

No. 55 ELSWORTHY ROAD



DESIGN & ACCESS STATEMENT FOR ALTERATIONS & ADDITIONS

Contents

1.0	Introduction
2.0	Supporting Documents
3.0	Planning History
4.0	Property Location
5.0	Existing Property
6.0	Local Context & Planning Policies
7.0	Proposals Sought & Justification
8.0	Biodiversity & Environmental Statement
9.0	Sustainability Statement
10.0	Car Parking & Accessibility
11.0	Conclusion

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1.0 Introduction

- 1.1 This document together with the accompanying planning drawings sets out a proposal for alterations of No. 55 Elsworthy Road. The design statement aims to explain the methodology for the proposal, whilst working within the constraints of the street scene and the Elsworthy Road Conservation Area setting.
- 1.2 It is the owner's intention to improve the currently unbalanced and previously altered front elevation, creating a façade more in keeping with the quality and style of architecture on Elsworthy Road and the wider conservation area, whilst improving accessibility and extending the property.

2.0 Supporting Documents

- 2.1 This application is accompanied by the following drawings:

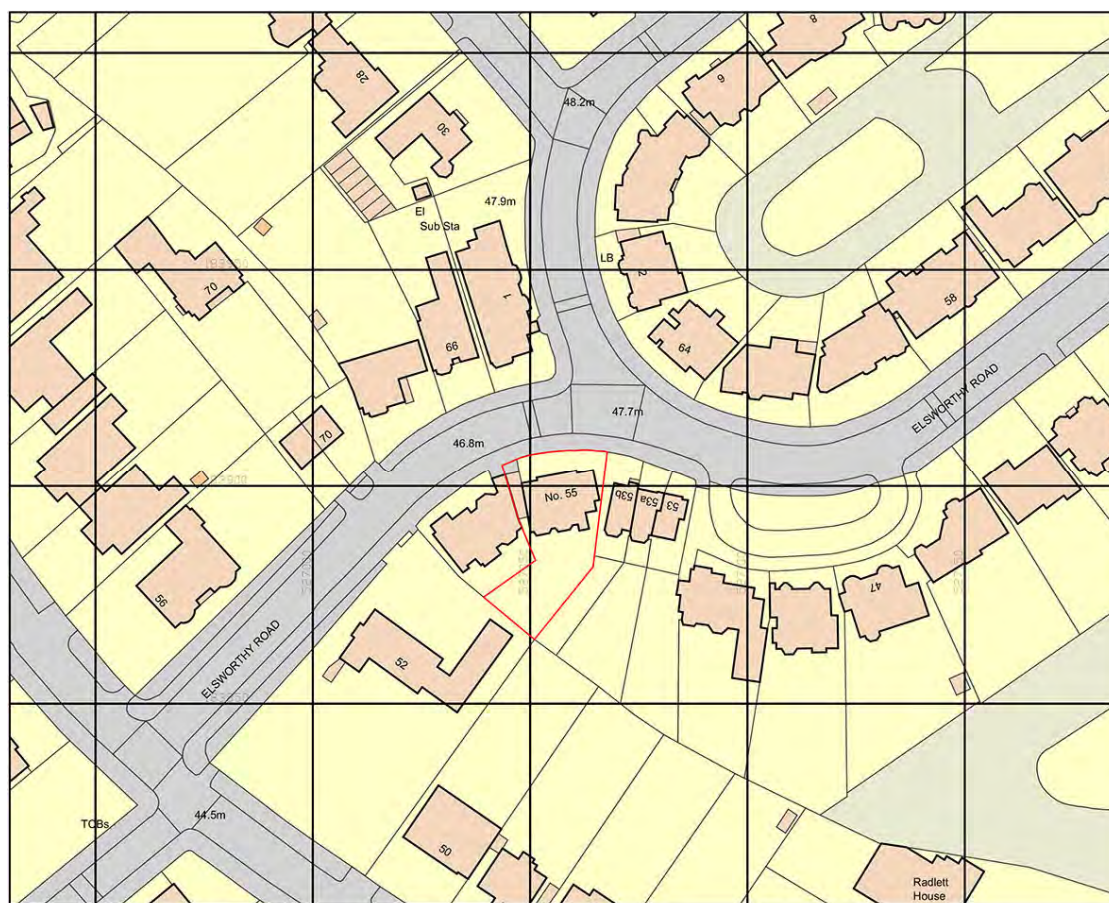
Drawing. No.	Title	Scale
5849/PL01	Location Plan	1:1250 @ A3
5849/PL02	Existing Site & Roof Plan	1:200 @ A3
5849/PL03	Proposed Site & Roof Plan	1:200 @ A3
5849/PL04	Proposed Ground Floor Plan	1:100 @ A3
5849/PL05	Proposed First Floor Plan	1:100 @ A3
5849/PL06	Proposed Second Floor Plan	1:100 @ A3
5849/PL07	Proposed Roof Plan	1:100 @ A3
5849/PL08	Proposed North Elevation	1:100 @ A3
5849/PL09	Proposed East Elevation	1:100 @ A3
5849/PL10	Proposed South Elevation	1:100 @ A3
5849/PL11	Proposed West Elevation	1:100 @ A3
5849/PL12	Proposed Section A-A	1:100 @ A3
5849/PL13	Proposed Rendered Street Elevation	1:100 @ A1
5849/PL14	Proposed Street Elevation	1:100 @ A3
5849/PL15	3D Existing Model Views	Not to scale
5849/PL16	3D Proposed Model Views	Not to scale
5849/PL17	3D Comparative/Alteration Views	Not to scale
5849/PL18	Existing Ground Floor Plan	1:100 @ A3
5849/PL19	Existing First Floor Plan	1:100 @ A3
5849/PL20	Existing Second Floor Plan	1:100 @ A3
5849/PL21	Existing Roof Plan	1:100 @ A3
5849/PL22	Existing North Elevation	1:100 @ A3
5849/PL23	Existing East Elevation	1:100 @ A3
5849/PL24	Existing South Elevation	1:100 @ A3
5849/PL25	Existing West Elevation	1:100 @ A3
5849/PL26	Existing Section A-A	1:100 @ A3
5849/PL27	Existing Street Elevation	1:100 @ A3

