

DESIGN AND ACCESS STATEMENT

9 Elsworthy Road
London
NW3 3DS

August 2014 / AOI LLP

The application is submitted on behalf of Mr Ralph and Emily Simon, owners of 9 Elsworthy Road.

The proposal consists of a small alteration to the South East corner of the house at upper ground floor level to provide a new brick and stone stair to the garden to replace the existing metal stair, infill a small (4.4m²) area that is currently in the form of an open external metal landing to enlarge the kitchen and utility room and the installation of a custom made timber privacy screen between 7 and 9 to ensure that privacy levels between the two properties are enhanced.

Supporting documents accompanying this application are:

- Planning Application Forms
- Drawings

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1.0 Introduction

- 1.1 The owners have two aims. First to improve the functional performance of the existing kitchen and utility area at upper ground and second to improve the appearance of the South East corner of the house to introduce a more sympathetic architectural intervention than the bland and 'modern' design of the existing elevation, landing and stair.
- 1.2 The owners have spent considerable energy and effort on the restoration of the building including the elevations front and back, interior re-instatement (the building was formerly in multiple occupation and the owners have returned it to a single family house) of all the period details and features – cornicing, moldings, stained glass and so on.
- 1.3 The proposed design is intended to blend in with the distinctive architecture in matching brick and stucco, making a positive contribution to the garden scape of Elsworthy Road.

2.0 Location and Appearance

- 2.1 9 Elsworthy Road is located in the London Borough of Camden and is situated in the Elsworthy Conservation Area.
- 2.1 The front elevation is complex and rich incorporating polychromatic brickwork and fine stucco detailing. The rear elevation is simpler with a two-storey bay and understated double hung sashes in plain openings.
- 2.3 The elevation of the existing infill to the East side (which pre dates the current owners occupation) is artificially low providing an internal ceiling height of only 2.2m and has a rather modern appearance which seems out of keeping with the building and its neighbours.
- 2.4 The rear garden is well planted and leads on to Primrose Hill. Neighboring gardens are similarly well planted and separated from number 9 by substantial brick walls. There are no trees near to the proposed area of development.



Front Elevation



Rear Elevation

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3.0 Application Proposals / Design and Appearance

- 3.1 The proposal consists of the alteration of an existing sash window to form a doorway onto a new narrow masonry landing at upper ground floor and a brick and stone staircase descending to the terrace area at basement level. In addition the creation of a small area of additional floor space (4.4 m²) in the area now occupied by a steel landing / balcony.
- 3.2 The design is intended to be entirely sympathetic to the values of the Victorian house. Materials are London stocks to match the existing bricks, painted stucco, painted timber doors, sash windows and a high quality, custom made red cedar screen positioned on the garden wall between 9 and 7 to ensure that there is no possibility of overlooking. It should be noted that the current arrangement does not give this assurance.
The stair itself is in stock bricks and York stone with a simple wrought iron handrail and balusters.
- 3.3 It is proposed to raise the roof level of the new section of building to the East side by 430 mm to give an internal ceiling height of 2.6 m as opposed to the existing condition of 2.2 m.
The section illustrates that the existing plastic dome skylight is to be replaced by a glazed north light at the point where the roof level changes.
- 3.4 Given the scale of the existing building the alteration will be an extremely modest intervention.
- 3.5 It is important to mention that by moving the door to the location of the existing sash window, number 9 will match its neighbours at numbers 7 and 11, both of these have doors in this position with walkways leading to the gardens.
- 3.6 There are no material changes to the access arrangements for the building – one could argue that the new stair being less steep and wider will be easier to use.

4.0 Summary

- 4.1 It has always been the intention of the owners to improve and restore the building contiguously. This work is part of that programme to preserve and enhance the house and retain its value as an integral part of the Conservation Area.
- 4.2 Mr and Mrs Simon have consulted their neighbours about the proposed development and received their support.

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