

Design & Access Statement



Application Site

The application site is located on the northern side of Elsworthy Road. The original house was built in the 1880s and is shown on the 1894 Conservation Area Map (refer to Appendix). The property is not listed but is sited within the Elsworthy Conservation Area in the London Borough of Camden (Refer to below Elsworthy Conservation Area map). The property is shown as a 'Positive Building' on the Elsworthy Conservation Area Townscape Appraisal (see below and refer to Appendix B).

The building itself is faced in a light sandy stock brick and consists of a lower ground floor, three floors above and additional accommodation in the roof. The applicant's apartment occupies two floors, consisting of the lower ground floor and upper ground floor.

Associated Documentation

This report should be read in conjunction with the existing and proposed sets of drawings.

Associated Planning Guidance

The design proposal has been carefully considered with reference to the following documents:

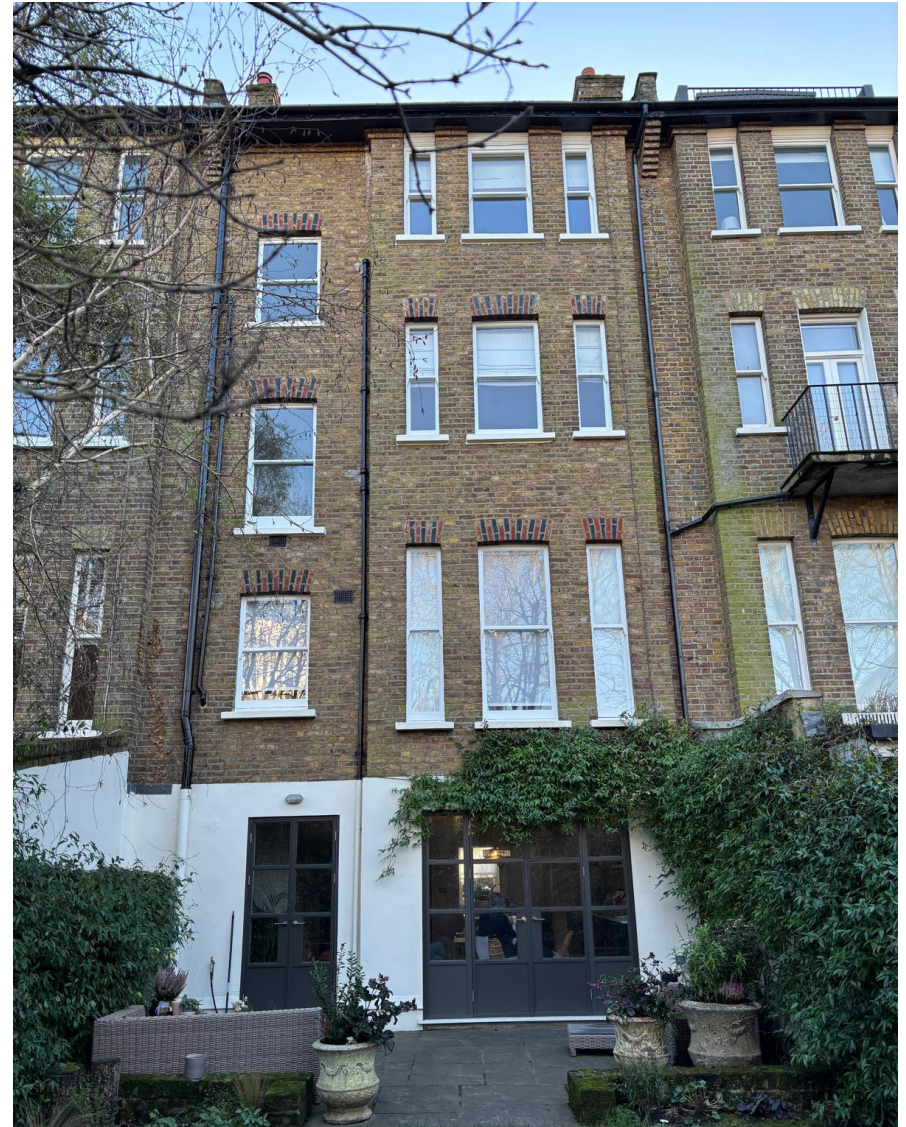
- Camden Planning Guidance Design CPG1 July 2015; The relevant policies in Camden's Local Plan 2017; Camden Planning Guidance Home Improvements.

