path to the rear garden. Also located at this level is an existing wine cellar with a small WC beneath the stairs.

The existing ground floor accommodates various family living spaces, including a dining room, reception room, and drawing room. The kitchen is situated at the rear of the property, with views out onto the rear garden. There is a garage at the north eastern side of the site, which provides vehicular access out onto Elsworthy Road.

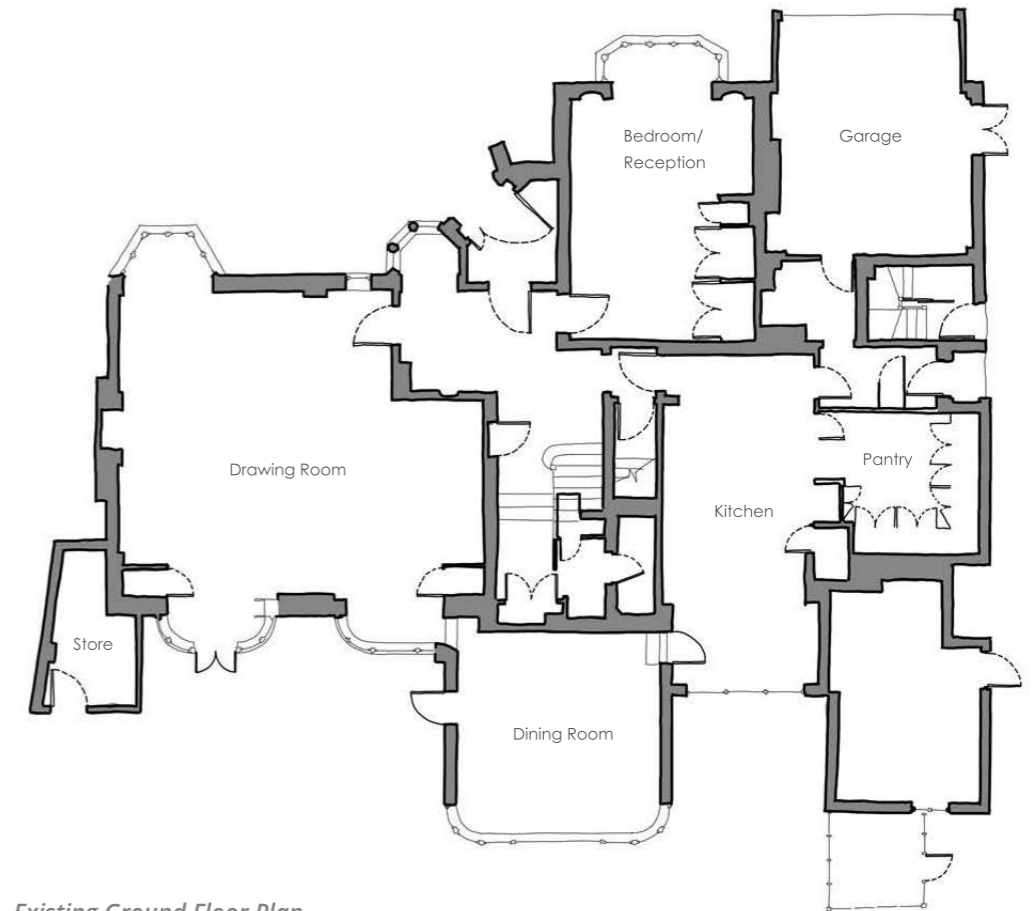
There are 2 staircases within the property. The main staircase runs centrally toward the back of the house. The second staircase is located towards the north-eastern facade, which provides access from ground floor up to the previously self-contained unit on the second floor.

The existing first floor accommodates the master bedroom, dressing and en-suite. There are 2 separate bedrooms on this floor, with a shared bathroom and storage spaces.

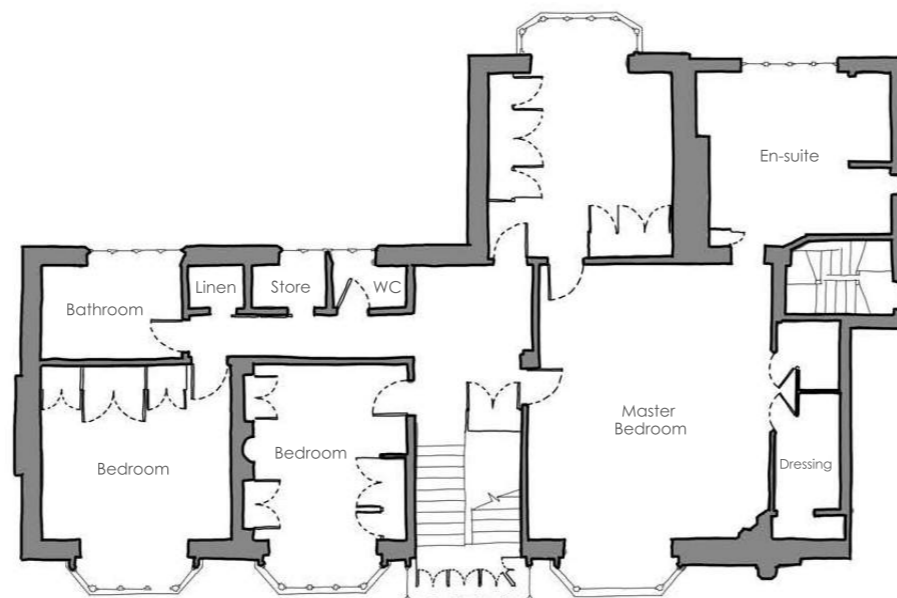
The second floor was previously a self contained 2 bedroom unit, with a study, storage space and a kitchen and was accessed via a separate external staircase. This floor also includes access to the external terrace on the south eastern side of the site, providing views out over the rear garden and Primrose Hill.



