

08/09/2015

REV.03

## Design and Access Statement

### 13 ELSWORTHY ROAD, LONDON, NW3 3DS

LOWER GROUND FLOOR SINGLE STOREY REAR EXTENSION AND FRONT SIDE INFILL AND TWO STOREY REAR SIDE INFILL.

#### 1.0 - GENERAL

This Design and Access statement has been prepared in support of a planning application for alterations to a lower ground floor and ground floor flat at 13 Elsworthy Road, London, NW3 3DS.

The property lies within the Elsworthy Road Conservation Area in the London Borough of Camden, but is not a listed building.

Elsworthy Road sets the north-west boundary of Primrose Hill. The subject property is part of a series of semi-detached buildings on the block between Elsworthy Terrace and Primrose Hill Road. These properties have privileged views onto Primrose Hill.

The existing building is within a consistent frontage of paired semi-detached four storey villas. The frontage is finished with exposed brick and has white detailing, overhanging eaves and white sash windows.

The proposal consists of a single storey rear extension, a front side infill and a two storey rear side infill. This will create a flexible living space for the occupants. It will also open up the views and improve the connection to the garden at the rear of the property.

The property has a generous garden on lower ground floor of approximately 317m<sup>2</sup>. Boundaries with neighbouring properties are well covered by foliage and enclosed by tall timber fencing.

Please refer to the Arboricultural Report for the proposed planting scheme for the new landscaping at the rear garden.



**Fig. 1 Front Elevation**



**Fig. 2 Picture of the existing rear garden.**

## 2.0 - DESIGN

### The Use

This application does not propose a change in the use of the site and will remain as residential.

### Access

The main access on the Ground Floor will remain unaltered.

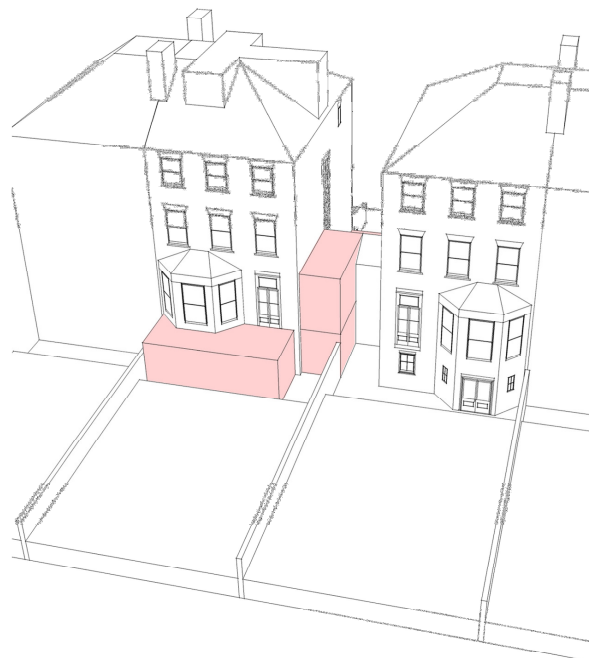
On the Lower Ground Floor, the steps down to the front side entrance are proposed to be relocated as the entrance on this level is proposed to be moved forward.

As shown in Fig.3, the proposed single storey front side infill extension will be aligned with the neighbour's existing extension at 11 Elsworth Road, reinforcing the symmetry of the buildings and homogenizing the front elevation.

The façade of this new front side infill extension will be rendered to match the render on the existing lower ground floor elevation.



**Fig. 3 Proposed Massing Front Elevation**



**Fig. 4 Proposed Massing Rear Elevation**

At the rear elevation (Fig. 4), the existing two storey side infill is extended to allow for new internal habitable area. The new extended infill allows for the corner of the main building to be seen and read. This will emphasize the subordination to the main property.

The elevation of the two storey rear side infill extensions are proposed to have a rendered finish on the Lower Ground Floor and exposed brick work finish on the Ground Floor, to match the existing rear façade.

A new single storey rear extension is proposed. The existing bay window will be preserved. A transparent frameless glass façade with clear views will allow for the bay window to be seen.

The new extension will improve access to the garden.

