

# 70 Elsworthy Road

## PLANNING SUBMISSION



### Revised Proposals

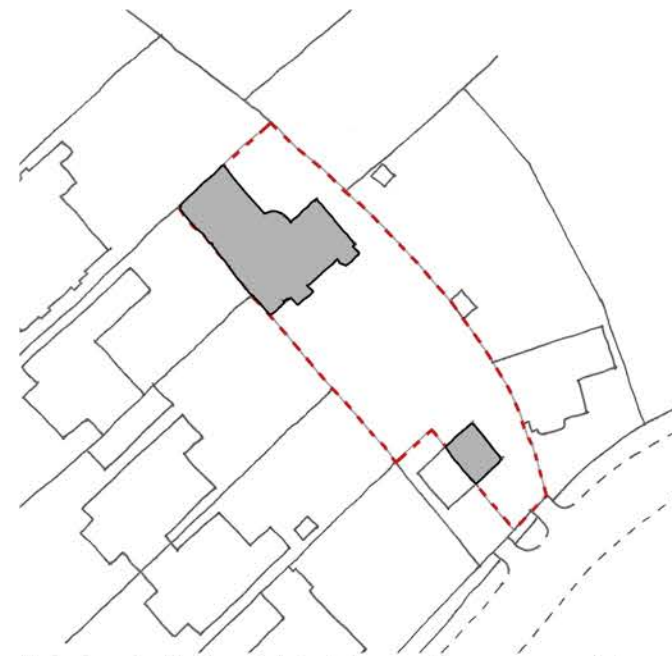
Following pre-application feedback from Camden Planning Authority, amendments were made to the above ground massing of the proposal.

It was suggested that the above ground massing was reviewed by the design team to better respond to the surrounding context. Particular attention was drawn to the proposed Mews extension and main dwelling massing and bulk. An extension to the mews property was considered detrimental to the character of the structure considering its symmetry with the neighbouring property. The design team have therefore removed the single storey addition to the mews in order to preserve the character of the building.

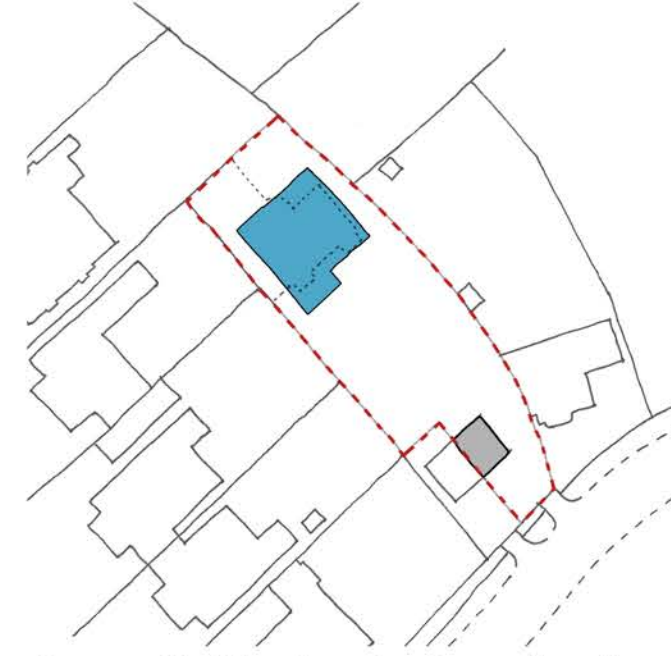
Amendments have also been made to the main dwelling house mass as a result of the pre-application feedback. Building mass to the upper levels of the proposal has been reduced at both ridge and eaves level as indicated on the submitted planning drawings. This, coupled with the relocation of the proposal away from the northern and western boundaries when compared to the existing dwelling has reduced its overall impact on the adjacent properties.

Massing has also been addressed at lower level areas of the main dwelling house. The single storey extension accommodating the formal sitting room has been reduced by 2m, reducing the built form and increasing the garden area. The conservatory to the rear of the property has also been omitted, again, reducing the building mass and increasing the overall garden area. These reductions result in the overall footprint of the proposed main dwelling house aligning with the existing property as indicated within the submitted planning documentation.