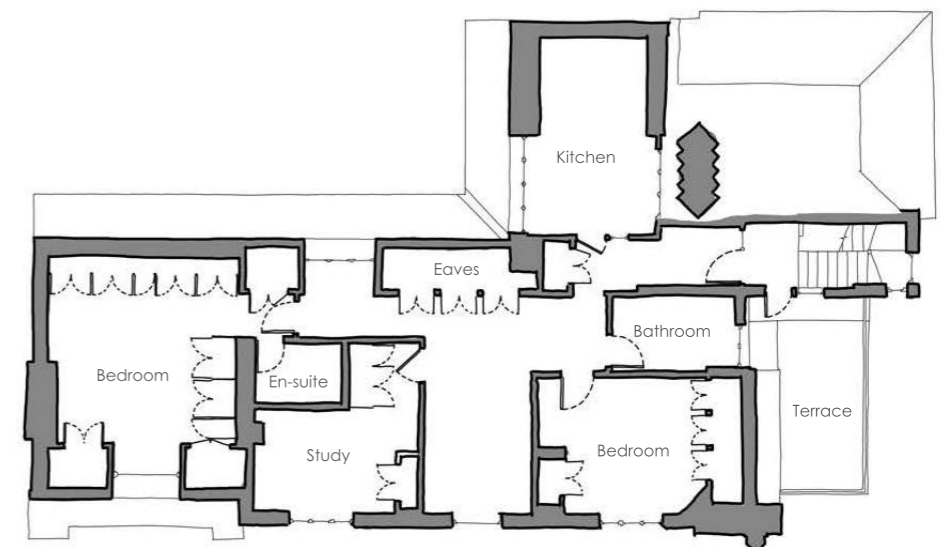
Existing Basement Plan



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



2.3 Existing Elevations

The existing front facade consists of red brick at ground level with a red clay tile cladding at first and second floors. The second floor is situated within the eaves, with three gables to the right and a dormer window to the left hand side providing views out rear of the site.

The windows are white timber painted casements with arched windows to the front entrance porch. The portico has a white painted timber curved archway and pitched tiled roof, a distinguished feature of the property.

Another notable feature of the property and that of adjacent properties are the tall red brick chimneys, adding a sense of height and grandeur to the property. The rear facade has an inconsistent rhythm to its fenestration. There are several non-original glass extensions projecting out from the rear facade, making the ground floor appear quite incoherent.

There is a mix of roof forms, with a notable triple gable end at second floor level. The topography of the site is relatively level at the rear with the existing garden sitting approximately 2.5m higher than that of the royal park behind.



Existing Front Elevation



Existing Rear Elevation

Design Proposal

45 Elsworthy Road



4.2 Proposed Site Layout

The general layout of the site is to remain as the existing condition. The host dwelling is located behind a smaller planted garden frontage that offers vehicular access and parking to the property. It is proposed to maintain the planted frontage and associated

Side access to the rear garden is maintained along the 43 Elsworthy Road Boundary with the built form to the other boundary with number 47 extending to the adjacent property as existing.

The rear garden setting is also to be maintained as per the existing arrangement with principal views southward towards Primrose Hill. Planted boundaries to the existing garden will be maintained with isolated tree works in line with the Arboricultural Impact Assessment (AIA) that has been submitted as part of this application.



45 Elsworthy Road
St Johns Wood, NW
Existing Site Plan

Key:
Site Boundary — — —
Views out — — —>

Proposed Site Plan

4.3 Arboricultural

'A' the category trees are those which are the most 'notable', trees and the scheme should be designed to take into account their retention.

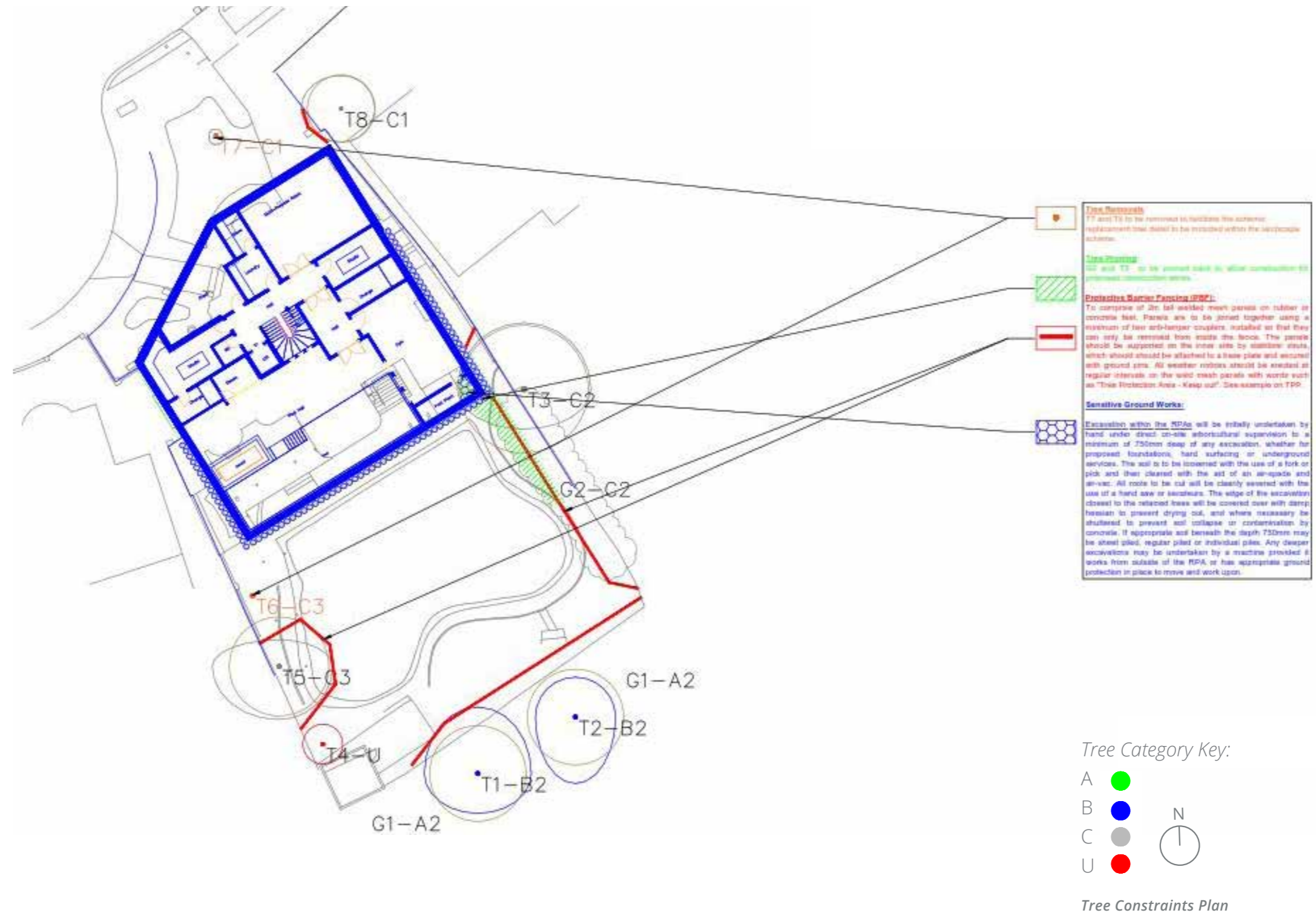
'B' Class trees are also considered of value both individually and in the landscape and should be retained by design.