The Proposal:

Local Context: The maisonette is accessed directly from the front garden on the lower ground floor. The living room, dining room, and kitchen are on this floor, with two bedrooms and a bathroom on the upper ground floor.

The council recently granted permission (2023/2929/P) to replace the rear garden access glazed doors on the lower ground floor. There are two sets of doors leading to the garden: the larger set off the kitchen and a small set off an ante area under the stairs/landing area of the floor above.

The Applicant wishes to gain permission to extend the lower ground floor footprint to create a designated dining space in the form of a conservatory structure. The new proposed structure would project into the Applicant's garden no more than the neighbouring properties' existing extensions.



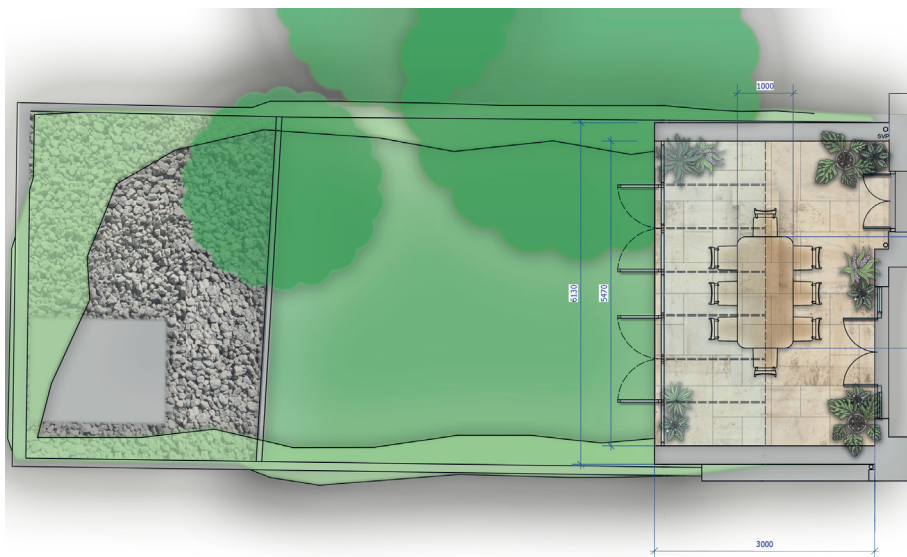


Neighbouring properties

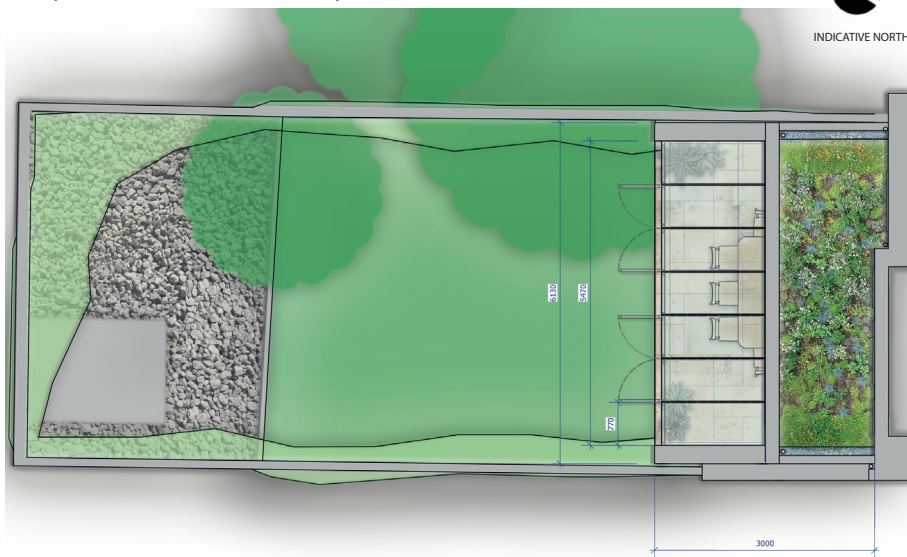
Two properties bound the property at 36 Elsworthy Road, no. 34 and 38 Elsworthy Road.

