

DESIGN & ACCESS STATEMENT

16 ELSWORTHY ROAD

Our Ref: 16ELS-B-PL-DA120724

16 Elsworthy Road, London NW3 3DL

01. A description of the existing property or site;

The property is a 3 storey semi-detached late Victorian house located within Elsworthy Road Conservation Area however, it is not a listed property. The Elsworthy Conservation Area is situated in an area immediately to the North and West of Primrose Hill.

Previously the property was divided into 2 self-contained flats however the property has since been converted into a single family home with a new basement level and rear extension. (Granted on 15/05/2006, Your Ref: 2006/1214/P)

Currently the front garden is hard landscaped with Limestone paving complemented with boxed planters. The existing front garden wall is a low level brick wall with black steel railings running across the top with 4 no. brick piers, 2 No. piers at either end of the wall and 2 No. piers creating the opening for access to the property.

02. An explanation of the design principles and concepts behind the proposed development;

The design principles and concept of the proposed development is to widen the existing opening into the property by relocating one of the existing brick piers to allow for vehicular access to the property. The current details and architectural style of the existing garden wall which is typical of this area will be maintained by minimizing the intervention to the wall and re-building in the same materials that were previously taken down.

03. A description of the layout of the proposed development;

The proposed development will see one of the existing piers dismantled and re-built in a new location to create a wider access point to the property. The length of one of the existing garden walls and railings will be shortened however the access to the property will still be central and will also now allow for off street parking. The existing hard landscaping within the garden will remain with the introduction of granite sets to act as a level kerb.

Pedestrian access will still be located in the same place however now through the widened entrance

04. Details of the scale of the proposed development;

The existing pier to the right hand side of the entrance will be relocated 1700mm to create a widened entrance of 3200mm. Everything else will remain as before

05. A description of how public/private spaces will be landscaped in the proposed development;

The existing front garden currently consists of Limestone paving which will remain with the inclusion of granite sets to act as level kerbs. The front garden will also still include the existing boxed planters with trees and all hedges

06. A description of the appearance of the proposed development

The overall appearance of the proposed development will generally match the existing conditions and style of the existing garden wall and street context. The brick pier will be re-built using the materials from the old pier with stone copings and the existing railings will remain the same

An explanation of how local context has influenced the overall design

The local context is predominantly Victorian and this has influenced the proposal. Currently within the street the front gardens are all typically very open such as No.8 Elsworthy Road, which has a low height brick wall with a wide access point, and also No. 14 Elsworthy Road which is also very similar. Therefore the design would sit very comfortably within the surrounding properties by the use of materials and minimizing the intervention into the existing as much as possible.

07. Details of the proposed access to the development site and how equal and convenient vehicular and disabled access to buildings, spaces and the public transport network will be ensured and maintained;

To access the current grounds/garden of the property there is a single step behind the access gate however the new proposal will replace this with a shallow ramp and will therefor allow wheelchair access to the grounds. There are no proposed alterations to the existing front door of the property.



(1) 16 Elsworthy Road – As Existing



(2) 16 Elsworthy Road – Proposed



(3) No.8 Elsworthy Road



(4) No.2 Elsworthy Road