There are low quality 'C' category trees noted off site as such due to either their small scale, defects, and limited current contribution and/or limited future potential. Hence, they should not significantly constrain nor guide the scheme.

T4 is classified as 'U' class and can be removed for arboricultural reasons (see survey data)

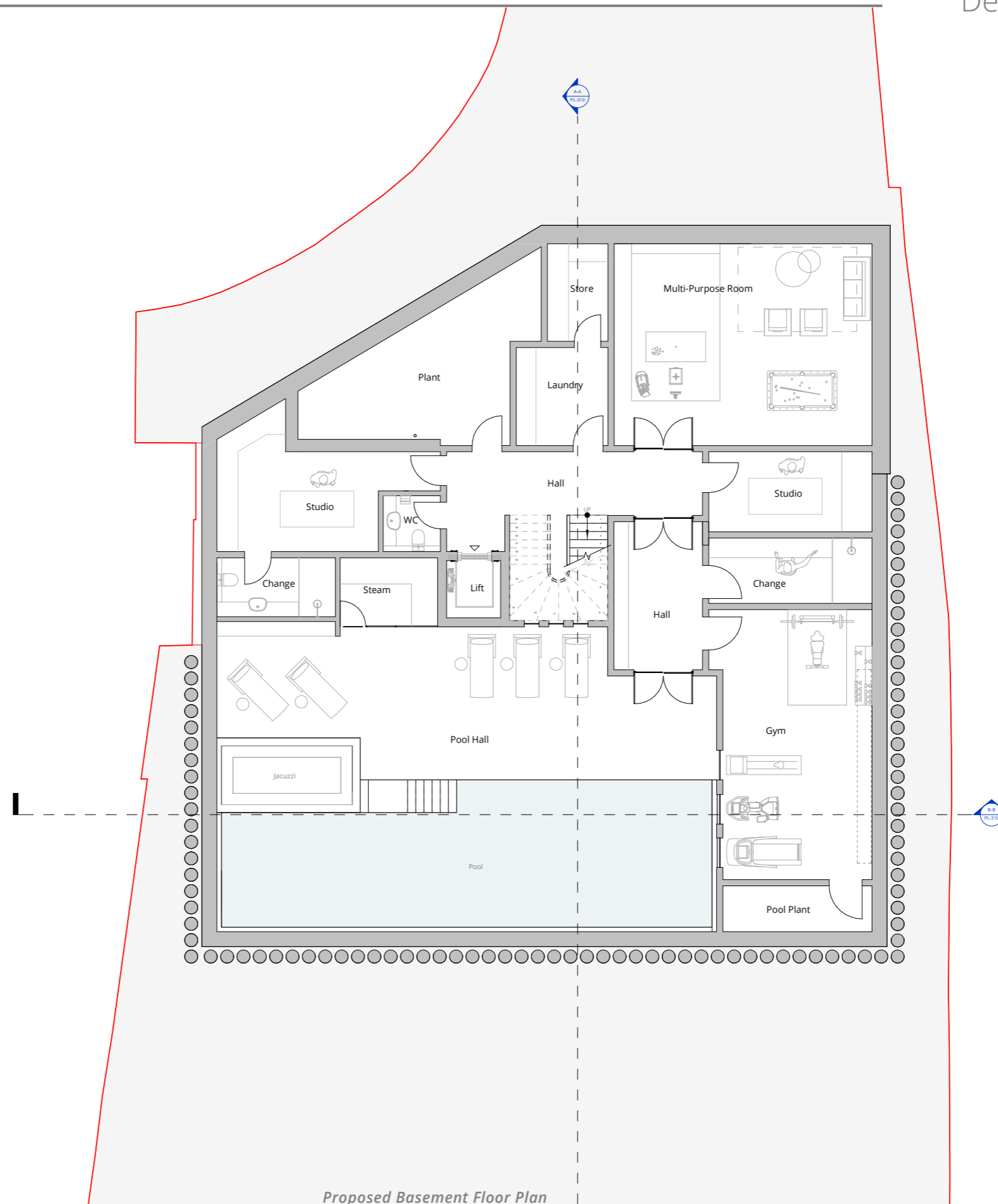
"The scheme presents a significant enhancement opportunity. Said removals would have no impact on the long term amenity of the site and will allow for the selection of native species to enhance amenity and biodiversity."

A full Arboricultural Impact Assessment (AIA) has been submitted as part of the application.



