



DESIGN STATEMENT

This design statement refers to the site to the rear of 21 Elsworthy Road, Camden, NW3 3DS. There is a current permission (Ref PWX0202920) for the erection of a garden pavilion, which this design statement will refer to from time to time. This application should be read in conjunction with, and as an amendment to, this existing permission.

The site is the rear garden of 21 Elsworthy Road, which is a large semi-detached house in a street of similar properties. The house has been converted into a building of multiple occupancy, with the garden given over for the private use of the owners of the ground floor flat. The garden backs onto Primrose Hill, separated by a brick wall approximately 2.3m high at the end of the garden. There is a significant difference in ground level between the site and the natural land of Primrose Hill behind the wall, which means that the proposed construction will still not be visible from the Primrose Hill side of the wall.

Currently on the site of the proposal is a hard-surface basketball court, with a 'footprint' greater than that of the proposed building. The proposed pavilion will deliver a further reduction in the footprint size of the permitted building of approximately 5 square meters, and with a reduced height will cause less of a visual impact than before. Apart from the reduced size, the construction and proportions of the pavilion will give the impression of a much less imposing addition to the garden.

In terms of the pavilion itself, the external walls will be clad in red cedar, with the wall facing the house set back to form a porch area, with sliding glazed doors to keep the connection with the stretch of garden between the house and pavilion. This porch area will be framed with a metal fascia on three sides, and will have a cedar deck to match the construction of the walls. The roof of the pavilion is laid to a fall to a central gutter, and the slight fall will allow the roof to be planted to form a 'Green roof'. The current permission has as one of its conditions that the finish of the roof will not be different to that which had been submitted, listed simply as a 'grey membrane'. The addition of a planted roof will not only further reduce the visual impact of a building in this position, but will also add to the environmental considerations such as thermal performance. The reduction in glazed area and the external cladding from managed renewable forests also address this environmental awareness.

We trust that you will agree this proposed amendment of the existing permission for this site offers a further compromise for the immediate neighbours, reducing the size and impact of the building and returning some greenery to their view.