

DESIGN & ACCESS STATEMENT

26 ELSWORTHY ROAD

Our Ref: 26ELS-B-PL-DA120523

26a Elsworthy Road, London NW3 3DL

01. A description of the existing property or site;

The property is a 4 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. The property is currently divided into a 2 storey maisonette at Garden level and 2 self-contained flats at 1st and 2nd floors respectively.

Previous alterations include the erection of single storey extension at rear lower ground floor level with balustrade and privacy screen to facilitate the use of the flat roof as a terrace, plus erection of a two storey lower ground and ground floor level side extension all for the existing maisonette (granted on 24.11.06, Your Ref: 2006.3774/P.

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

Conversion of maisonette and 1st floor flat into single dwelling; the proposal includes for a side extension at Lower Ground, Ground and First Floor levels with the inclusion of frosted frameless glass panels to allow natural light into the Lower Ground floor and new timber, double glazed, sliding sash windows. The property is intended for residential use for a single family.

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

The proposed development layout will see the Lower Ground and Ground floors remaining as existing and the First floor being incorporated into the Flat 26a creating additional bedrooms, storage and bathrooms ensuring the new property provides the amenities and space provisions appropriate for 21st century inhabitation.

Access to the property will remain as existing with a new entrance door situated forward from the existing. The extension at First floor level will be set back from the floor below to create a subordinate nature when viewed from the streetscape.

Internal works include for general refurbishment to room layouts, routing of required services and sanitary installations.

04. Details of the scale of the proposed development;

The proposed side extension will increase in *height* by 3455mm to total height of 9220mm.

The proposed *length* of the side extension will be increased by 1200mm.

The proposed First floor storey will be set back from the floor below by 800mm.

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

The proposed private spaces will be landscaped to match the existing.

06. A description of the appearance of the proposed development

The overall appearance of the proposed development will be to match the existing Victorian features using brickwork, cornices and lintels to match those already in situ.

The new doubled-glazed fenestration throughout follows the established idiom and will be detailed to emulate the original timber sliding sash windows.

New frosted frameless glazing features to the rear and side elevations bring contemporary architectural features to the property and reduce the bulk of the extension, whilst ensuring the Front elevation remains in keeping with the rest of Elsworthy Road.

07. An explanation of how local context has influenced the overall design

The local context is predominantly Victorian and this has influenced our proposal greatly. We acknowledge and appreciate the need to maintain the Victorian streetscape, therefore we ensured our design would sit comfortably with the surrounding properties.

Precedent: One property worth noting in this instance is No. 15 Elsworthy Road, where a similar approach to our proposal has been undertaken. (Please see attached photograph on Page 4).

08. 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;

There are no alterations proposed to the access from Elsworthy Road onto the property. Disabled access requirements do not apply in this instance as it is intended for use as a private dwelling.



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Precedent Photograph of 15 Elsworthy Road, London