Both Nos 34 and 38 Elsworthy Road have rear extensions in their gardens, one annexed to the rear facade and another at the end of the garden, annexed to the boundary fence.

Therefore, the applicant's wish to have an annexed conservatory in the garden can be understood in the wider context with precedences on either side of the party wall of 36 Elsworthy Road.



Proposed Conservatory Floor



Proposed Conservatory Roof

Design

The proposed conservatory extension projects ca. 3.0m from the existing rear facade and fills the width of the Applicant's garden at ca. 6.13m, with the proposed Crittall's facade height at 2.75m.

The Conservatory design emphasises natural light, proportions, and material use. Half the conservatory, butting the garden, is designed with vertical and horizontal glass panes to allow maximum natural light entry from this north-facing facade. The other half, closest to the existing rear facade, is designed to be solid to provide a sustainable construction with enhanced thermal properties and a green roof for biodiversity and water runoff.

The proportions have been carefully considered, allowing for a parapet brick wall between the solid green roof area and the horizontal glass. The conservatory proportions take into account the existing surrounding properties and their existing extensions.

The proposed materials replicate existing materials on the building and/or suggest sustainable, long-lasting new materials that will weather and age well.



Materials

The proposed conservatory extension seeks to use natural and sustainable materials as well as replicate existing materials, such as brick and breathable lime renders. The proposed green roof will increase biodiversity in the area and benefit the property.

The proposed glass roof lights are equally divided along the width of the conservatory and compliment the existing fenestration on the rear facade in width.

The proposed conservatory facade replicates the existing Crittall doors, with two sets of doors proposed.

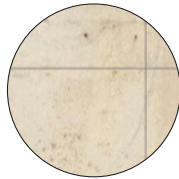
Proposed Conservatory Rear Elevation



Brick to match existing
WALLS AND PARAPET



Glazing Crittall,
metal colour to
match throughout
FACADE AND
ROOFLIGHTS



Reclaimed pavers,
or existing salvaged and
re-purposed
FLOOR



Green roof,
Extensive, or
Semi-Intensive
ROOF



Conclusion

We believe the design of this conservatory extension, annexed to the rear facade, has been sensitively considered and respects the requirements of the local authority's planning policy. The proposed conservatory extension provides a consistent design language for the elevation.

We have approached this design by addressing three key issues that we feel will guide the council in their decision.

The scale and appearance of the proposal.

The impact upon the surrounding area and adjoining neighbours.