4.4 Proposed Layouts

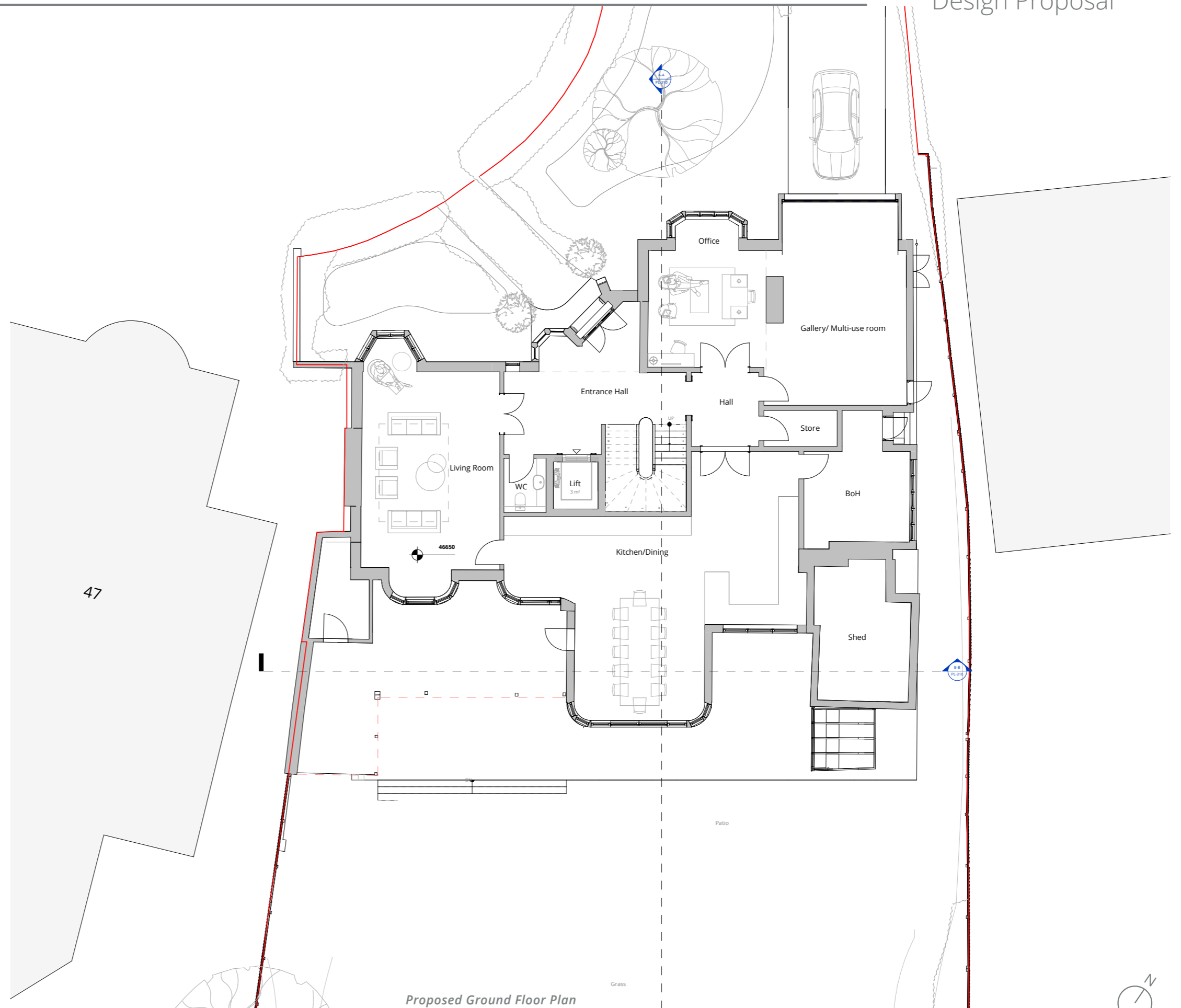
The proposed basement consists of a series of leisure and activity spaces, plant room that are located towards the front of the building. The basement is accessed via a central staircase and lift that both lead into a central hallway which then connects to various other spaces.



Proposed Basement Floor Plan

4.4 Proposed Layouts

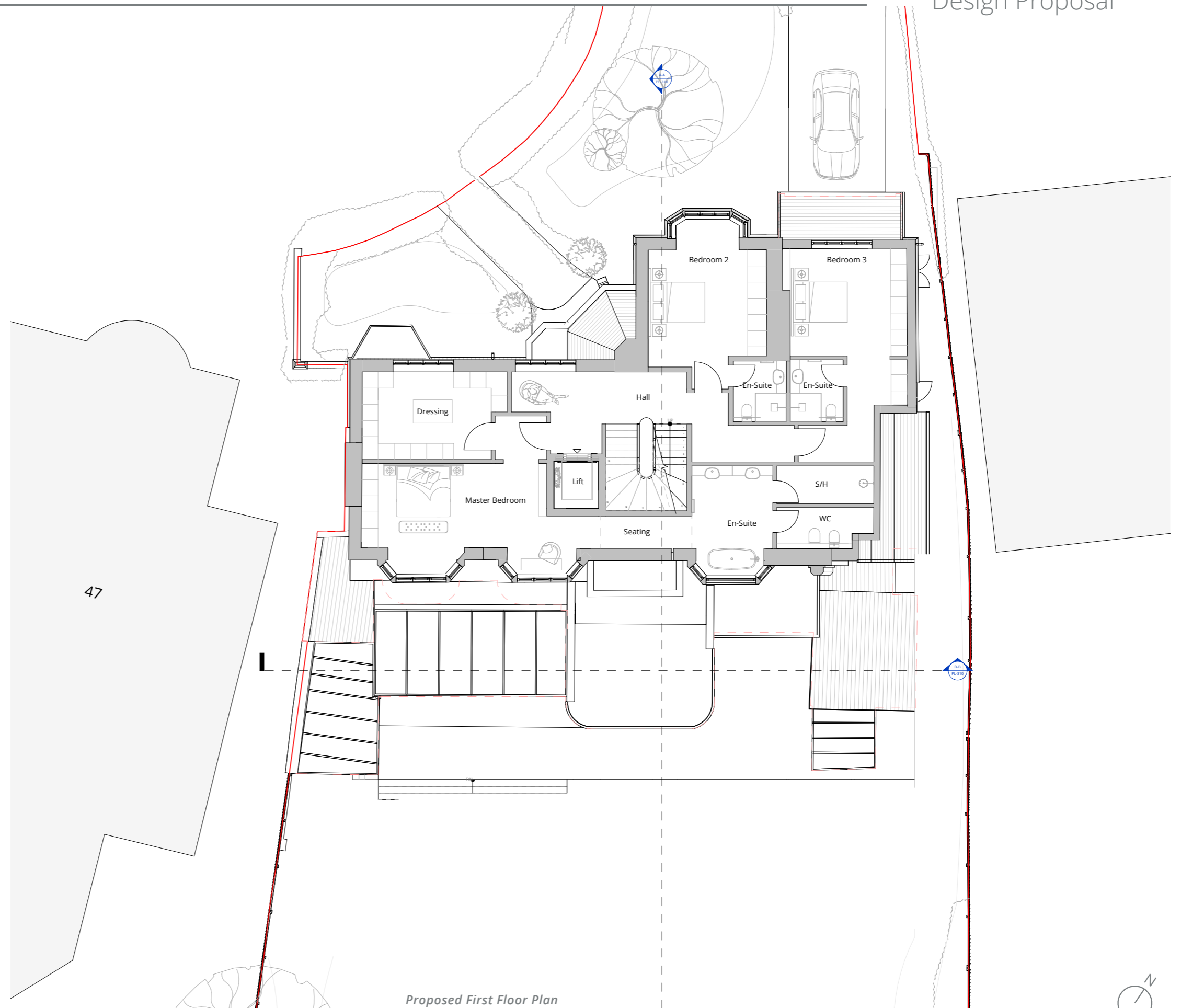
The proposed ground floor accommodates living and dining spaces, with a family snug and office space located at the northern part of the property. The kitchen and living spaces are situated to the southern part of the building, overlooking the garden.



