

ANNABEL CHOWN ARCHITECTS

DESIGN & ACCESS STATEMENT FOR
53 ELSWORTHY ROAD, LONDON NW3 3BS

CONTENTS

INTRODUCTION

LOCATION PLAN

EXISTING PROPERTY

SITE PHOTOS

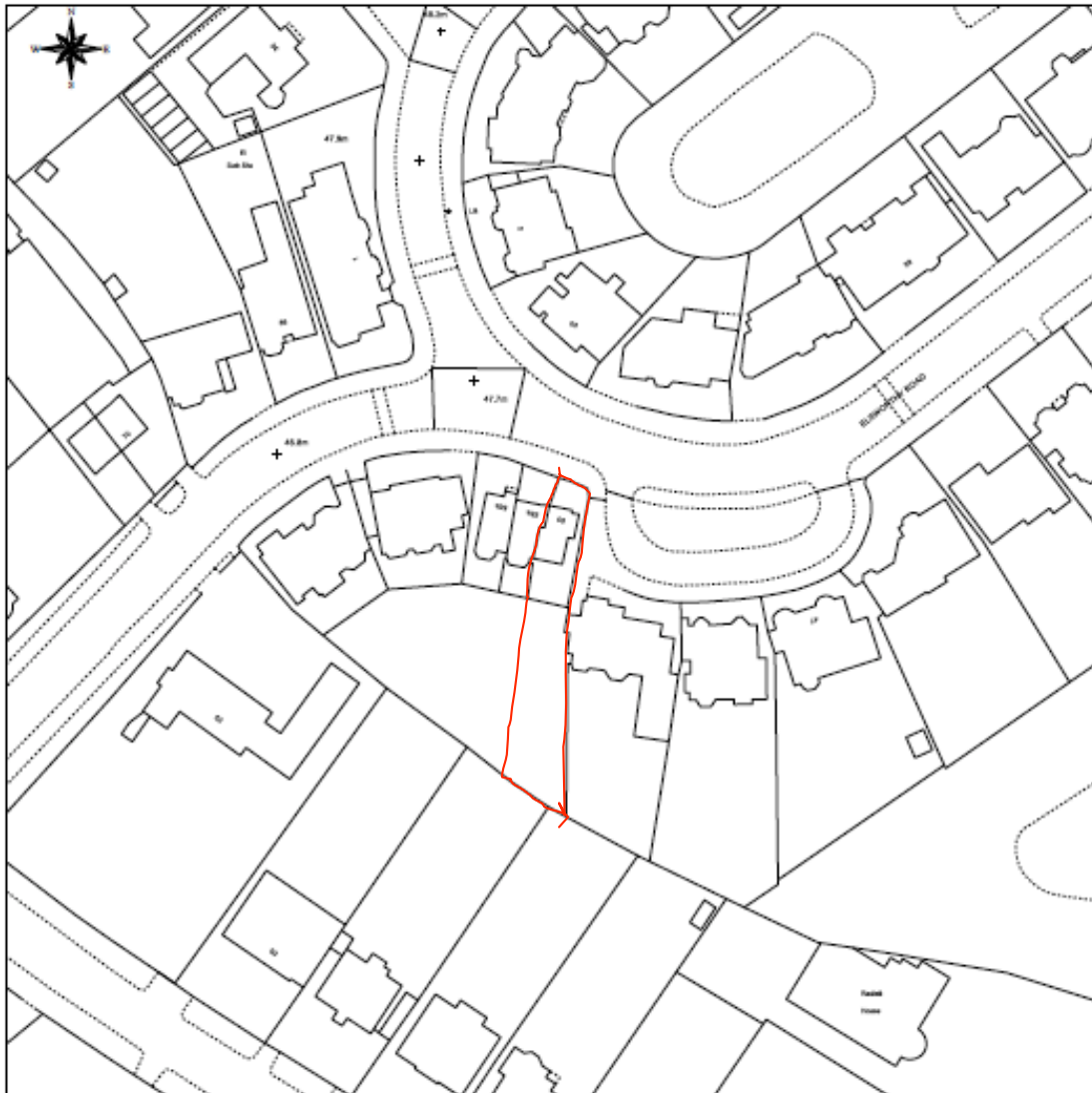
PLANNING HISTORY

PROPOSED DESIGN

INTRODUCTION

53 Elsworthy Road is a single family dwelling, which lies within the Elsworthy Road Conservation Area. The applicant wishes to maintain the property as a single family dwelling and to add a single storey extension at the rear of the property.