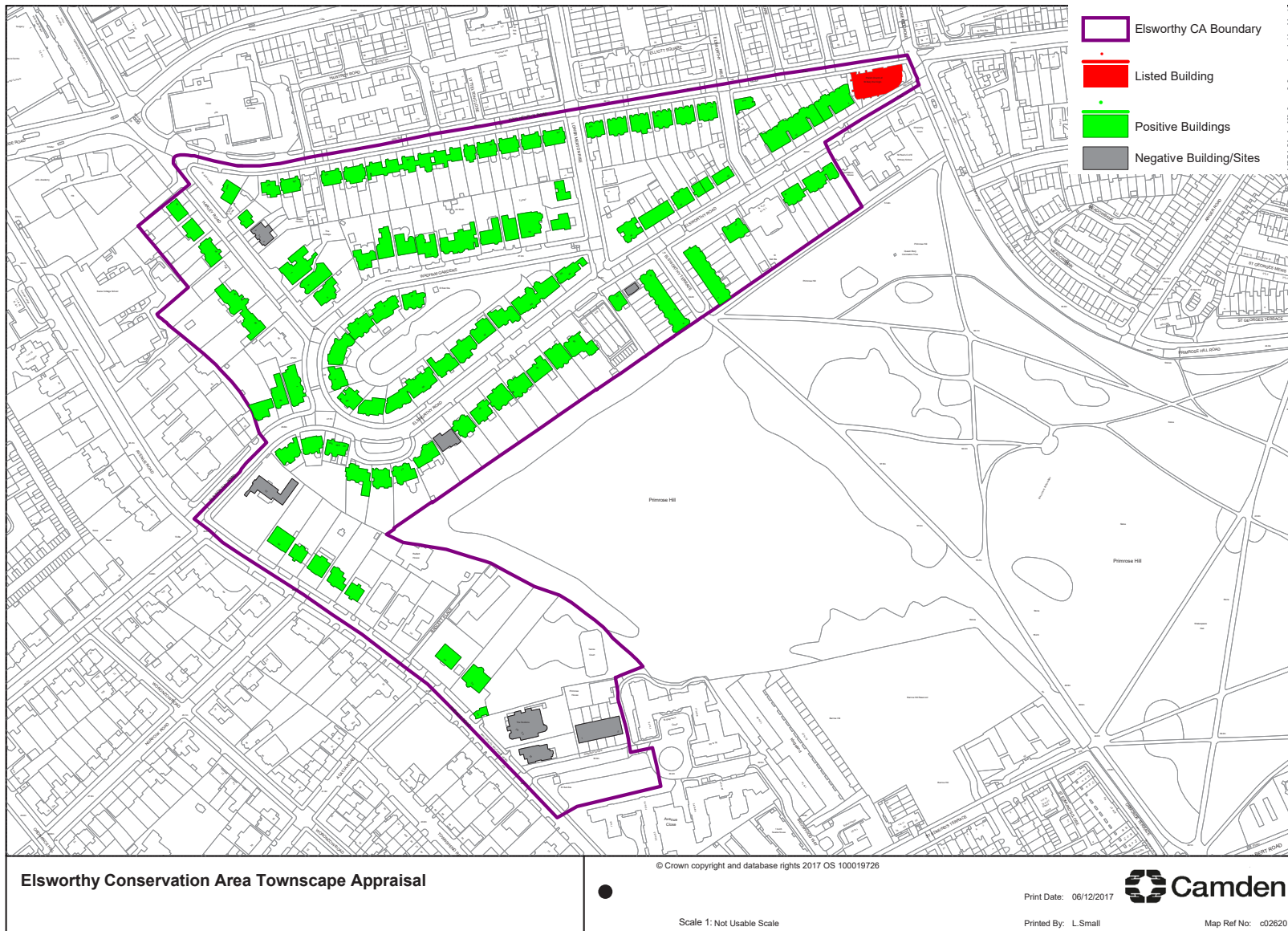
The existing Elsworthy Road southern elevation of the terrace is a rich mixture of doors and windows, terraces, dormers, conservatories, and bulking configurations. This conservatory will have little impact on this rich texture, especially as the adjoining properties both have extensions on the same garden level. The materials will be coherent with the existing rear facade and will enhance sustainable construction and biodiversity.