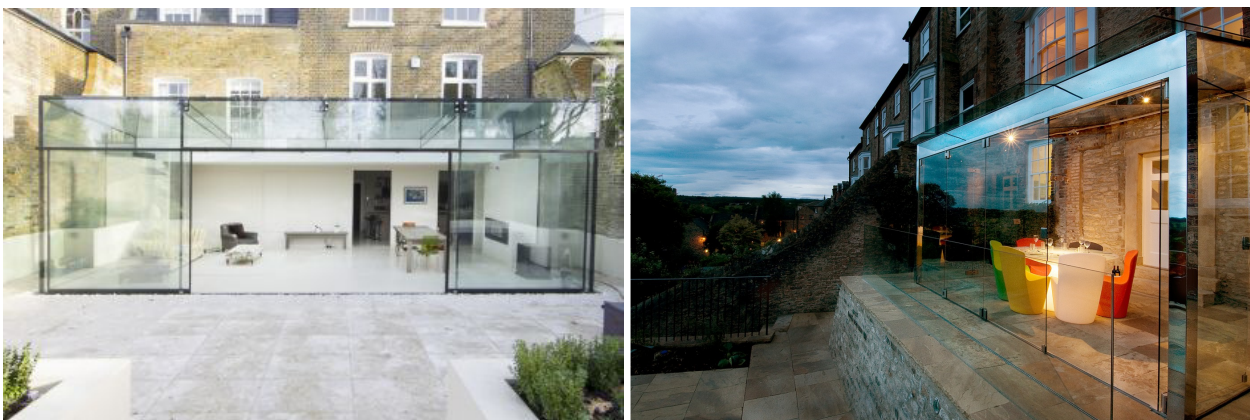
### 3.0 - Scale and Appearance

The proposal seeks permission for a single storey rear lower ground floor extension, a front side infill and a two storey rear side infill extensions.

#### 3.1. Rear Extension

The new single storey rear extension is proposed as a light weight transparent glazed pavilion, facing the rear garden. The transparency of this extension will allow for the original façade of the building and the retained brickwork bay window to be seen and would emphasize the original configuration of the property.

The rear extension is proposed to be developed with high quality materials.



***Figs. 5 & 6 Examples of traditional existing buildings with contemporary extensions.***

The new glass rear extension will project 5m from the main façade, and 3.6m from the bay window.

The existing garden is approximately 317m<sup>2</sup>. Therefore the proposed extension is around 1/10 of the garden's current size.

The height of the rear extension has been kept to the minimum in order to allow for continuous internal headroom. Also, the proposed height is as that of the party wall, causing no impact on the neighbouring properties.

By not extending all the way to the corner of the main building, the rear extension will express itself as a subordinate construction of the main existing building.

The new extension will keep the symmetry of the original rear façade, and will reinforce its verticality and homogeneity.

The new glazed façade is proposed to be frameless and as transparent as possible to allow for the original façade of the building to be seen through. This will emphasize the original configuration of the property, will avoid any harm to the host building and will be subordinated to it.

A series of glass folding doors will allow for complete permeability between the inside of the property and the outside garden.



These folding glass doors are proposed to have slim frames allowing for maximum permeability.



**Figs. 7 & 8 Examples of glass extension with open view onto private gardens. Minimal frames.**

The rear extension is proposed to have a green roof, taking into consideration Camden's Sustainability guidelines CPG3. Two roof lights will be included on the roof and will be designed to be flush with the rear extension parapets, therefore would not be seen from ground floor level.



**Figs. 9 & 10 Examples of green roofs in private residences.**

### 3.2 Side Infill Extensions

It is proposed to extend the current two storey side infill towards the rear. This side infill will not extend all the way up the main building's corner, and will show the new extension as a subordinate construction of the main building.

The side extension is proposed to have a rendered finish on Lower Ground Floor level, and brickwork on Ground Floor level, following the façade material division of the existing main building.

New glazed French doors are proposed for the side infill as an access means to the garden on the Lower Ground floor.

The existing staircase accessing the garden from Ground Floor level is proposed to be relocated.

The new stairs will be located on the new rear side infill. A new glass door at Ground Floor level will allow for access from this level onto the rear garden.

To avoid overlooking onto the neighbouring building at 11 Elsworthy Road, the proposal includes a timber privacy screen on top of the existing party wall up to 1800mm above the stair's landing on Ground Floor level.

A recent similar proposal has been approved by Camden Council in 2014 at 9 Elsworthy Road where a stair has been located close to the neighbour's party wall (please refer to point "6.0 *Relevant Development in the Vicinity*" on this Design and Access statement).

On the front elevation, a new single storey side infill will extend across the Lower Ground Floor to align with 11 Elsworthy Roads' existing extension. This alignment will reinforce the symmetry of the buildings and homogenize the elevation at street level.

As in the case of the rear side infill, the new façade's materiality for the front extension will follow the pattern of the main building, with a rendered finish on Lower Ground Floor.

#### **4.0 - The Layout**

Throughout the brief development for the proposed scheme, the client has placed great emphasis on functionality. All alterations are aimed to improve and optimise the usability of the existing spaces.

The new single storey glazed rear extension will allow for permeable views and communication between the interior and exterior rear areas of the property. The proposed side infill will enlarge the available habitable space for the occupants' use.

The proposed glazing and skylights will flood the property with natural light.

The proposed works will improve the overall layout of both internal and external spaces.

The front side infill will allow for a wide entrance lobby, illuminated with natural light coming in through the discrete new roof light over the space.

#### **5.0 - Landscape**

On the Lower Ground Floor, the rear garden terrace is proposed to be enlarged. The materials used to finish the new terrace will match the existing.