3.0 Planning History

- Flat 55b - Refused application for replacement of existing door and canopy to the side ground floor elevation of existing residential flat (Class C3) 2011/5029/P.
- Flat 55b - Withdrawn application for new entrance porch to the side elevation of a ground floor flat (Class C3) 2011/3576/P.
- No 55 - Approved planning consent 2004/0942/T dated 29th March 2004. This approved scheme allowed for the removal of 14 Silver Cypress from the front drive and 9 Juniper Miniature and 1 Acer from the rear garden. This was implemented.
- No. 55 - Withdrawn application for new west elevation side window PR9900550 19th July 1999.
- No. 55 - Approved planning consent PE9800901R1 dated 19th May 1999, gave permission for the enlargement of an existing window opening on the front elevation at first floor level. This is believed to have been unexecuted.
- No. 55 & No. 55a - Approved planning consent PE9800900 dated 17th May 1999, gave permission for the conversion of the ground floor and first floor self-contained flats into a maisonette. This was implemented.
- No. 55 - Approved retrospective planning consent 9101090 dated 12th November 1991, gave permission for the retention of a pitched roof added to the existing rear extension (i.e. summer house – Ref: 13717) and the erection of a conservatory at the side of the house.
- No. 55 - Withdrawn application for refurbishment of the existing summer house raising its height by 290mm and the erection of the conservatory at the rear side 9160131. This would appear to be the existing dining room for the ground floor apartment (No. 55) and the addition that was subject to the retrospective pitched roof of planning consent 9101090.
- No. 55 - Approved planning consent 8600072 dated 19th June 1986, gave permission for the retention of alterations of the garage in connection with its use as a bedroom. This was implemented.
- No. 55 - Approved retrospective planning consent 25010 dated 15th September 1977, gave permission for the retention of the swimming pool and associated plant room, at the rear.
- No. 55 - Approved planning consent 13717 dated 26th July 1972, gave permission for the erection of an extension for use as a summer house at the rear. This would appear to be the existing dining room for the ground floor apartment (No. 55) and the addition that was subject to the retrospective pitched roof of planning consent 9101090.
- No 55, 55A & 55B - Approved planning consent TP/10124/22179 dated 25th January 1961, gave permission for the conversion of No. 55 into three self-contained apartments and the addition of a private garage. This was implemented.

4.0 Property Location

- 4.1 The property is located on Elsworthy Road, a wide tree lined avenue running between Avenue Road to the west and Primrose Hill Road to the east. The site lies within the Elsworthy Road Conservation Area, an area of approximately 16.4 hectares marking the boundary between the London Borough of Camden and the City of Westminster.



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Fig. 1 – Location Plan

5.0 Existing Property

- 5.1 The existing dwelling was originally built as one large detached house, being constructed as part of the William Willett plan for development of this locality and Elsworthy Road. It is thought that the house may have been designed by the architect Arno Faulkner around the turn of the last century. Faulkner was influenced by the work of Richard Norman Shaw.
- 5.2 The original house was subdivided into three properties, known as No's 55, 55a and 55b Elsworthy Road in the 1960's. This resulted in the addition of a new entrance to the west for No's 55a and 55b and changes to the façades. From the planning history, it is clear that No. 55 has been extended to the rear and sides with two glazed conservatories (one since altered with a tiled roof, i.e. existing ground floor dining room) and to the front with a porch and garage to the west. The garage has since been converted into habitable space.