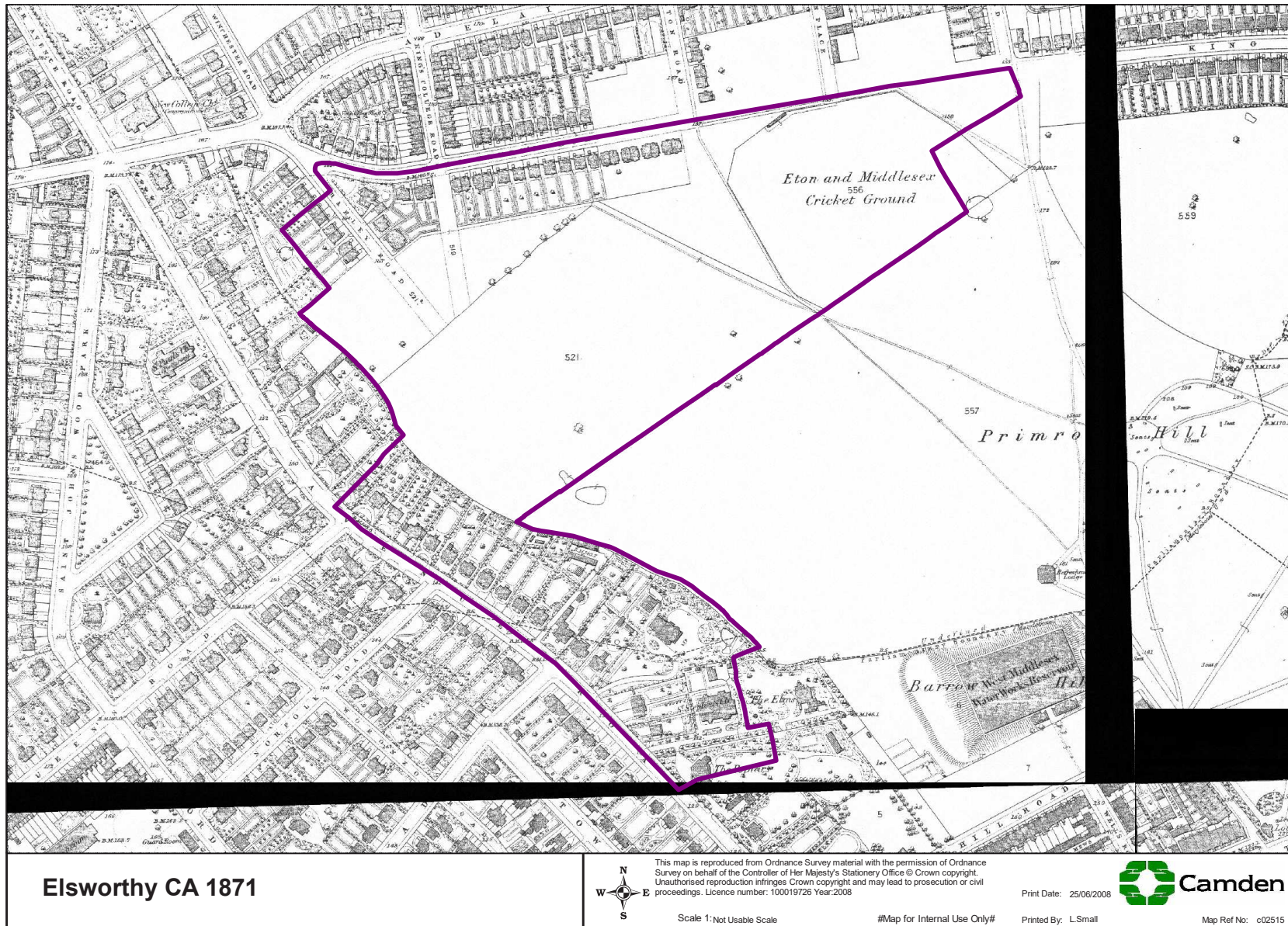
There ought to be no amenity issues arising from this change.