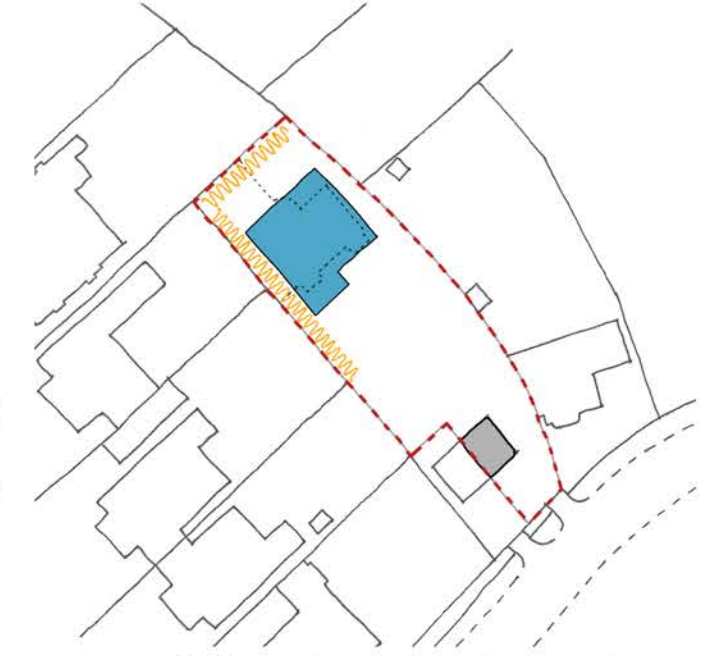
It is considered that the amendments to the above ground massing of the proposal directly respond to comments raised from the pre-application advice. The reductions allow the proposal to harmonise more with the existing surrounding context.



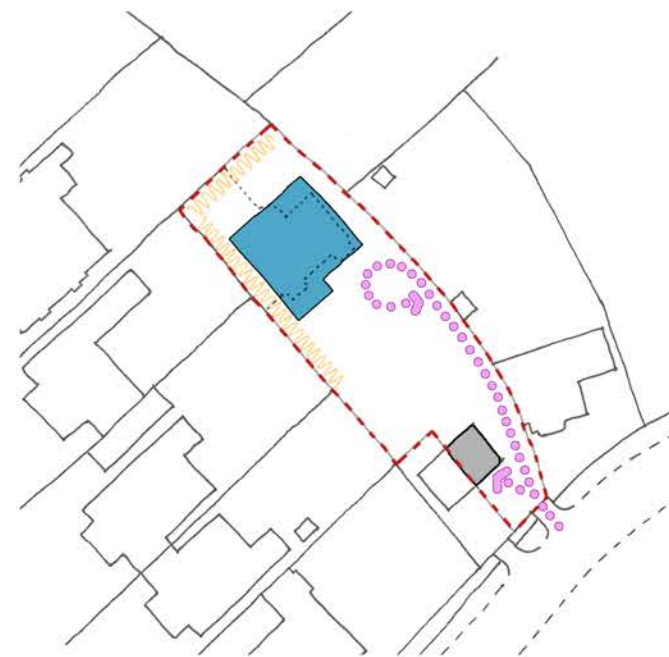
Existing building: Main House disconnected from surrounding streetscape



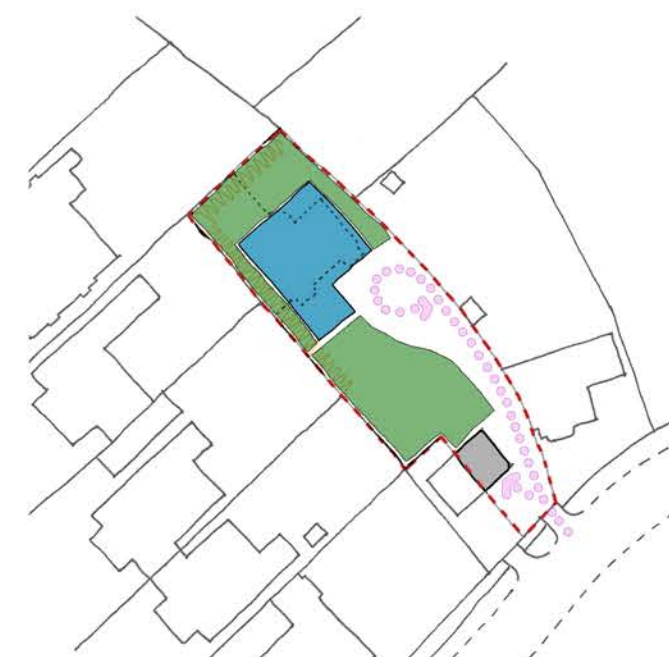
Proposed building footprint: Proposal re-aligned relative to existing footprint



Proposal relocated away from site boundary



Proposed vehicular access to the front of the proposed main dwelling



South facing garden maintained with proposed rear and western landscaped areas proposed









Strengthening connections between mews house and main dwelling

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Site highlighted in red.