Fig. 2 – Front elevation viewed from the north east, with No. 57 to the right of the image



Fig. 3 – Front elevation looking from the north west, with No. 53 in the background



Fig. 4 – Rear elevation looking south west, with No. 53 to the right

- 5.3 The apartment known as No. 55b is set over the second floor, and No. 55a is located on part of the first floor. The maisonette of No. 55 occupies the ground and partial first floor. No. 55 was granted consent in 1961, Ref: TP/10124/22179 for conversion into three self-contained apartments. No. 55 was granted consent in 1999, Ref: PE9800900 for conversion of the ground floor and partial first floor into one self-contained maisonette and the reduction of the floor area for No. 55a.
- 5.4 The front elevation of the property incorporates a pair of Dutch gables at second floor level in the centre of the façade, which has been much altered to accommodate the 1960's conversion work. There is a central gabled projection to the rear elevation and a dormer with a terrace at second floor level. In addition to the rear ground floor extensions to the house there are two bays, which continue to the first floor.
- 5.5 The house is constructed of red brick, with the ground floor extension, known as the 'play room' being of glass construction. The main roof is made of clay tiles with four large brick chimneys.
- 5.6 The front forecourt of No. 55 is paved with brick paviors for use as an in-and-out driveway and car parking area, which are served by ramped driveways with crossovers from Elsworth Road. To the rear, there is a full width terrace with a swimming pool.
- 5.7 Generally the three apartments at No. 55 are in a good state of repair both internally and externally. However, the internal layouts and some of the external remodeling of the house over the last half century are in need of sensitive refinement.

6.0 The Local Context and Planning Policies

6.1 The building context of Elsworthy Road is two and three storey detached and semi-detached vernacular influenced houses with features such as timber porches, gables and dormers, being constructed in red brick and tiled roofs, with asymmetrical and semi-symmetrical façades and footprints. There is also a range of decorative features, including render relief and moulded timber cornices to bays, porches and dormers. Many of the houses have been subdivided.



Fig. 5 – No. 57 Elsworthy Road



Fig. 6 – No. 66 Elsworthy Road



Fig. 7 – No. 68 Elsworthy Road



Fig. 8 – No. 2 Wadham Gardens

6.2 The London Borough of Camden adopted its Core Strategy and Development Policies on 8th November 2010. The Core Strategy is the principal document in the Local Development Framework and provides the vision, objectives and spatial policies to guide development in the borough up to 2025. The Development Policies contribute towards delivering the Core Strategy by setting out detailed planning policies that the Council will use for determining planning applications. In this context, the alterations proposed should be wholly in accordance with the adopted Local Development Framework Policies (2010-2025). The principal policies for consideration are:

6.3 Policy DP24 – Securing High Quality Design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) *character, setting, context and the form and scale of neighbouring buildings;*

- b) *the character and proportions of the existing building, where alterations and extensions are proposed;*
- c) *the quality of materials to be used;*
- d) *the provision of visually interesting frontages at street level;*
- e) *the appropriate location for building services equipment;*
- f) *existing natural features, such as topography and trees;*
- g) *the provision of appropriate hard and soft landscaping including boundary treatments;*
- h) *the provision of appropriate amenity space and accessibility.*

The proposed alterations are considered to be in accordance with this policy, with the extending of No. 55 to accommodate additional floor area for No. 55a including a lift and reconfigured stairwell, being designed considerably to enhance and preserve the importance of the conservation areas status, thus respecting the immediate vicinity accordingly. All materials are to be of high quality and complimentary to the locality. Accessibility will be maintained from Elsworthy Road as existing, with the reinstatement of a boundary wall and piers to match the originals to be found at No's 53 and 57.

6.4 Policy DP25 – Conserving Camden's Heritage

Conservation Areas - In order to maintain the character of Camden's conservation areas, the Council will:

- a) *take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
- b) *only permit development within conservation areas that preserves and enhances the character and appearance of the area;*
- c) *prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;*
- d) *not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and*
- e) *preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.*

The proposals have been developed in full respect of this policy, with alterations that are designed to reflect the eclectic mix of details and traditional materials of the existing house and those found within the conservation area. The new proposals are

largely related to internal alteration and enhancement of the front and rear façades and left hand reconfiguration and extension.

6.5 Policy DP26 – Managing the Impact of Development on Occupiers & Neighbours

The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

- a) *visual privacy and overlooking;*
- b) *overshadowing and outlook;*
- c) *sunlight, daylight and artificial light levels;*
- d) *noise and vibration levels;*
- e) *odour, fumes and dust;*
- f) *microclimate;*
- g) *the inclusion of appropriate attenuation measures.*

We will also require developments to provide:

- h) *an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;*
- i) *facilities for the storage, recycling and disposal of waste;*
- j) *facilities for bicycle storage; and*
- k) *outdoor space for private or communal amenity space, wherever practical.*

The proposals have been designed to comply with factors a) to g) with the proposed alterations designed not to adversely increase visual privacy or overlooking of adjoining properties. Overlooking and overshadowing is not affected by the proposals. Internal and neighbouring daylight amenities of principal rooms are also not affected by the proposals.

There will be no odours, fumes, dust noise or vibrations associated with the as constructed proposals associated with this application. The microclimate in the area will also not be affected by the proposals.

The proposals have further been designed to comply with factors h), by providing improvement to the internal layouts and access to No's 55a and 55b, whilst increasing and maintaining good size rooms of a high quality and standard of accommodation. Facilities for storage, recycling and waste disposal are not affected by these proposals and remain as existing.