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FLAT 1, 36 ELSWORTHY ROAD LONDON NW3 3DL

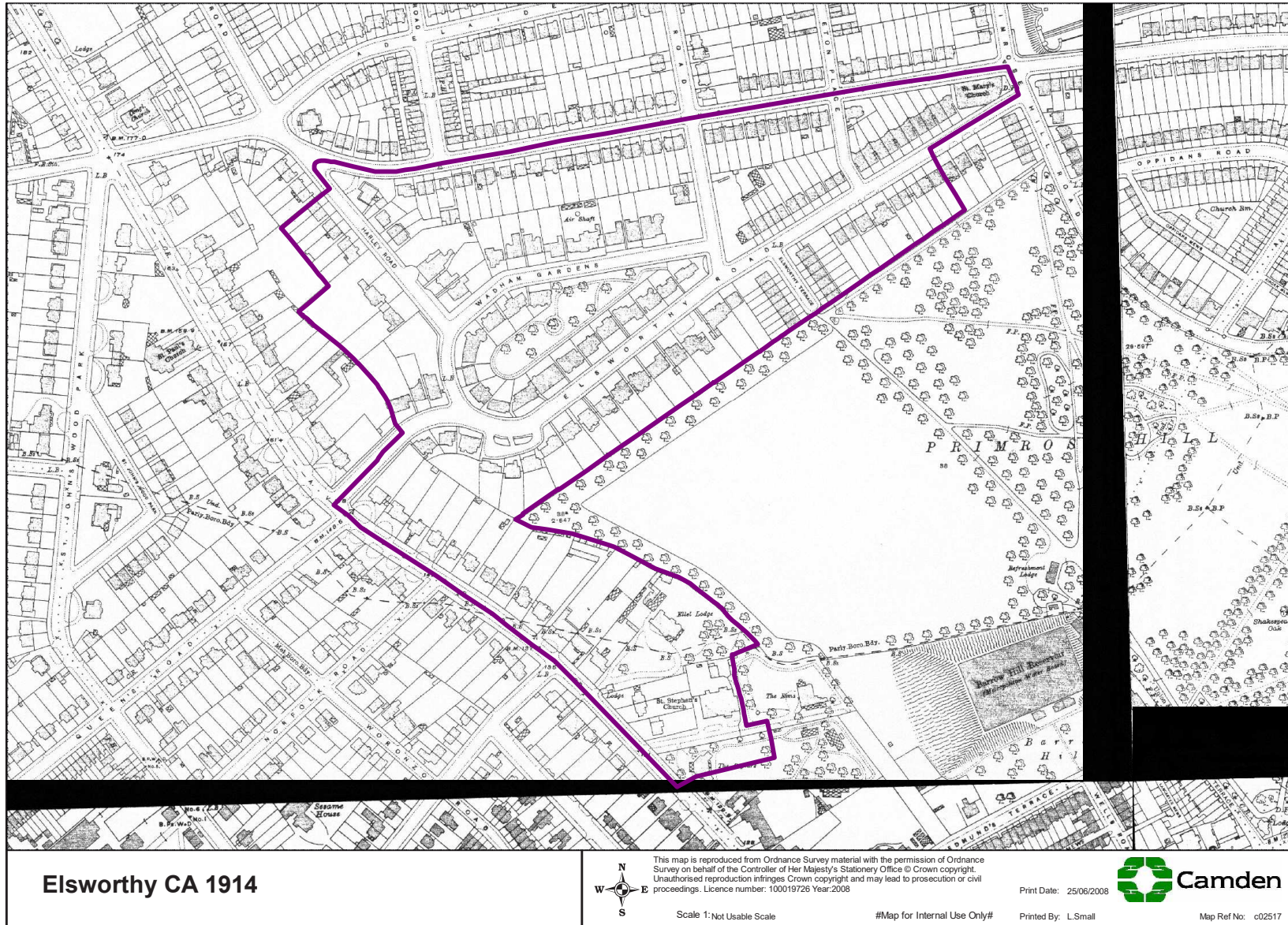