LOCATION PLAN



EXISTING PROPERTY

The property is in the Elsworthy Road Conservation Area and was one of the many local properties built by the developer William Willett, known for his high quality construction work. It was most probably designed around 1900 by his architect, Arno Faulkner. Faulkner's work was influenced by that of the architect Richard Norman Shaw.

53 Elsworthy Road, together with 53A & 53B Elsworthy Road originally formed one large detached house. These were subdivided into three separate houses in 1959. As a result the street entrance to 53 Elsworthy Road is now from the side rather than the front of the house. The houses are three storey, with ground, first and second floors. The second floors have been built into the roof space. A single storey side/rear extension was also added to 53 Elsworthy Road in 2005.

The walls of the original house are constructed from red brick, the only exception being part of the front façade (at first and second floor level), which is from white render. The roof is clay-tiled.

The walls to the single storey extension are constructed from red brick (to match the existing) and timber cladding. Its flat roof is from asphalt.

The rear garden to 53 Elsworthy Road was once part of a large communal garden, shared with other neighbouring properties. It has since been divided up, and 53, 53A and 53B now each have their own individual garden.

SITE PHOTOS



VIEW OF 53 ELSWORTHY
ROAD, AS SEEN FROM
STREET



VIEW OF 53,
53A&B
ELSWORTHY
ROAD,
AS SEEN
FROM
STREET



SIDE ELEVATION OF 53 ELSWORTHY ROAD, SHOWING ORIGINAL HOUSE AND SINGLE STOREY TIMBER CLAD EXTENSION



EXISTING SINGLE STOREY
EXTENSION & REAR FAÇADE OF
ORIGINAL HOUSE, AS SEEN FROM
GARDEN



EXISTING COURTYARD (TO BE
INFILLED)

PLANNING HISTORY

53A&B ELSWORTHY ROAD

2013:

Planning permission granted for the conversion of 53A & 53B into a single dwelling (planning reference 2013/4848/P).

2013:

Planning permission granted for alterations to 53A/B, including a basement and a single storey rear extension (planning reference 2013/7018/P).

53 ELSWORTHY ROAD

2003

Permission granted for construction of a single storey side/rear extension to 53 Elsworthy Road (planning reference 2003/2016/P).

2014

Pre-application advice sought for expanding the existing single storey extension (Pre-app reference 2014/7360/PRE). Planning officer Eimear Heavey writes, in her response letter, that *“the proposed design is likely to be considered acceptable in terms of preserving the character and appearance of the conservation area and impact on neighbour amenity.”*

PROPOSED DESIGN

The proposed extension would infill the existing 'courtyard' (approximately 6.7 metres by 3.2 metres) located between the house's existing single storey extension and the boundary fence to the neighbouring property (53A/B Elsworthy Road). This courtyard is dark, and is never used by the owners of the house, who have a large garden. Internally the extension would provide additional living space for the owners.

The proposed extension would form a continuation of the existing single storey extension, exactly matching it in height and in materials, the two together reading as a seamless whole. The original extension was conceived of as a garden room, its simple and contemporary form designed to create a deliberate contrast to, and not detract from, the existing Victorian house. The proposed extension would continue its language of timber cladding and timber framed sliding glass doors across its new south facing façade. The proposed extension would not be seen from the street.

There is an extensive rear garden to 53 Elsworthy Road (approximately 30 metres long by 10 metres wide), and this would be fully retained. Given this large, light-filled garden exists there seems to be no virtue at all in maintaining the existing (and unused) courtyard as external space, and it would benefit from being transformed into an internal space.

Access to the site remains unchanged. The steps which currently run from the ground floor level of the house to the garden level will be reinstated.

All trees and bushes on the site will be retained.