6.6 Elsworthy Road Conservation Area Appraisal and Management Strategy

This document was adopted 14th July 2009 and provides information on the quality and development principles for the conservation area. The following principal statements are of importance in developing and considering the new proposals:

- 6.7 *13.14 Development proposals must preserve or enhance the character or appearance of the Elsworthy Road Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or view into or out of the area.*

The proposals are designed to remove later elements and restore a sense of unity and cohesion to the front, rear and east side elevation. The front façade at second floor level will be largely returned to its pre-1960's and as built appearance (see figs. 9 & 15).

- 6.8 *13.16 Proposals which seek to redevelop those buildings that are considered to have a negative impact on the special character or the appearance of the Conservation Area with appropriate new development will be encouraged.*

The proposals do not entail the full redevelopment of the site, it is noted that elements of the property as existing are considered to be unattractive and of detriment to the house and aesthetics of the conservation area. This is particularly of note in regard to the front elevation in relation to the much altered Dutch gables and the unbalanced east and west side arrangements.

- 6.9 *13.18 The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the appearance and long-term durability of historic brickwork.*

The proposals aim to preserve the remaining original features and restore elements that have since been altered or removed, such as appropriately designed new windows and restoration of the Dutch gables, which will restore a sense of unity and cohesion to the whole of the front façade. This has been devised by paying reference to the original design and to similar precedent properties in the locality (see fig.9). All new materials for the extension and alterations for facing brickwork, stonework for the restored gables and clay tiles will match the existing.

- 6.10 *13.19 The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental; changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are original tiles, dormer windows, parapets, finials, chimneystacks and pots and expressed party walls.*

The roofscape is proposed to be altered on the east left hand side in order to provide improved internal access to No's 55a and 55b, with the incorporation of a replacement staircase and lift. This will result in the removal of two dormers and the unbalanced roofscape and appearance of the north elevation. The alterations and extension will result in a more balanced façade, which will look largely symmetrical

with the west side, therefore enhancing the property's appearance and that of the conservation area.

- 6.11 *13.21 The boundary walls, gates posts and fencing whether in stone, wood, or iron along the majority of frontages are an important facet of the character of the area overall and of the different sub-areas specifically. The Council will resist the loss of original boundary treatments and the iron and wooden elements and planted greenery associated with them where this forms part of the area's character.*

The original boundary walls have been lost from No. 55. The proposal aims to reinstate a low boundary wall designed to match the details of the cylindrical brick and stone piers and walls to be found at the neighbouring properties of No's 53 and 57.

- 6.12 The buildings in the conservation area have a rich variety of detail (see fig's 5-8). The character of the area as a whole remains distinct, whilst individual properties declare their individuality by the use of varied decoration, porches, gables and window and door details. The result is an overall, cohesive architectural character with a sense of eclecticism. The vernacular sits happily alongside classical detailing. The proposals continue this theme and are envisaged to be of suitable and cohesive design to integrate with the existing house and the surrounding building characteristics.
- 6.13 Summary – It is believed that the proposals are compliant with national and local policies, being of an appropriate design in terms of aesthetics, function, and quality of detail and materials, with no adverse or significant impact upon the existing house, locality and local and neighbouring amenity.

7.0 Proposals Sought & Justification

- 7.1 This application is for the extending of the second floor apartment and east side of No. 55 Elsworthy Road. The principle alterations are:
- alteration of internal layout and extending of the second floor accommodation of No.55b,
 - forming of a replacement staircase and new lift extension to No's 55a and 55b,
 - restoration of the north front Dutch gable to its pre-1960's appearance,
 - introduction of a new south east gable above first floor level, including minor extension,
 - alteration of the existing rear south dormer and terrace at second floor level, and
 - the introduction of conservation roof lights and minor alterations to the roof.
- 7.2 Internally - The 1960's conversion of the house into three apartments was undertaken with much alteration to the internal layout at first and second floor levels. The resulting layouts greatly compromised the floor area of No. 55a, which was further exacerbated with the reworking of the first floor apartment to provide a two storey maisonette for No. 55. The proposals seek to refine the internal layouts and improve the circulation areas and accessibility to No's 55a and 55b. This is to be achieved with the remodelling and extending of the east façade to provide a replacement stairwell and new lift.
- 7.3 The alterations at ground floor will require the removal of the conservatory (granted retrospective permissions – Ref: 9101090) and remodelling of the present hall and

stairwell to the first floor serving No's 55a and 55b to provide a large hall, replacement staircase and new lift for the improved access. The ground floor accommodation to No. 55 will be altered to provide an en-suite for bedroom 3, a study/playroom with w.c./shower and new rear porch, including relocation of the boiler for this maisonette. The existing front and side portion of the east section of the house will be retained below eaves level, including the north façade window. The present east entrance door is not original to the construction of the house. Access to the rear garden is moderately improved with the removal of the conservatory and reduction of a small section of the ground floor adjacent to the proposed lift. The proposals for the east have been designed to be set at no shorter distance than the existing narrowest point.

