

DESIGN AND ACCESS STATEMENT

427-D+A

30 ELSWORTHY ROAD LONDON NW3 3DL

This Design and Access Statement is prepared in support of the application made to Camden Council and the CAAC for the following minor alterations and described on the accompanying drawings:

- relocating the lower ground side entrance door from its current position slightly further towards the front of the house
- blocking up the current lower ground side entrance door
- centralising the window on the lower ground flank wall bay projection
- inserting a window into the reveal of the bay at lower ground level

The house itself is situated on the north side of Elsworthy Road, is a large four storey dwelling and is semi-detached with no. 30 and although the house sits within a conservation area, it is not Listed.

It must be noted that since the proposed works, as outlined above, are all confined to the lower ground flank wall, none of the predominantly featured architectural style and ethos will be altered or interfered with and as such the conservation area will not be compromised.

The applicant hopes the Council and the CAAC agree that none of the alterations are in any way detrimental to this lower ground side entrance and, if anything, renders the bay projection slightly more cohesive in appearance.

For information, below is a street view of the property from which you can see that none of the proposed works will be visible from the street as not only do they solely affect the lower ground level but they are behind the black painted timber garden gate which separates the side entrance from the front garden.



In light of all the above, it is hoped that the applicant can look forward to the Council's approval.

November 2024