-  Proposed vehicular access
-  Direction of view from proposed dwelling
-  Proposed Planting
-  Existing Building Outline
-  Proposed Building Footprint
-  Extent of Approved Planning Applications

The proposed site plan has been revised to incorporate comments made during the pre-application process. As previously discussed within this document, the overall building footprints of both the main dwelling house as well as ancillary mews property have been reduced following the pre-application submission. This has resulted in an increase in the total area of soft landscaping associated with the proposal. The proposed total area of proposed soft landscaping now exceeds the existing condition.

This, coupled with the relocation of the main dwelling house from the northern and western boundaries allows for greater flexibility as well as opportunities to incorporate additional screening to these boundary areas.

The design team have also looked to address the areas of hard landscaping required to driveway and entrance areas. The proposed turning circle has been reduced slightly however this reduction is limited due to vehicle turning circles. Peripheral areas of the proposed driveway have however been softened to act as vehicle over-runs rather than areas of hard-standing. This will lessen the amount of hard-landscaping within the scheme as well as providing a much softer aesthetic to the approach to the main dwelling.



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Site boundary highlighted in red.

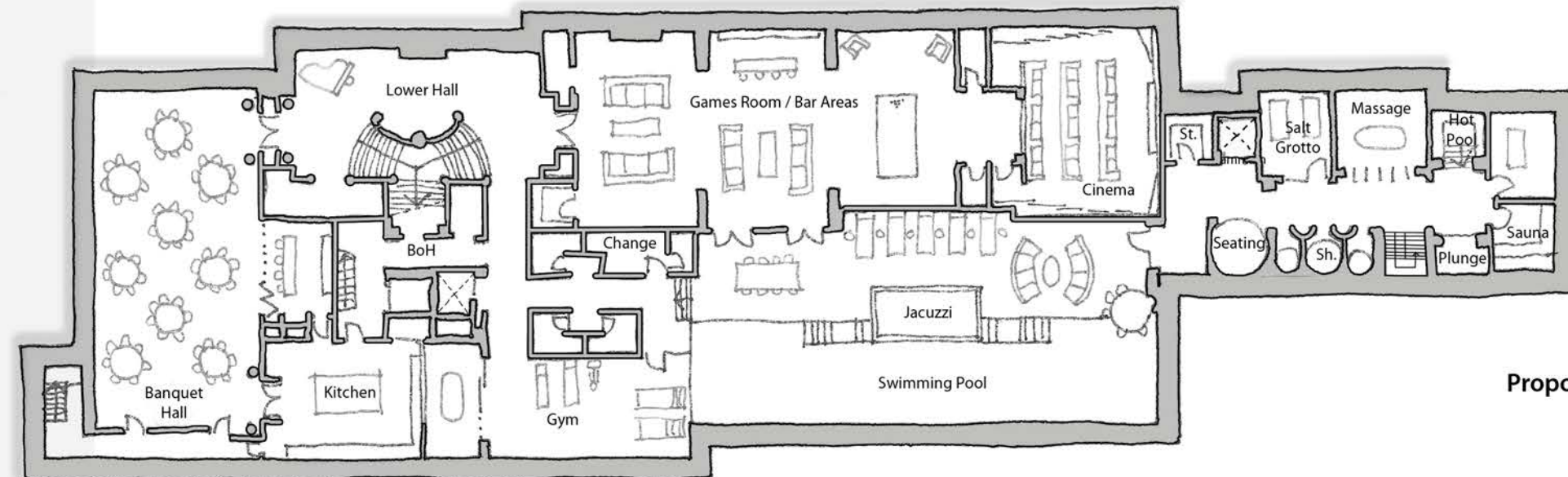
As previously discussed, the areas of soft landscaping have been increased through the omission of the conservatory to the rear of the main dwelling and reduction in footprint of the formal sitting room. The removal of the single storey garden room to the mews property has also contributed to increase in soft landscaping.