- 7.4 The alterations to the second floor will remove the 1960's staircase servicing the second floor apartment from the main area of No. 55a, this will increase the floor area within this apartment and restore the living room to its original volume. The remodelling of the south eastern area of the house, together with the minor extension will create bedroom 1 with an en-suite for this apartment. The removal of the eastern roof and introduction of the replacement stairwell and new lift will improve accessibility and create a kitchen for apartment 55a.
- 7.5 The removal of the roof and extending of the replacement stairwell and new lift to serve the second floor will improve accessibility to apartment 55b and facilitate reorganisation of the layout at this level. The extending and remodelling of the south eastern area of the first floor into the second floor area will improve the aspect and amenity of this apartment, by repositioning bedroom 3 to the south, allowing views away from No.53 as in the existing situation.
- 7.6 Generally, the rationale for the remodelling and extending of the property is to improve the accessibility to the upper levels and restore the main floor plates of the house to a more practical layout and to a similar form as originally constructed. The present access to No. 55b is particularly convoluted and difficult to navigate. The replacement stairwell and new lift will be purpose built to achieve current fire regulations, thus improving the safety and accessibility for the occupants of the property. Further to this, our client has an ongoing medical condition that would greatly benefit from the introduction of improved stair access and in particular the introduction of a lift.
- 7.7 Externally – The north elevation proposals seek to reinstate the Dutch gables to their pre-1960's form (see figs. 9 & 15). This is to be executed in facing brickwork and stone copings to match the existing, with the alteration of the 1960's flat roof infill between to form a pitched roof set at the height of the existing gable ridges, incorporating a small area of lead work and a discrete roof light to serve the en-suite to bedroom 1. The eastern single storey element of the house is proposed to be remodelled and extended, with the removal of the roof. The eastern extension is designed to largely mirror the western element of the house, with a roof form similar to that formed by the west chimney. The first floor addition will also match the detailing of the house at eaves level and in fenestration. Effectively the proposals will result in a more balanced front elevation and restoration of elements of the original design.
- 7.8 The east elevation of the house is to be largely rebuilt and marginally extended to provide the main elements of improved internal circulation and facilitate restoration of the layouts in some areas of the house. This includes the remodelling and extending of the single storey access area to apartments 55a and 55b and removal of

the 1990's conservatory. The detailing and materials are designed to match those found at the house, with the articulation and recessing of the proposals in elevation and plan, affectively reducing the potential impact of the proposals in the street scene and on the amenity of No.53. Currently there are three windows above ground level overlooking No. 53, two of these are for habitable rooms, and the proposals seek to remove all habitable room windows from this elevation, with one large window severing the replacement stairwell, being of a non-habitable nature.



Fig.9 – Original Gable Form Pre-1961 – Source Reference: Ref: TP/10124/22179, dated 25.01.1961

- 7.9 The south elevation is to be largely retained as existing, with the remodelling and extending of the eastern area to form a gable to match the existing. This will be achieved with the removal of the first floor roof and the 1990's conservatory. The lift and stairwell proposals would also be discretely visible from this view, being set further back and stepped in elevation and plan form. The proposal will result in bedroom 1 of apartment No. 55a and bedroom 3 of No. 55b being reoriented to look over the rear garden and not directly at No. 53 as existing. The existing terrace at second floor level it to be altered, with the removal of the utilitarian railings and their replacement with a structural glass balustrade. The dormer to this terrace is also proposed for remodelling, with minor repositioning and raising of the roof, to improve its aesthetic appearance and accessibility to and from the terrace.
- 7.10 There are no major remodelling proposals for the west elevation. Works to this façade are restricted to the updating of the second floor terrace as noted in 8.9 and the remodelling of the dormer at that level. However, the changes to the dormer are largely obscured by the southern chimney.
- 7.11 Local Precedents – Whilst it is noteworthy that the house is not a listed building, it is recognised that No. 55 is of merit within the Elsworthy Road Conservation Area. Therefore every effort has been given to creating a design that is cohesive with the property and respects the conservation area's design principals. There are many examples of approved alterations to many of the surrounding properties for various additions, remodelling and extensions of the original houses in Elsworthy Road. However, there is one in particular at No. 64, which is of a similar nature and sets a comparable precedent for this set of proposals for No. 55.

7.12 No. 64 Elsworthy Road has undergone significant alteration, dating from the 1980's to the early 2000's (see figs. 10-13), reference PL/8501942 (1986) and 2004/5416/P (2005) and see Appendix I & II. These alterations included an addition at first floor in 1986 and a second floor in 2005, effective remodelling and extending the house in a similar manner to the proposals for No.55.

