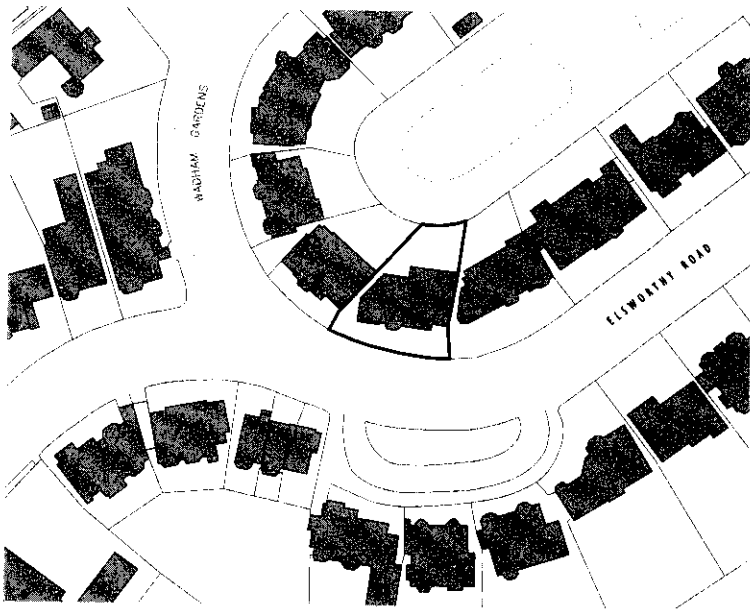


Design and Access Statement:

Rev 0

62 Elsworthy Road, NW3 3BU



1. Introduction

1.1 This design and access statement aims to illustrate the process which has led to the development proposal of the site. The statement covers both design and access and demonstrates an integrated approach that will deliver an inclusive design. The more specific access proposals for this scheme are covered in the section at the end of this statement.

1.2 This document reflects the criteria set out by the borough of Camden's guidance for design and access statements, and addresses and describes the re-design process in relation to the:

- Layout
- Scale
- Landscaping



- Appearance
- Access

1.3 This statement should be read in conjunction with the other enclosed documents which cover additional aspects of the of the proposed development including:

- **Arboricultural Report** – Prepared by Mr Martin Dobson of Martin Dobson Associates
- **Sustainability Statement** – Prepared by Mr Mike Windsor of Edward Pearce and Partners
- **Acoustic Report and Mechanical Plant Proposals** – Prepared by Mr Mike Windsor of Edward Pearce and Partners
- **Structural Impact Assessment and Outline Method Statement** – Prepared by Gary Povey of Elliot Wood

2. Planning history

2.1 There is no recent planning history in relation to the property, however there have been recent applications for minor tree crown reductions (TCX0106425 and 2006/2715/T) have been met with positive responses.

3. Background

- 3.1 62 Elsworthy Road is located on the curve to the Southern side of Elsworthy Road very close to the junction leading onto Wadham Gardens. It is situated in the south western boundary of the London Borough of Camden, approximately two miles to the north of central London, mainly within the Parish of St. Mary the Virgin, Primrose Hill. The site backs onto Wadham Gardens to the North, with an access gate to the private park running along the northern boundary of the site.
- 3.2 Despite not being a listed building, the property lies firmly in and contributes as a positive member to the Elsworthy Road Conservation Area. The area was developed during a principle phase that occurred from 1890 under the guidance of William Willets. As a fine example with well preserved details it is seen as an important member of the fabric of dwellings that constitutes the conservation area.

Existing Site Parameters

3.3 The site has a total area of 590m² / 10085.7ft² and is approximately 17.4m wide and 54.1m deep. The front boundary is 17.1m wide and the ground slopes south to north by approximately 0.35m and by west to east by 0.05m. There are a number of trees within and beyond the boundary of the site which will be protected during the course of any building works. Please see enclosed Arboriculturist report for details.

Existing Building



- 3.4 The existing dwelling at 62 Elsworthy Road is a freestanding detached house set back from the road and was constructed in circa 1900's. The building has two stories and a dormer. In keeping with the area the building skin is built up with traditional red brick and is adorned with decorative vertical clay tiles.

The main body of the existing dwelling is 20.5m wide and is set back 10.4m from the pavement. The overall height of the building from the driveway to the ridge level of the roof is approximately 12m.

Adjoining Properties



64 Elsworthy Road:

- 3.5 To the West lies no. 64 Elsworthy Road (above) which is constructed of similar brickwork and is of a slightly grander scale and larger bulk. It has undergone a recent and sensitive renovation. The front façade treatment of the property has similar properties with one large gable protruding out with an entrance portico to the side. On the roof are a set of dormer windows on either side of the gable end. To the rear of the property the façade boasts an unusual roof profile adorned with four dormers, on top of a Juliet balcony and an open and light glazed ground floor. The property has no curved bay windows and all the windows are timber framed sliding sash and casement windows. The roof construction is of similar clay tiles with the contrast that it owns only one chimney, similarly though the roof form is pitched without a parapet.