The basement still accommodates many of the recreational spaces of the proposal including swimming pool, spa and home entertainments areas. A single staircase will provide access to the mews house where the garage and additional bedrooms are located.

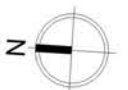
The ground floor of the proposed main house will accommodate the reception areas including formal sitting room, dining room as well as family kitchen and dining areas. The conservatory has been omitted following the pre-application stage with the rear dining areas not opening up directly onto the rear terrace area. The reduced formal sitting room will open up onto the main southern garden as shown on the on the ground floor plan. The omission of the garden room now results in the mews property footprint remaining unchanged from existing conditions, with the building mirroring the adjacent building.



Proposed Ground Floor Plan



Proposed Basement Plan



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Site boundary highlighted in red.



Proposed First Floor Plan

Following a design review of the pre-application submission, the upper floor façade and elevation treatment has been amended; this will be discussed within the next sections of this document. The general layouts of the upper floors have remained the same as the pre-application stage.

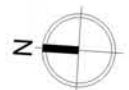
The master suite is located to the southern side of the main dwelling, overlooking the main garden. A slightly reduced footprint attributed to massing reductions has resulted in a slightly smaller room size. The additional two bedrooms as indicated at pre-application stage, towards the rear of the first floor remain.

All glazing to the first floor will be on a north-south axis with the exception of a window to the master bedroom en-suite. This will adopt opaque glazing to remove any overlooking issues.

The second floor, located within the roof space, will accommodate a further four bedrooms with dedicated en-suites. A series of dormer windows on a north-south axis will provide natural daylight and ventilation into these areas.



Proposed Second Floor Plan



# 70 Elsworthy Road

## PLANNING SUBMISSION

The architectural approach and elevational treatment of the proposal has been revised following the pre-application process. Planning officers felt that the pre-application submission. The roof form and eaves detailing has been amended and reduced to align with neighbouring properties both in terms of style and form.

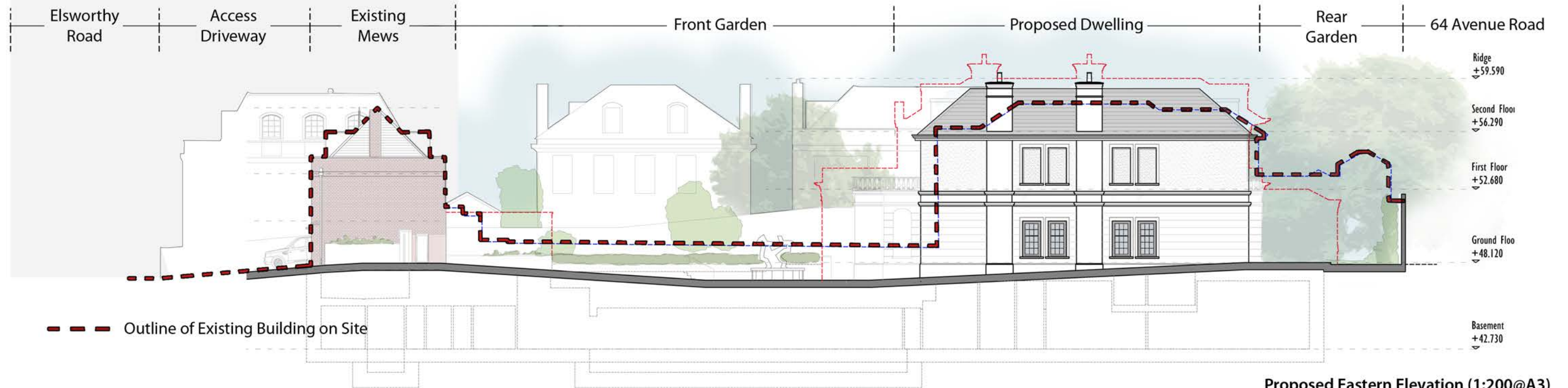
The building adopts a 'Regency' style with areas of stone banding being introduced to all facades. The detailing of the entablature has been refined to bring a more subtle aesthetic to the building. Ornamental plasterwork and quoins have been omitted in an attempt to simplify the building envelope and align with adjacent properties.

Careful consideration has been given to how the proposal sits aesthetically within the surrounding context. Avenue Road consists of numerous grand properties set back from the main streetscape with Elsworthy Road boasting a similar style of property.

