

**09/709: 24 ELSWORTHY ROAD, LONDON NW3 3DL
LOWER GROUND FLOOR FLAT**

DESIGN STATEMENT

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1. THE SITE – URBAN AND ARCHITECTURAL CHARACTER OF THE AREA

- 1.01 The site is located on the North side of Elsworthy Road, Primrose Hill between Elsworthy Rise and Lower Merton Rise in the Elsworthy Road Conservation Area. The area consists of large detached semi-detached villas, developed in the late 19th Century and early 20th Century many of which have been converted to flats..
- 1.02 No. 24 is a four storey semi detached villa already converted into four flats on each floor building and the proposed alterations are to the lower ground floor garden flat.
- 1.03 The upper flats are accessed from the steps leading to the original front door and the garden flat has a separate front door beneath the steps. There is one off street car parking space.
- 1.04 The north boundary of the site backs onto the rear gardens of the houses of a similar design in King Henry's Road. where many have been converted into flats as well.
- 1.05 The existing flat is in poor almost derelict condition. Providing one bedroom, living room, kitchen and a bathroom under the entrance staircase.
- 1.06 A number of rear extensions have been approved and constructed to adjoining and neighbouring lower and ground floor flats in Elsworthy Road including:
- | | | |
|---------|---|----------------------|
| 18 – 20 | - single storey extensions to existing ground floor flats | - ref no 2007/5933/P |
| 22 | - single storey extensions to ex. Lower ground and ground floor maisonette including roof terrace | - ref no 2006/3774/P |
| 26A | - single storey extensions to ex. ground floor flat and two storey side extension | - ref no P9700975 |

2. GOVERNMENT AND CAMDEN'S PLANNING POLICIES

2.01 PS1 – Delivering Sustainable Development:

This refers to ways in which planning should facilitate and promote sustainable and inclusive patterns of urban development, protecting and enhancing the natural and historic environment and ensuring high quality development through good and inclusive design and the efficient use of resources.

With regard to the prudent use of resources, reference is made in Paragraphs 21 and 27 (viii) to building at higher densities on previously developed land and promotion of more efficient use of and through higher densities. This site clearly falls within the definition of previously developed land.

2.02 PS3 – Housing:

This includes, amongst its main objectives, making efficient and effective use of land, including the re-use of previously developed land and the construction of housing development in suitable locations which offer a good range of community facilities and with good access to jobs, key services and infra-structure. The application site is clearly "previously developed land" in a suitable location, as Elsworthy Road is close to local centres at Swiss Cottage and Primrose Hill with a multitude of jobs, restaurant, retail, transport and other services.

High quality design is also of importance. Paragraph 12 refers to good design being fundamental to the development of high quality housing contributing to the creation of sustainable and mixed communities. Paragraph 13 refers to design, which is inappropriate in its context, not being acceptable.

In this respect, as the proposed drawings and Design and Access Statement refer, the design has been developed to respond to the scale, form and materials of the existing house and the precedent of the surrounding houses in Elsworthy Road.

Paragraph 16 specifies the matters, which should be considered assessing design quality. In accordance with these requirements, the application site is extremely well connected to public transport and community facilities, with many bus route 31 passing along Adelaide Road to the Underground stations at Chalk Farm and Swiss Cottage within a short walking distance. The development is well laid out so that space is used efficiently. It is safe and as referred to in the Design and Access Statement; it is fully accessible to accord with Lifetime Homes standards.

Paragraph 36 refers to the priority for development being on previously developed land. The application site falls within this definition. Paragraph 40 refers to a key objective being that the Local Authorities should continue to make effective use of land by re-using that which had been previously developed. Reference is made in paragraph 41 to the national target being at least 60% of new housing should be provided on previously developed land. The proposals thus help to contribute towards this target.

PPS3 recognises that the design and layout of new development can lead to a more efficient use of land without compromising the quality of the local environment and it is considered that these proposals achieve this.