Proposed Ground Floor Plan

4.4 Proposed Layouts

The proposed first floor plan consists of three bedrooms, including the master bedroom, that all have en-suite bathrooms and dressing rooms. The floor is accessed via a central staircase and lift which opens out onto a hallway connecting to all three bedrooms.

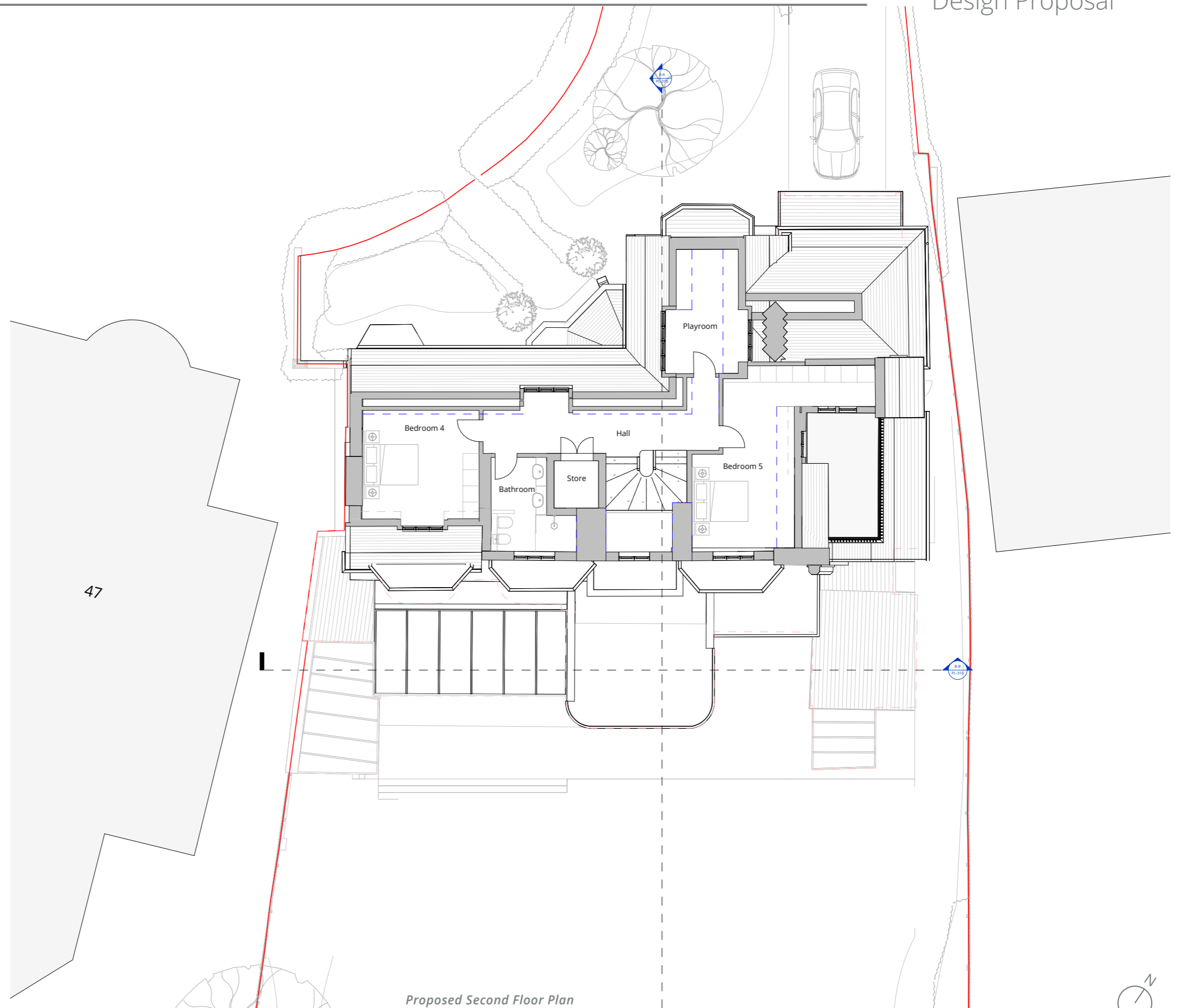


Proposed First Floor Plan

4.4 Proposed Layouts

The second floor is designed to provide additional accommodation and functionality, featuring three bedrooms and a dedicated playroom.

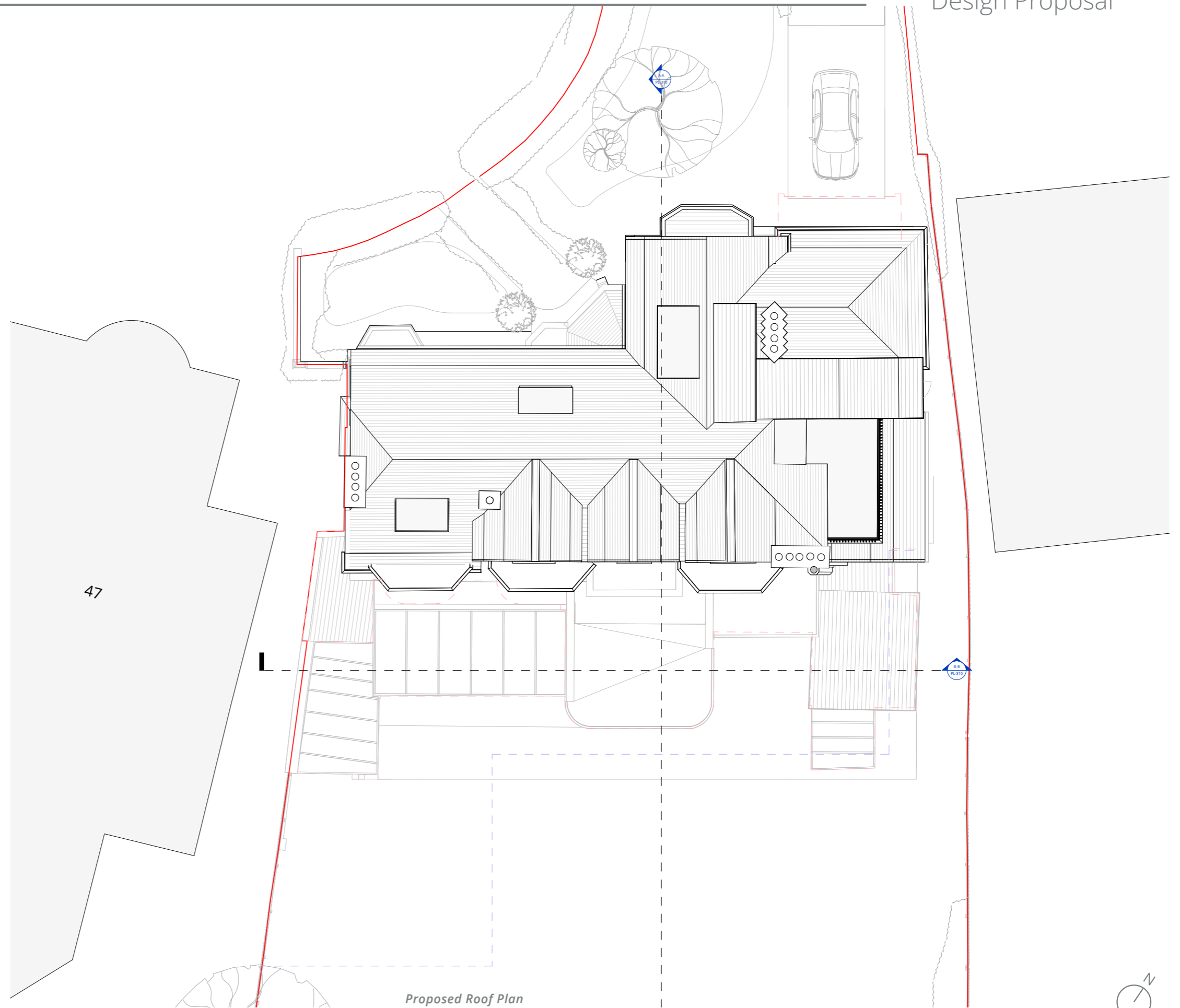
Access to the floor is provided through a central staircase, leading to a welcoming hallway that connects to the bedrooms, bathroom, and playroom.