- - - - Outline of Pre-Application Scheme
- - - - Outline of Existing Building



Proposed South Elevation (1:100@A3)



Proposed Eastern Elevation (1:200@A3)

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As discussed throughout this document, the existing site is very much isolated from the existing streetscape. It benefits from existing natural screening in the form of trees in neighbouring rear gardens. The existing building mass extends up against the north-western corner of the site, providing an opportunity to re-locate the building footprint and further soften the boundary.

As part of this planning submission, a landscape designer has been appointed to develop a landscape strategy to further improve the setting of the proposal. They have reviewed both hard & soft landscaping areas to bring a more cohesive approach to the project as a whole.

A softer, peripheral zone has been introduced between the driveway and garden area to reduce the overall amount of hard-surfacing. Emphasis has been placed on providing additional screening to the boundary whilst incorporating more formal grassed areas. The main lawn to the south of the proposed dwelling house is surrounded by a more secluded areas of planting to provide additional privacy to users.

The rear of the main dwelling will benefit from a terraced area that will open up onto a rear garden area. Again, planting to the rear boundary will provide additional screening to the adjacent properties as well as encouraging biodiversity.

The landscape plans and key abbreviations can all be found within the drawing package that accompanies this application.



green square design

Key to abbreviations on Landscaping Layout Plans 1 & 2

- Trees**
- T1 – single stem *Betula utilis* var. *jacquemontii* 300 – 350cm (70 litre)
  - T2 – Multi stem *Amelancier lamarkii* – 300 – 350cm (70 litre)
  - T3 – Multi stem *Cornus kousa chinensis* 250 – 300cm (50 litre)
  - T4 – Multi stem *Betula utilis* var. *jacquemontii* 300 – 350cm (70 litre)
  - T5 – *Acer palmatum* 250 – 300cm (50 litre)
  - T6 – *Quercus ilex* 300 – 350cm (70 litre)
  - T7 – Multi stem *Ligustrum* 350 – 400cm (90 litre) planted in a raised planter for added soil depth
- Planting**
- P1 – evergreen informal block planting including *Choisya ternata* and *Agapanthus africanus*
- continued....

52 hamilton terrace london nw8 9uj  
 janel rapp 07866 370 037  
 natalie davidson 07808 403 163

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## PLANNING SUBMISSION

The applicant is aware that any proposal for basement development is covered by Policy DP27 and CPG4, and that in determining proposals for basements the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability.

The proposed basement has been set in from the boundaries of the application site on all sides. In doing this, any subterranean development is also set away from the existing mature trees found on the boundaries of the site. These trees should therefore be protected from development.