Clifton Interiors
Est. 1986





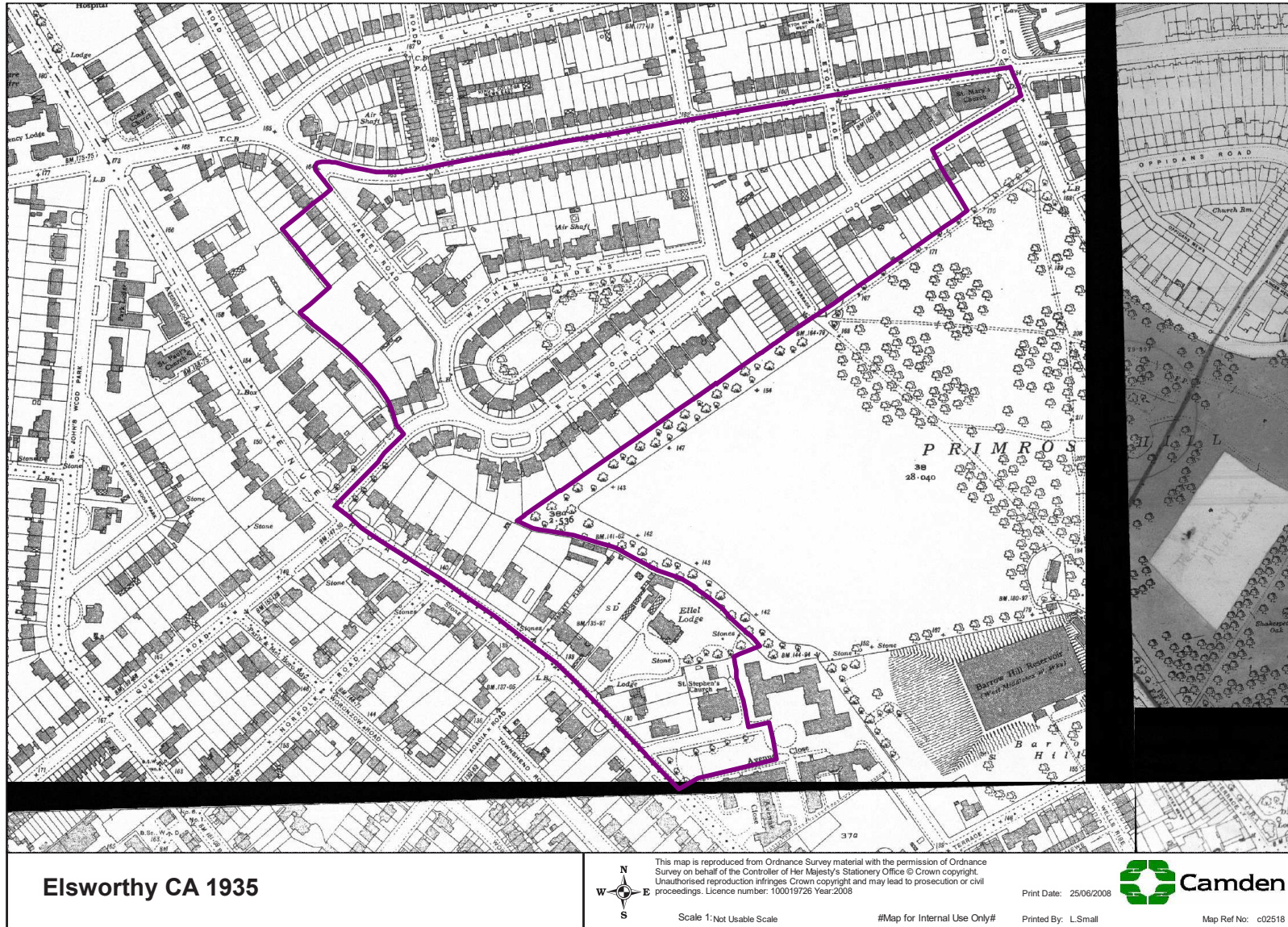
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