Proposed Second Floor Plan

4.4 Proposed Layouts

There are no proposed changes to the roofscape.

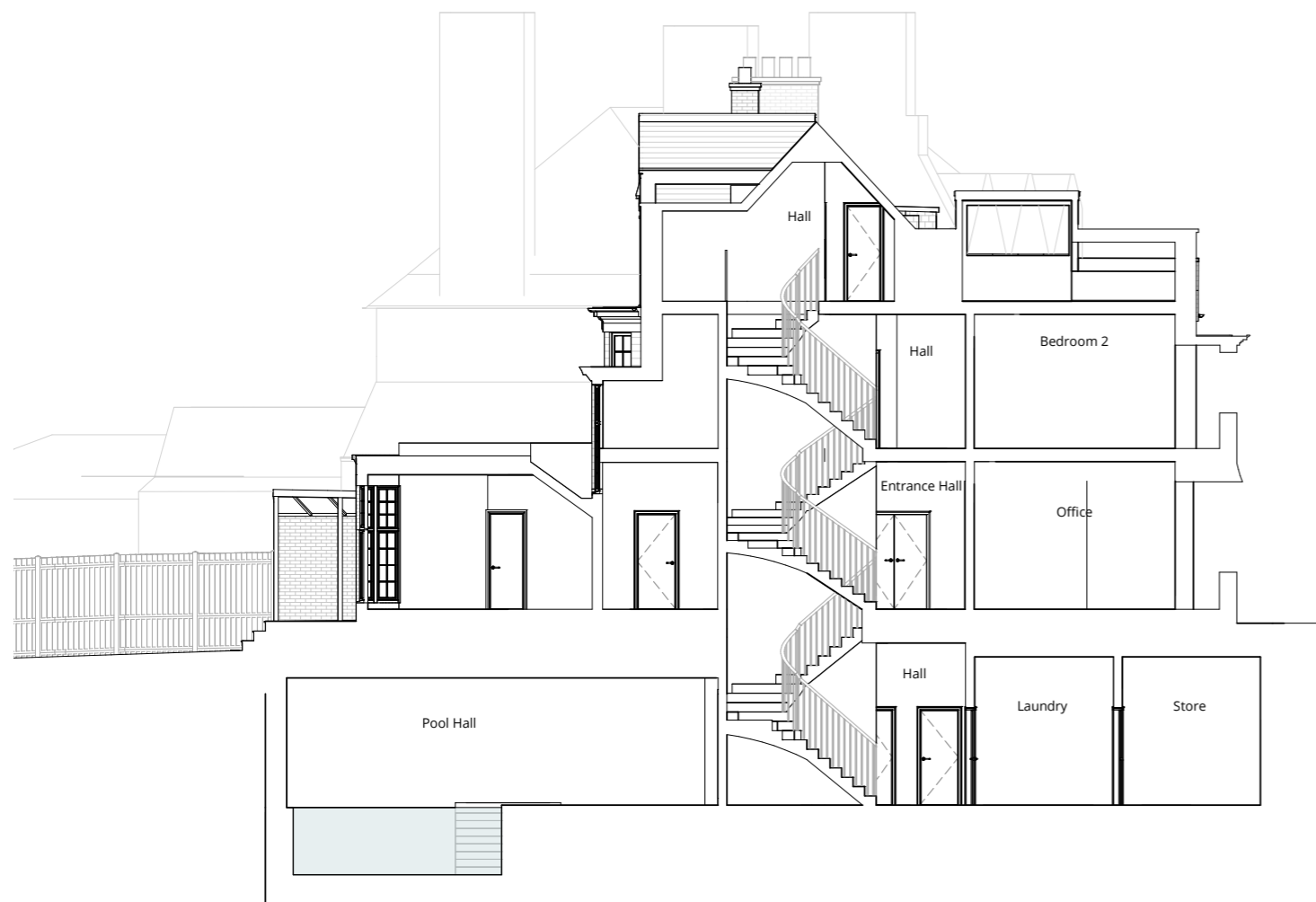


4.5 Proposed Sections

The provision of a basement has been carefully considered and designed to align with all relevant basement policies set out by the Local Authority. The basement floor level is uniform throughout with the proposed pool box being located at a lower level as indicated.

The proposed ground floor level is retained as existing with internal layout alterations.

The proposed floor levels and associated level of the ridgeline are all to remain as per the existing condition.



Proposed Section AA



Proposed Section BB

4.6 Proposed Elevations

There are no proposed amendments to the existing front elevation.

To the rear, it is proposed to remove the existing stepped access to the lower ground floor level. There are no proposed elevational amendments above the rear garden level.