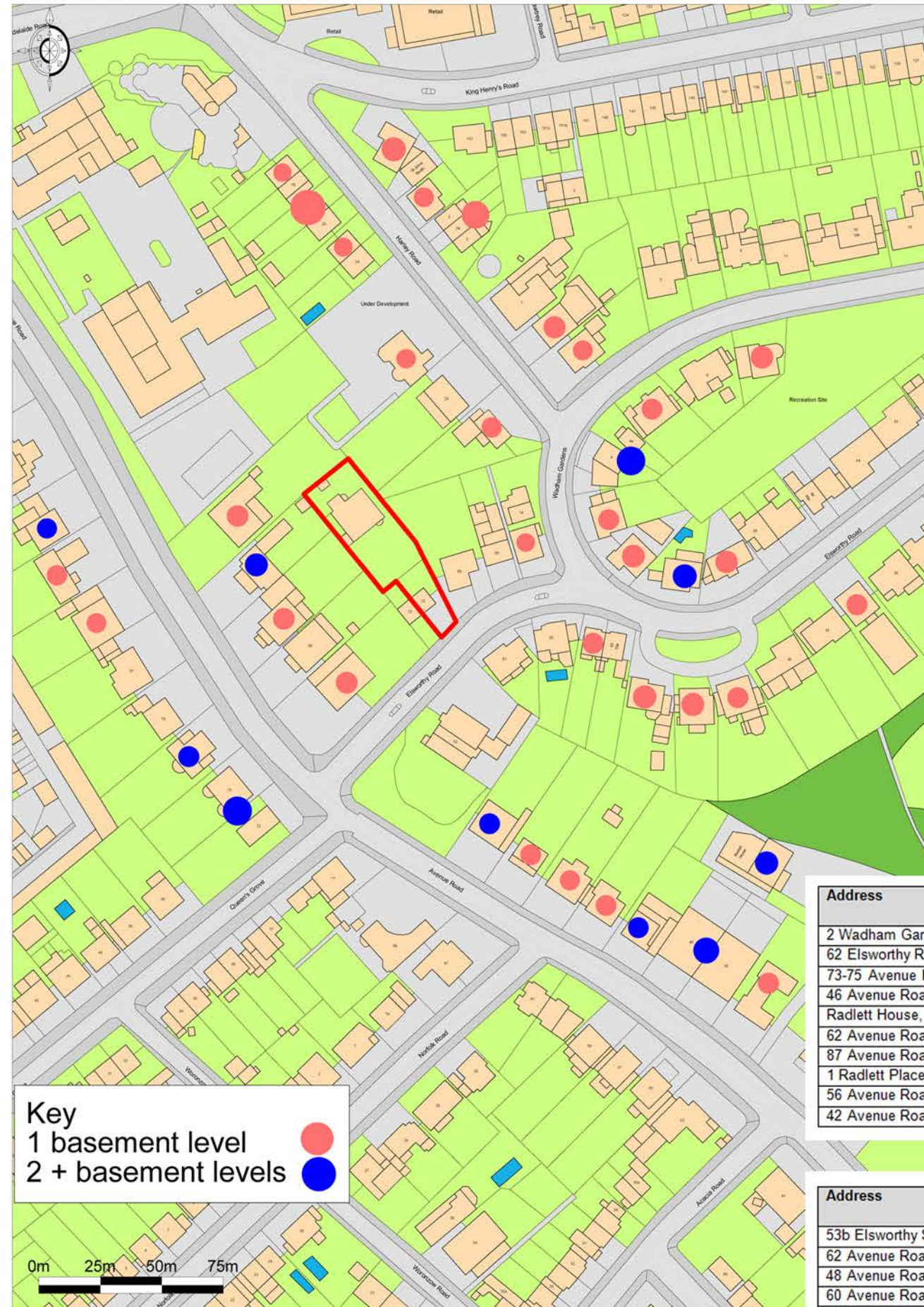
In addition, the containment of the basement level away from existing boundaries will also minimise any impact of the new development upon existing neighbouring properties.

Subterranean development is not uncommon in the local area and has been considered as an appropriate form of development for households around this site. This proposal follows a similar theme, with the added benefit of being set further away from neighbouring properties than some of those basement levels previously permitted.

As part of this application, a full Basement Impact Assessment (BIA) has been prepared and submitted for independent assessment. A structural report has also been developed in conjunction with the BIA which has also been submitted as part of this application.

A review of previous recent planning permission for subterranean development in the local area has been undertaken. Post-adoption of CPG4 in April 2011, subterranean development has been permitted at each of the neighbouring properties within Table A.

Since the revised version of CPG4 was adopted in September 2013, subterranean development has been permitted at local properties indicated within Table B.



**Key**  
 1 basement level ●  
 2 + basement levels ●



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**Promap**

Table A

Address	Date approved	Number of basement levels
2 Wadham Gardens	30-11-2011	1
62 Elsworthy Road	26-01-2012	2
73-75 Avenue Road	28-03-2012	2
46 Avenue Road	30-03-2012	1
Radlett House, Radlett Place	30-03-2012	2
62 Avenue Road	15-06-2012	2
87 Avenue Road	25-02-2013	2
1 Radlett Place	25-06-2013	2
56 Avenue Road	12-07-2013	1
42 Avenue Road	02-08-2013	3






Table B

Address	Date approved	Number of basement levels
53b Elsworthy Street	24-11-2013	1
62 Avenue Road	15-08-2013	2
48 Avenue Road	18-09-2013	2
60 Avenue Road	23-05-2014	1
46 Avenue Road	08-10-2014	1
46 Avenue Road	21-01-2015	1
4/4a Wadham Gardens	17-02-2015	2

# 70 Elsworthy Road

PRE-PLANNING SUBMISSION

Site highlighted in red.

-  Existing vehicular access
-  Residential Building Mass
-  Existing Building Mass
- +3 Number of Storeys
-  Existing Site Distances
-  Proposed Adjacent Property Distances



The design team is aware of the Council's CPG 6 and Development Plan Policy DP26 which states the need to protect residential amenity for occupiers and the potential effects of the scheme on any neighbouring properties.