60 Elsworthy Road:

- 3.6 To the West lies no. 60 Elsworthy Road (above), a charismatic building that boasts a mixture of architectural languages. Above a two storey bay window lives a gable end, offset to the right of the centre line, and a chimney stack that rises flush to the front façade- an eccentric and quirky addition. To the rear of the property the unusual design continues, a double gable end is joined below by two wave ornamented boxes. The boxes protrude beyond the façade, and despite their quirky nature they enrich the buildings natural symmetry. Similarly to 62 and 64 and in keeping with the area, traditional red brick and decorative tiles are fenestrated by period sash and casement windows.

4. Proposals

- 4.1 The planning proposal seeks the approval for the demolition of the garage and utility space to the western side of the building. As a replacement the proposal seeks planning approval for the erection of a part two storey, part single storey extension to the rear and West elevation.
- 4.2 To the rear of the property it is proposed to retain the existing façade form and elevation treatment. The existing extension will be demolished and replaced with a modern one, using the same ground footprint and adopting the same massing whilst using original bricks or to match existing. It is proposed to construct a basement level under the existing house to expand the habitable accommodation space and include a swimming pool; the work includes the formation of a new light well in the rear garden and a smaller light well to the front.



- 4.3 In association with these works there are associated minor elevational amendments to the window and door arrangements in order to tie the facade together and rebalance the composition. However in accordance of being sympathetic to the original building and the design ethology it was built upon the facades character is very much retained.

Layout

4.4 Ground floor

In the proposal the ground floor layout is opened out to create a generously sized reception, study and dining spaces. On the ground floor the proposed extension caters for a large kitchen and family room. Access to all the rooms is gained from the main entrance hall which is located centrally next to the main stair to allow ease of access vertically. A cloaks and a W/C are located just off the entrance. It is the intention of the proposal to retain as many as possible existing walls and much of the spaces have been guided by these.

4.5 First floor

The existing first floor contains three bedrooms and a bathroom. Similarly the first floor caters for three bedrooms, but the proposed extension has allowed for each bedroom to be given an en-suite. Additionally the large master suite has been accommodated with a dresser. All the bedrooms are located conveniently around the hall and have be arranged to better suit modern family living.

4.6 Second Floor

As with the existing house the second floor has been utilised to provide accommodation to the house. As existing a further three bedrooms with en-suite have been fitted into the second floor located around the upper hall. The removal of the existing kitchenette and bathroom offers greater room size and en-suite for each room, which is more conducive for modern family living.

4.7 Basement

The erection of a basement level is intended to expand the habitable living area of the property. In order to gain light into the basement two light wells are proposed, one to the front and one to the rear of the property. The basement is proposed to house the swimming pool, sauna, changing rooms, media room, cinema, plant, as well as the storage rooms.

4.8 Sub-Basement

The erection of the sub-basement level is intended for the use of extra storage, utilities and extra plant space.

5. Scale

- 5.1 The scale of the proposed extension to the dwelling has been carefully considered to be in keeping with similar properties within the surrounding area and to be sympathetic to the neighbourhood. The proposed extension to the external façade have taken precedent to the surrounding original local vernacular and modern add-ons. The main bulk and ridge height will remain the same height in order to match the neighbouring properties.



6. Landscaping

- 6.1 The basement footprint of the property is extended at the rear, despite this a large and generous proportion of the rear garden is usable. The majority of the existing front garden remains unaffected; however a Purple Plum (T4) in poor condition will be removed.
- 6.2 There are a number of existing trees to the rear boundary of the site. There is a small Purple Plum (T6) and Laburnum (T7) to the North/East of the boundary garden; both are unprotected and are to be removed. Beyond the site boundary two Lilacs in Wadham gardens are given sufficient cover from the basement slab to allow for planting beyond the rear of the house. The basement has been designed to respect the protection zone, giving sufficient protection zones around the trees located around the site. See enclosed arboricultural report for further details.
- 6.3 A new bin store will be provided next to the existing outbuilding to the side of the property. Recycling facilities will also be provided.
- 6.4 Behind a new secure gate and in the side access a designated space to store bicycles safely shall be provided. The existing parking in the driveway shall remain unaffected by the proposed development and there will be adequate space for two car parking spaces, one being disabled.