Proposed Front Elevation

1:100

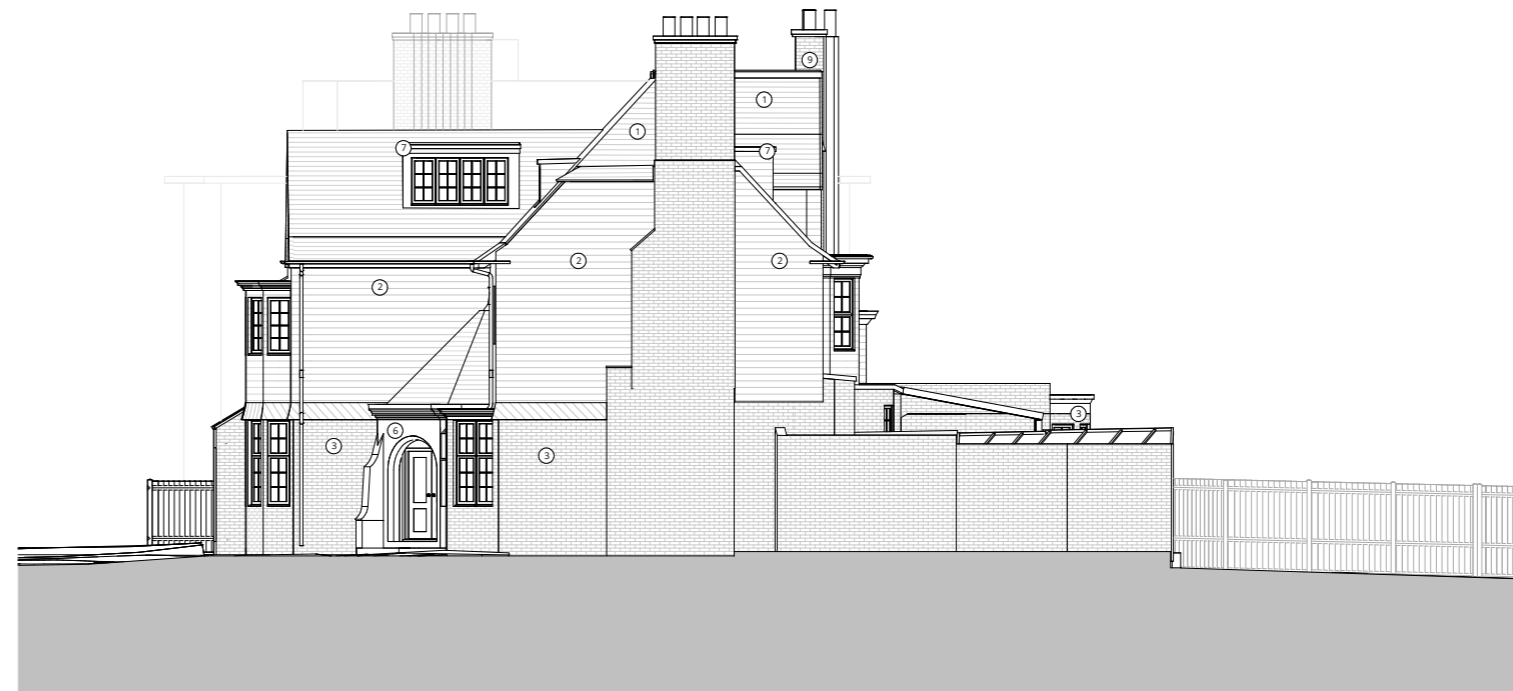


Proposed Rear Elevation

1:100

4.6 Proposed Elevations

There are no proposed amendments to the existing side elevations of the property.



Proposed Side Elevation

1:100



Proposed Side Elevation

1:100

4.7 Basement Strategy

The proposal has been designed to comply with Camdens Basement Guidance (CBG) that was adopted in January 2021 and included within the Local Plan as well as Policy A5 which says:

“The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. “

The following key extracts from the CBG have been extracted and commented on below. It is considered that all remaining requirements set out within the CBG have been fully complied with.

Basement development should:...

f. not comprise of more than one storey;
Proposal fully compliant

The Council considers a single storey for a basement to be approximately 3 to 4 metres in height. The requirement for storey heights to be no more than 3-4 metres refers to the total depth of the excavation

g. not be built under an existing basement;
Proposal fully compliant

h. not exceed 50% of each garden within the property;

This criterion applies to the front garden, the rear garden and gardens to the side of the property individually, rather than calculated as an aggregated garden area for the whole

property. This criterion applies to gardens as they currently exist and not the gardens of the proposed development

Proposal fully compliant - refer to page 25.

i. be less than 1.5 times the footprint of the host building in area;

Proposal fully compliant - refer to page 25.

j. extend into the garden no further than 50% of the depth of the host building measured from

the principal rear elevation;

Proposal fully compliant - refer to page 25.

k. not extend into or underneath the garden further

than 50% of the depth of the garden;

Proposal fully compliant - refer to page 25.

l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and

Proposal fully compliant - refer to page 25.

m. avoid the loss of garden space or trees of townscape or amenity value

Proposal fully compliant - refer to page 25.

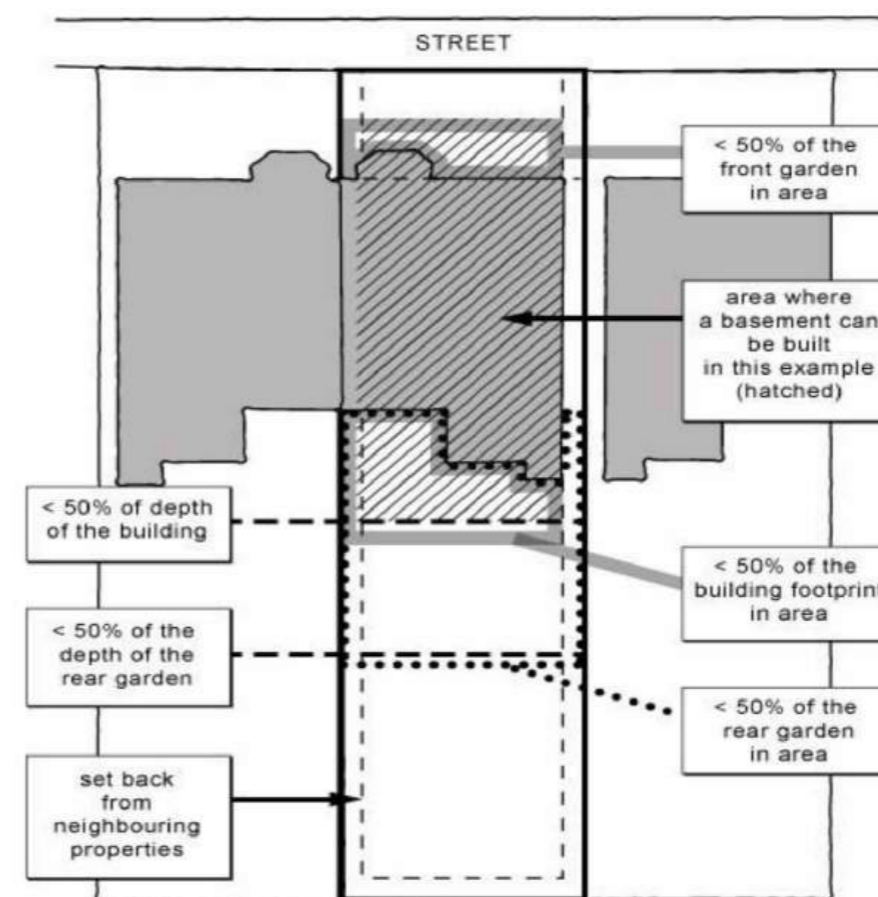
Lightwells (relevant extracts to this proposal)
No lightwells proposed.