2.03 Local Plan:

Camden's Replacement Unitary Development Plan, adopted in 2006, states that providing housing is one of the most important issues facing the Borough. The aim will be to provide and retain a range of high quality housing to meet housing needs. Policy SD3 states the Council will seek a mix of uses in development including a contribution to the supply of housing.

Policy B1 states that development should be designed to a high standard and respect its site and setting. It should be safe and accessible, improve spaces around and between buildings and be sustainable by promoting energy efficiency and efficient use of resources and should seek to improve the attractiveness of the area and not harm its appearance or amenity.

Policy B9 states that strategic and important local views must not be harmed by any new development. The development will not change the appearance of the building from the street with the alterations at the rear similar to previous extensions and alterations to surrounding houses.

Policy H1 seeks to meet and exceed the strategic housing target for the Borough. "The Council will grant planning permission for development that increases the amount of land and floor space in residential use and provides additional residential accommodation, as long as this reaches acceptable standards." High densities are encouraged particularly near Town Centres and where well served by public transport and this can assist in contributing to sustainable development as policy SD4

Policy H7 encourages all new housing developments to be accessible to all. All new housing should be built to "Lifetime Homes" standards and 10% of new housing should be designed to be wheelchair accessible. The proposed scheme complies with these standards with the enlarged flat designed to "Lifetime Homes" standards and could be adapted to wheelchair use if required.

Policy T1 states that the Council will grant planning permission for a development that would encourage travel by walking, cycling and public transport. Moreover, Policy T8 goes further by stating that the Council will grant planning permission for car free housing in areas of street parking control. This site is served by many bus route 31 along Adelaide Road to other parts of North and Central London and is within a short walking distance of Swiss Cottage and Chalk Farm underground stations.

In the Elsworthy Road Conservation Area Appraisal, No 24 is not included in the list of those “buildings that make a positive contribution to the conservation area”. In response to the Appraisal objectives, the proposed extension will be subservient to the existing house which has already been converted to flats on each floor nor would it compromise the special character of the rear facade with the existing bay window retained and the extension matching the adjacent extension at No 26. and materials to match the existing house will be used.

4. PROPOSALS

- 4.01 The scheme would extend and convert the derelict lower ground floor flat to create a 2 bedroom flat with bathrooms and an open plan living room and kitchen
- 4.02 The rear of the lower ground floor would be extended to the rear and side, as far as the existing rear extension to the next door flat at 26A but leaving the existing rear bay window unaltered. The proposal is similar to the previous rear and side extension to the other half of the building at No 22.
- 4.03 Access to the flat would be relocated to the front of the proposed side extension from under the main stairs leading to the upper ground floor entrance to provide a more secure visible entrance.
- 4.04 Windows would be introduced in the sides of the front and rear bay windows to follow the fenestration to the bay above in matching proportion and materials
- 4.05 The design intention is not to significantly alter the appearance of the front of the building and add a complementary rear /side extension.
- 4.06 A shared refuse store has been allowed adjacent to the entrance gate to house refuse and recycling storage cupboards.

DESIGN & ACCESS STATEMENT

1. The site is located within a short distance of Adelaid Road, which has good transport access, with bus route 31 running east and west linking to Chalk Farm and Swiss Cottage underground stations, bus routes, shopping, work and amenities with good connections to most of London.
2. Site access is via shallow stairs from the street leading to the entrance door and entrance hall
3. The flat has been designed to accord with Lifetime Homes standards with no change of level within the flat or out to the rear garden.
4. A 1000mm wide doorway leads from the street to the entrance lobby for the flats and all entrances will be well illuminated 3, 4, 5).
5. The flat has been designed so that there is space for turning wheelchairs in kitchen, dining / sitting room (7) and adequate circulation for wheelchair users elsewhere, with minimum 1200mm wide corridors and 900mm wide internal doors (6). The toilet will be at the same level as the entrance to the flat (10).
6. Living room window sills will be at 800mm or lower, with easily openable operation (15). Switch, sockets and service controls will be at a height usable for all, between 600 and 1200 from the floor (16).

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