7. Appearance

- 7.1 The vernacular design of the surrounding area reflects the proximity to the Elsworthy Road Conservation Area. Therefore, the design for the external amendments of the building has drawn inspiration from elements within this character rich area. The building has been designed to conform to the spatial characteristics of the area and shall incorporate details of the 'Arts and Crafts' style which is common to the locality. Every effort will be made to uphold the buildings strong architectural vocabulary, and the process of renovating shall seek to be sympathetic towards its past, whilst designing for its future.
- 7.2 The overwhelming character of the front facade is to be retained; however a window to the right of the portico is proposed for slight adjustment in alignment in order to marry up the facade by re-instating the symmetry. Windows to the extension are to match the existing, in scale, detailing and finish.
- 7.3 To the western side of the property the erection of a double storey extension is proposed. In order to achieve this, an existing and aging single storey garage and utility space extension shall be demolished. The shape of the extension is to be rationalised which in turn helps with the flow of the internal layout.
- 7.4 The eastern facade on the proposed shall remain unaltered.
- 7.5 To the rear of the property the existing single storey extension shall be given double doors to modernise and rationalise the space and elevation. The rear extension will not only marry up the displaced and complement the exiting geometries but shall also offer a greater space to encourage the transition between the inside and the outside. The rear facade has



been given two bay windows in position of existing windows on the first floor. The bays are designed to project out by a small distance and their design is influenced by local examples.

7.6 Walls:

Alterations and extensions to the walls would be repaired in face traditional red brickwork to match the original house and keyed into the existing. All elements of the brickwork would match the existing property including the pointing and coursing of the bricks. All brick detailing would also be replicated such as the brickwork heads to the doors and windows. Similarly for all alterations and extensions any new vertical tile cladding to match existing.

7.7 Roofs:

The roof upon the new extension will follow the profile of existing and whereas possible reclaim existing clay tiles from the removal of the existing dormers. The proposed extension will be of the style to match the existing materials and character, the height of the eaves is to match height of the main building eaves. The ridge height is lower than the main ridge height and closer to the gable end heights, which shall help minimise the impact of the massing.

To the rear of the property the two rear dormer window are to be retained. In the removal of the two side dormer windows, whereas possible existing roof tiles will be retained and mixed with new natural clay tiles to match for the extension. The details of the eaves and valleys would be of traditional lead work construction again to match with the existing property and other buildings in the locality. For refurbishment purposes it is proposed to re-clad the existing dormers in new lead work with detailing to match the existing. Where alterations are required to eaves, hips, valleys and ridge details, traditional construction would be used to match original details.

7.8 Dormer Windows & Rooflights:

If required these would be refurbished in the traditional manner with timber windows and lead covered roofs and cheeks. To the rear a double gable roof profile shall afford greater light than the previously approved whilst expressing the same language as its neighbours.

7.9 Windows & Doors:

The scale of the windows proposed as new or replacements have been carefully considered to reflect the internal layout of the building whilst ensuring a harmonious exterior to the proposed development. To the rear of the property, symmetry of the openings is re-introduced in order to balance the composition of the fenestration, in particular the placement of the bay windows. The bay windows are to be constructed out of brick and clad with vertical tiles to be styled in the typical way to the local vernacular and match existing.

The sizes reflect those used within the neighbouring properties and the windows themselves would be split into smaller panes to reflect those typically used within the existing house. The proposed windows would be timber framed with profiles and details to match the style of the property.

8. Conclusions

8.1 The scale of the proposed extension has been designed to be sympathetic and stand harmoniously within the existing house and adjoining properties as previously described. The front facade has been sympathetically retained, leaving intact its individual character, whilst the rear elevation has undergone minor amendments to offer a balanced composition which would further express the property's location within the Elsworthy Road Conservation Area. The side elevations have been



fenestrated by windows and doors in a balanced rhythm and appropriate fashion, moulding seamlessly into the existing elevations.

- 8.2 The scope of work is in a similar scale to existing, but the greater balance in design sets a marked improvement in terms of the elevation treatment and the interior spaces. In the internal layout the proposed offers improved hierarchy of space and transition, this shall prove to be more conducive to modern family living.
- 8.3 The proposed extension would be in keeping with the character of the adjoining properties and express the rich architectural vocabulary. The scale of this development is considered to be sympathetic in proportion to the townscape and wider locality as there are a number of such developments in the vicinity.
- 8.4 The sensitive and considered design of this proposed development would provide a significant benefit to the neighbourhood and a valuable asset to the local community. With the subtle additions to the quintessential vernacular, the proposal will provide an 'ageless' building which will blend in well with the local streetscape and reinforce the proud character of the Elsworthy Road Conservation Area.



Access Statement:

Access:

The existing house currently has no wheelchair access and internally the layout and fabric of the building does not specifically accommodate for people with other disabilities. Existing access into the house is provided by a stepped entrance, one under the portico and one internal step, which are not wheelchair accessible. New access to the side door via a 1:20 ramp allows a wheelchair user to gain access to the property on ground floor from outside. Inside each floor is levelled and there are no level changes in the floors.

The existing parking spaces on the site comply with the minimum recommended size for wheelchair accessible parking.

There are more than adequate room for turning circles to all the ground floor reception rooms. The study is at entrance level and would be a suitable room which could easily be converted to a convenient bed space.

All switches, sockets, ventilation and service controls will be installed at a height between 450mm and 1200mm off the finished floor levels. Wherever possible measures have been made to accommodate and facilitate under DDA regulations.



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Existing Photographs



Existing Front Elevation



Existing Rear Elevation



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