2.11. The building stock in Camden is varied. Some areas contain basements developments that include front lightwells taking up part, or all, of the front garden. Other areas do not have basements or lightwells that are visible from the street. The presence or absence of lightwells helps define and reinforce the

prevailing character of a neighbourhood.

2.12. Where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the host building, or the character and appearance of the surrounding area, or the relationship between the building and the street. For example lightwells may need to be covered by a roof slab with glass blocks, have no railing, and be of a size appropriate to the host building and garden.

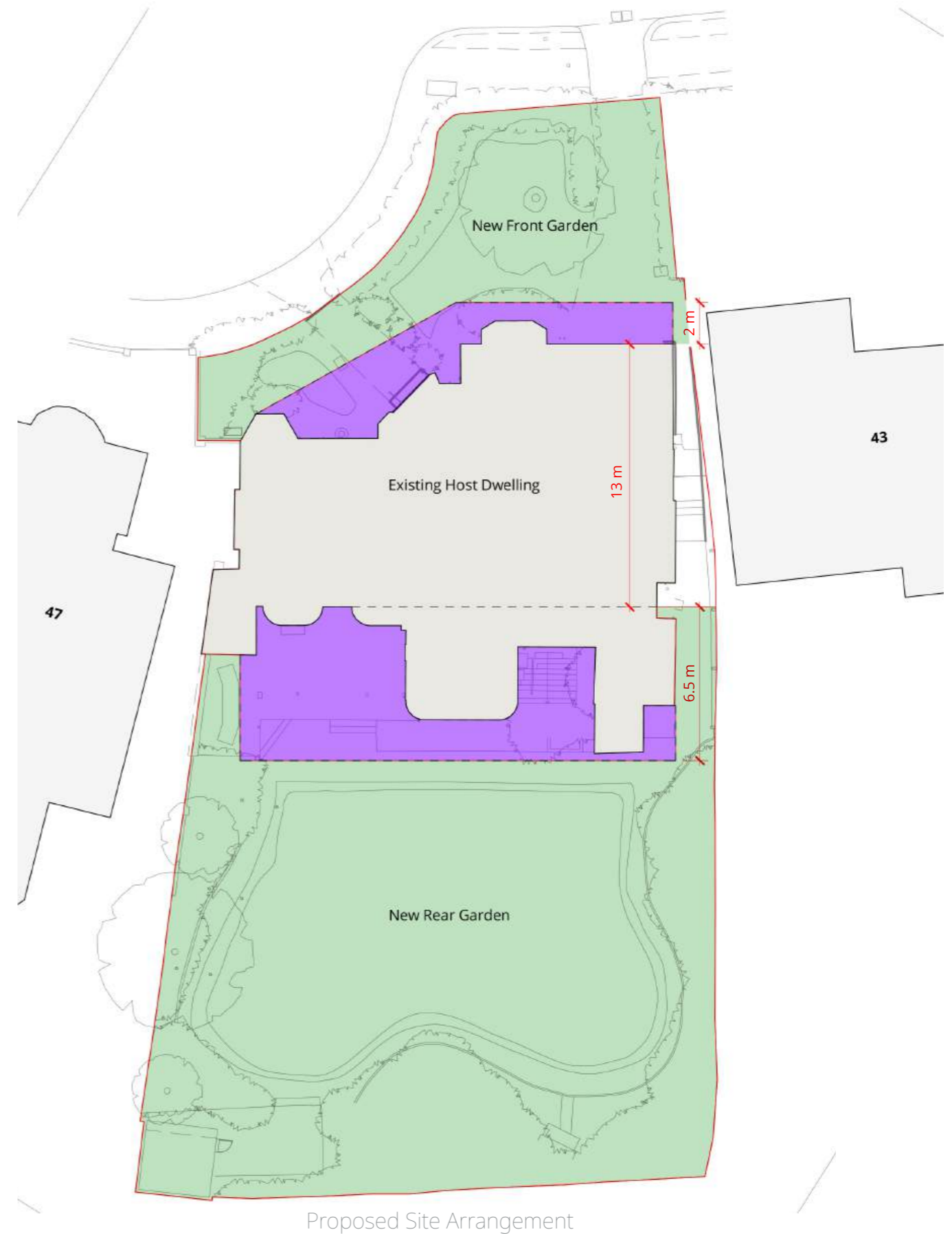
FIGURE 9: All criterion of Policy A5 of the Local Plan



4.7 Basement Strategy



Existing Site Arrangement



Proposed Site Arrangement
(Basement indicated in Purple)

5

Conclusion

45 Elsworthy Road

5.0 Conclusion

The proposal seeks to refurbish the existing property with the creation of a new basement under the existing ground floor.

The proposal has been carefully designed and considered to align fully with the LB Camden's Basement Guidance (CBG) and Policy A5 as outlined within this document.

It is considered that the proposal will provide modern family living accommodation whilst respecting and enhancing the existing building fabric.

Given the subterranean nature of the proposals, there will not be any impact on the neighbouring amenity with all proposed basement accommodation located out of public view.

Above ground, the only proposed minor alteration sees the removal of the existing stepped access to the lower ground floor, all other above ground elevations will remain as existing.