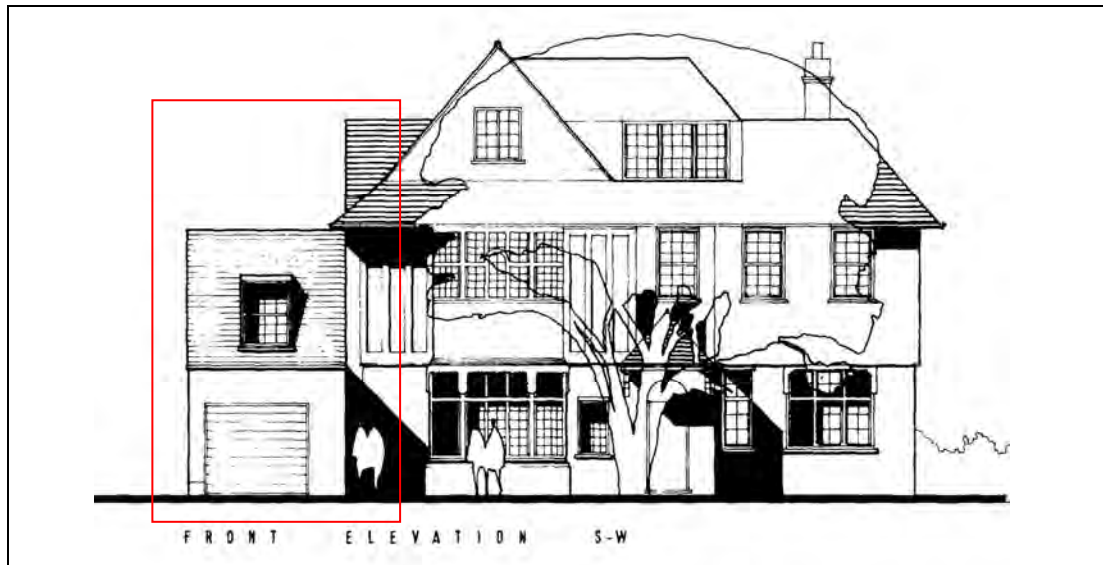


Fig. 10 – No. 64 Elsworthy Road 1986 – Ref: PL/8501942



Fig. 11 – No. 64 Elsworthy Road design as approved in 2005 – Ref: 2004/5416/P



Fig. 12 – No. 64 Elsworthy Road prior to 2005



Fig. 13 – No. 64 as constructed today

- 7.13 The remodelling and extending of No. 64 Elsworthy Road has resulted in a built form of similar scale to that proposed at No. 55. Further to this, the orientation and positioning of the neighbouring building of No. 2 Wadham Gardens is similar to the arrangement of No's. 53 and 54 Elsworthy Road. It is also worthy to acknowledge that the proximity of the built form of No. 64 with No. 2 Wadham Gardens is closer than the current situation and proposals for No. 55 and its relationship with No.53.



Fig. 14 – The relationship between No's 53 and 55 Elsworthy Road



Fig. 15 – Unwrapped street scene of the proposal for No. 55 Elsworthy Road

- 7.14 **Boundary** - The original front boundary has been removed over the course of time. It is proposed that the 20th Century boundary wall elements are to be removed and rebuilt to match the existing, in form, detail and bond as found at both No's 53 and 57 Elsworthy Road, to complement the house and the street scene. New piers are to be constructed, incorporating stone bases, capitals, scrolls and details to maintain and form an in-and-out drive, utilising the existing drop-down kerbs and pavement cross overs, with a set of piers serving a new pedestrian entrance to the house (See fig. 15). It is further proposed to introduce painted iron gates, designed to accommodate appropriate ground clearance.
- 7.15 **Summary** – It is believed that the proposals have been considered in a sensitive and cohesive manner that will result in a scheme that is thought to have no adverse effects upon the existing house, its neighbours and its special character or setting. The design of the remodeling and extension utilises materials and finishes complementary to the original fabric. The updating of the boundary walls are considered to be appropriate in terms of scale and form, which is not detrimental or overbearing to the house or

streetscape. The proposals are positive and ensure that No. 55 evolves in a sympathetic manner and thus ensures the continued practical use and preservation of the house and its historic fabric of merit.

- 7.16 The proposals result in minor demolition of original fabric, the removal of which is believed to be outweighed by the benefits of the proposals for achieving continued practical use and improvements to the aesthetics of the streetscape. Further to this, the proposals actively remove 20th Century additions and alterations, which are recognised as being detrimental to the aesthetics of the house.
- 7.17 The works outlined in this application seek to enhance and unite the existing and propose to maintain a sense of the property as representing a single dwelling house, in the spirit of its original design.

8.0 Biodiversity & Environmental Statement

- 8.1 There are no elements of the proposals that would have an affect upon the local biodiversity or environmental realms. All works are related to minor modification, extending and alterations of the existing house and landscaping of the front forecourt.