The scheme has therefore been designed to take account of privacy, overlooking and sunlight/daylight of neighbouring properties. With a large part of the proposed new accommodation found at basement level, this will inevitably have no material effect upon neighbouring residents in terms of overlooking and privacy matters. A Daylight and Sunlight assessment accompanies this application.

With regard to accommodation above ground level, the proposed new dwelling is set further away from the boundaries with neighbouring dwellings than the existing house. Furthermore, the existing high boundaries and mature tree planting between neighbouring plots will be maintained to ensure continued division between this site's new development and existing neighbouring properties.

The positioning of windows within the new dwelling will not give rise to any potential for overlooking to neighbouring residential properties.



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The development has been carefully considered based on a thorough investigation of the existing site context, recently constructed developments and recently approved schemes adjacent to the proposed site. The proposed development at 70 Elsworthy Road has been designed with careful consideration towards all aspects of the Camden planning policies. The proposals have been sensitively designed to take account of the site's opportunities and constraints while undertaking a sensitive design process, a sustainable and well-conceived response to the site's contextual constraints and the character and appearance of the area as a whole.

The current proposals are considered to represent a practicable and sensitive addition to the existing housing stock which provides an improved residential living space suitable for the modern family lifestyle. They are similar in scope and scale to other recent developments in the immediate locality.

The scale of the scheme has been designed to be sympathetic to the adjoining properties as previously described. The proposals are similar to other developments and existing buildings in the area. The development would be 'traditional' both in terms of detailing and materials.

### Sustainability

The applicant is aware of the requirements of Policy DP22 for all new residential dwellings to enhance the sustainability principles of the project.

The scheme will provide adequate waste and recycling storage within the site, taking into account the Council's aspirations within Core Strategy policy CS18 on 'Dealing with our waste and encouraging recycling'.

A full sustainability assessment accompanies this application



Proposed Artists Impression of Building Approach

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	LIFETIME HOMES STANDARD	COMMENT	NOTES
1.	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width	<b>Scheme fully compliant</b>	A disabled parking space is provided. The space is able to enlarge to a width of 3300mm
2.	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	<b>Scheme fully compliant</b>	The gently sloped approach from the car parking space does not exceed 1:20 across its entire length.
3.	The approach to all entrances should be level or gently sloping	<b>Scheme fully compliant</b>	All new entrances are level or gently sloping
4.	All entrances should be illuminated, have level access over the threshold and have a covered main entrance	<b>Scheme fully compliant</b>	The proposed new entrances will be well lit and have a level threshold into the building. The entrance door will be of minimum 800mm clear width.
5.	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible	<b>Not Applicable</b>	Single dwelling
6.	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level	<b>Scheme fully compliant</b>	All doors and corridors meet the required standards
7.	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	<b>Scheme fully compliant</b>	All rooms including dining and living areas have adequate wheelchair circulation space
8.	The living room should be at entrance level	<b>Scheme fully compliant</b>	The living room is on the entrance level
9.	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space	<b>Scheme fully compliant</b>	There is adequate space on the ground floor to accommodate bed space
10.	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future	<b>Scheme fully compliant</b>	There are two WCs on entrance level that comply with Part M requirements and have space for future shower
11.	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	<b>Scheme fully compliant</b>	All stud walls to be lined with plywood to accommodate fixings
12.	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	<b>Scheme fully compliant</b>	Through the floor lift is provided in the design.
13.	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	<b>Scheme fully compliant</b>	Bedroom has such a route
14.	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	<b>Scheme fully compliant</b>	Scheme fully compliant
15.	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate	<b>Scheme fully compliant</b>	Scheme fully compliant
16.	Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor)	<b>Scheme fully compliant</b>	Scheme fully compliant

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This development proposes to replace the existing single dwellinghouse on the site with an alternative family-sized property. The proposed replacement dwelling is of similar mass to the existing property and that of neighbouring dwellings.

The proposed replacement dwelling is designed to respond to the broad architectural themes of properties in the immediate local area. It is a traditional design that sits comfortably with its immediate neighbours and the existing site.

By moving the main dwelling away from the existing site boundaries, the proposed development will enhance the relationship between neighbouring properties. Existing boundary treatments will be maintained to re-confirm the separation between the development and neighbouring properties.

There is little material change in terms of public views in and around the site given that there are only very limited public views of the property. Like the existing dwelling, this development would be retained within an enclosed site.

This development will sit comfortably within its context and provide an enhanced dwellinghouse within a residential location.