9.0 Sustainability Statement

- 9.1 The majority of the proposed works will consist of alterations to the apartments known as No's 55, 55a and 55b, which will be constructed to embrace elements of the principles of sustainable development. All new and upgrading of existing services will be designed to sustainable standards, with the use of high levels of insulation and 'A' rated electrical goods. The continued use of the house in itself is sustainable. All materials of merit that are salvageable from the works will be reused were possible.
- 9.2 The upgraded areas of the side access route will incorporate drainage to remove water away from the building and where possible, rainwater harvesting could be introduced for irrigation purposes.
- 9.3 Any significant redundant masonry materials from the proposed works will be removed from site to an appropriate registered facility for reuse as hardcore or salvaged for potential reuse. Any metals that are found or become redundant and can be salvaged will be sold to a reputable salvage company.
- 9.4 Building materials to be used are to be restricted to a range of natural or traditional materials, the majority of which are already used at the property. These materials are chosen for their durability and robust qualities, their ease of maintenance, replacement and repair and include timber doors and windows, clay tiles, natural stone, cast iron and or aluminium architectural details including rainwater goods. Effort would be made to obtain materials from local sources, thereby reducing transportation costs, limiting environmental pollution and creating a direct relationship with the local economy and community.

10.0 Car Parking & Accessibility

10.1 This proposal does not result in any alteration to the parking or accessibility at the house.


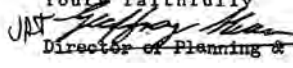
11.0 Conclusion

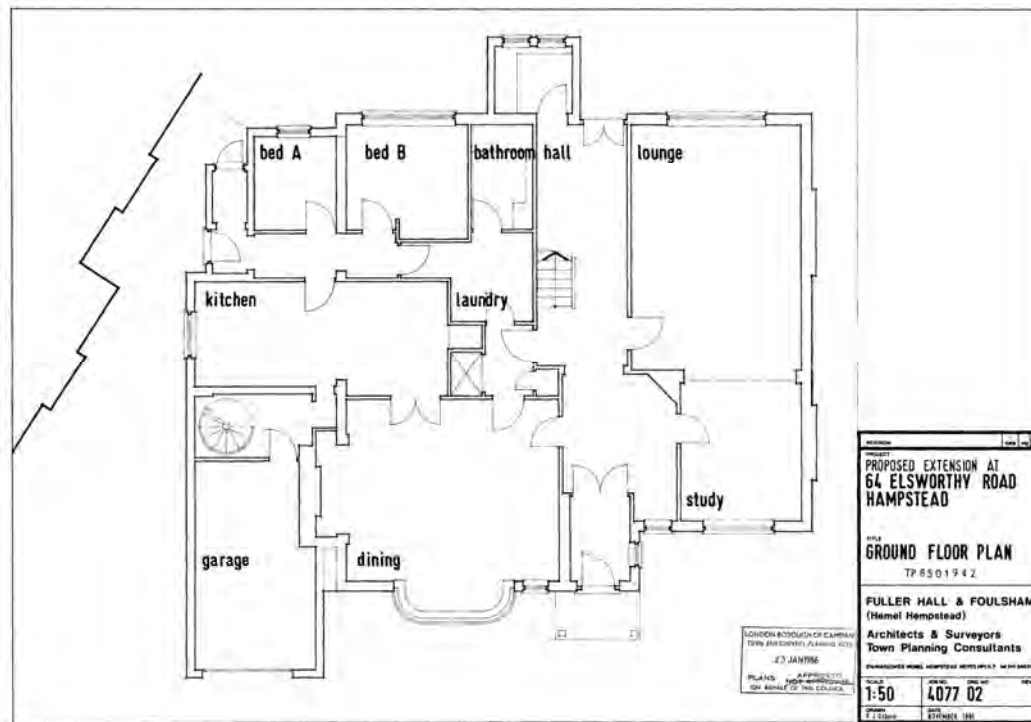
11.1 It is noted that:

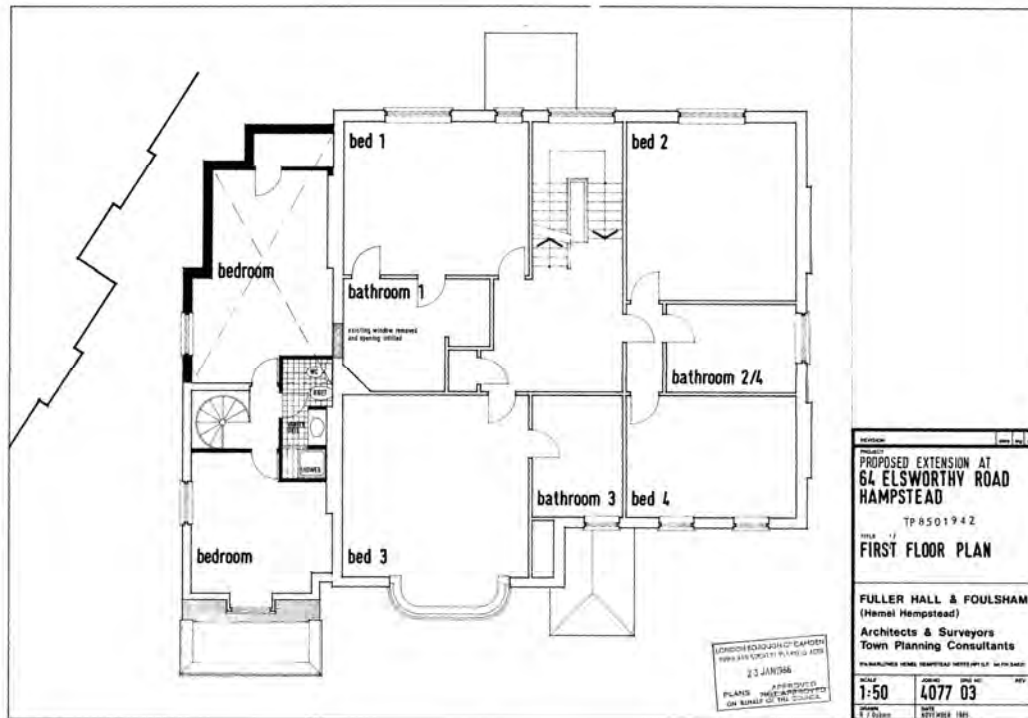
- a) there are precedents of similar remodeling work in the conservation area,
- b) there is no significant enlargement of the footprint,
- c) there are benefits to the streetscape and conservation area,
- d) there is refinement and removal of 20th Century alterations and additions that are considered to be detrimental to the house,
- e) the majority of the extension is limited to the east portion of the house, with rebuilding above over two levels, largely on the site of the existing ground and first floor accommodation,
- f) there is minor encroachment on the site, neighbouring properties and increase in form and mass,
- g) reduction of amenity impact on No. 53, and
- h) the proposals improve accessibility and fire safety.

11.2 It is therefore considered that these minor alteration and extending proposals will have no adverse impact to the No. 55 Elsworthy Road, or it's setting within the Elsworthy Road Conservation Area, whilst positively improving and enhancing the house and being in line with national and local policies.


Appendix I – No. 64 Elsworthy Road – Approval PL/8501942 – Dated 30.01.1986

London Borough of Camden	Planning and Communications Department Camden Town Hall Argyle Street Entrance Euston Road London WC1H 8EQ Tel: 278 4444 Geoffrey Hoar BSc (Est Man) Dip TP FRTP Director of Planning and Communications
	
Fuller Hall & Foulsham, 81a Marlowes, Hemel Hempstead, Herts. Ref.RHS/CR/4077	Our Reference: PL/8501942/ Case File No: J8/3/5 Tel.Inqu: Robert Ayton ext. 2839 Date: 30 JAN 1986
Dear Sir(s)/Madam, Town and Country Planning Act 1971 (as amended)	
Permission for Development	
The Council, in pursuance of its powers under the above-mentioned Act and Orders made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.	
Your attention is drawn to the General Information attached hereto.	
Your attention is also drawn to the Statement of Applicants Rights.	
SCHEDULE	
Date of Original Application : 11th November 1985	
Address : 64 Elsworthy Road, NW3.	
Proposal : Erection of a first floor extension to provide additional residential accommodation, as shown on drawing nos. 4077/02, 03, 04.	
Standard Condition: 1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.	
Reason for Standard Condition: 1. In order to comply with the provisions of Section 41 of the Town and Country Planning Act 1971.	
Additional Condition(s): 01 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture, those of the existing building, unless otherwise specified on the approved application.	
Reason(s) for Additional Condition(s): 01 To ensure that the external appearance of the building will be satisfactory.	
Yours faithfully  Director of Planning & Communications (Duly authorised by this Council to sign this document)	





Appendix II – No. 64 Elsworthy Road – Approval 2004/5416/P – Dated 09.02.2005


Camden
Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND
Tel 020 7278 4444
Fax 020 7974 1975
Textink 020 7974 6866
env.devocon@camden.gov.uk
www.camden.gov.uk/planning

2004/5416/P

David Wolff Architects
FAO. David Wolff
20 Artesian Road
Notting Hill
London
W2 5AR

Application Ref: **2004/5416/P** *SY 2016/2014*
Please ask for: **Claire Taylor**
Telephone: 020 7974 5821

09 February 2005

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
**64 Elsworthy Road
London
NW3 3BU**


Proposal:
Alterations to existing side extension, incorporating removal of front garage, installation of a front and rear dormer window with raised ridge to west side of the house, and alterations to the fenestrations including new windows and removal of single storey rear extension.

Drawing Nos: Site location plan, 0425-EX-100, EX-101, EX-110, EX-111, EL-200RevA, EL-201RevA, EL-202RevA, PR-210RevA, PR-211RevA, PR-212RevA, PR-213RevA.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of five years from the date of this permission.


INVESTOR IN PEOPLE

Page 1 of 2

Director
Peter Bishop

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended),

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies EN1, EN13 and EN31 of the London Borough of Camden Unitary Development Plan 2000.

Informatives:

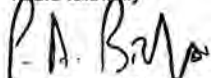
- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the adopted London Borough of Camden Unitary Development Plan 2000, with particular regard to policies RE2, EN1, EN13, EN19, EN21, EN22, EN24 and EN31. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. The penalty for contractors undertaking noisy works outside permitted hours is a maximum fine of £5000 per offence. You are advised to consult the Council's Environmental Health Division, Camden Town Hall, Argyle Street, WC1H (Tel. No. 020 7974 4444) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Environment Department

(Duly authorised by the Council to sign this document)