As part of the development, it is also proposed to alter the existing stepped planters on the immediate rear garden. The planters will be removed to allow for a bigger terrace area, which will be at the same level as the internal floor.

New stairs up to the garden are proposed in front of the glass extension. These steps will have the same finish as the terrace. The new stairs will emphasise the symmetry of the existing bay window.

As a result of the enlargement of the rear terrace, two existing trees have to be removed. Out of respect for the existing foliage and the enjoyment of private green areas, the two trees will be replaced with two new species. For more information on the selected species, please refer to the Arboriculturist Report.

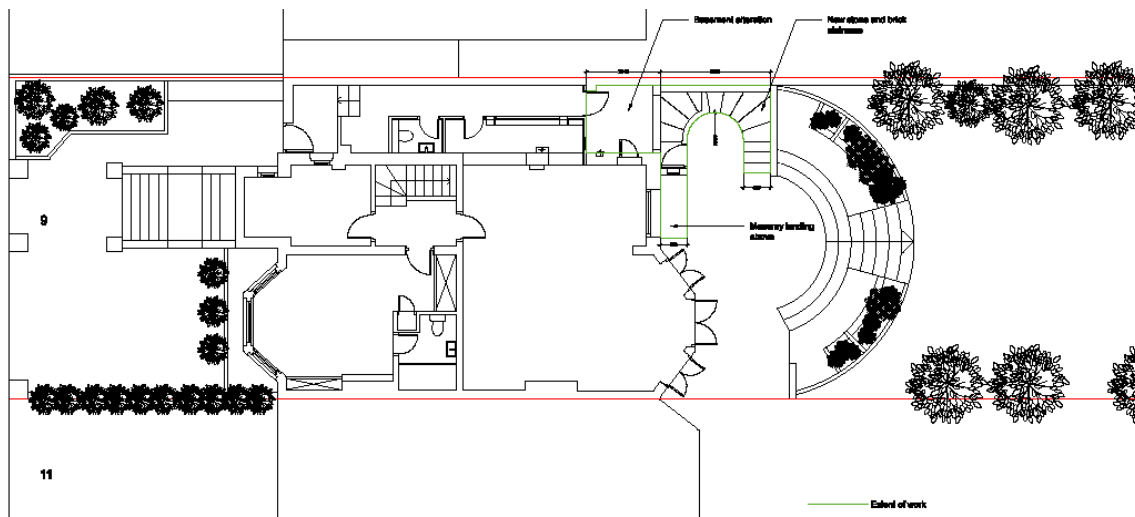
No other alterations are proposed at the rear garden. The mature trees on the mid-section and end of the garden will remain unaltered.



**Figs. 11 & 12** Pictures of the existing rear garden

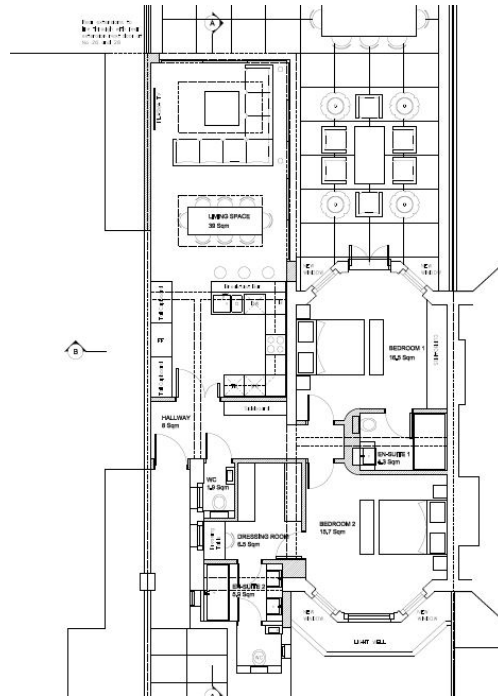
## 6.0 - RELEVANT DEVELOPMENTS IN THE VICINITY

- **No 9 Elsworthy Road** was granted Full Planning Permission in 2014 (Ref. 2014/5472/P) for a rear infill extension at lower ground and ground floor, a replacement stairwell, the erection of a terrace at rear ground floor, the replacement of a light well in side extension, a replacement door and window to rear elevation and the installation of timber privacy screen between No.7 and 9.





- **No 24 Elsworthy Road** was granted Full Planning Permission in 2010 (Ref. 2010/2982/P) for an erection of a single storey side extension and installation of new window openings to front and rear bays of the lower ground floor flat (Class C3)



- **No 26A Elsworthy Road** was granted Full Planning Permission in 2006 (Ref. 2006/3774/P) for an erection of a single storey extension at rear lower ground floor level with balustrade and privacy screen to facilitate the use of the flat roof as a terrace, plus erection of a two storey lower ground and ground floor level side extension all for the existing maisonette.



Proposal

- **No 38 Elsworthy Road** was granted Full Planning Permission in 2012 (Ref. 2012/4384/P) for the erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat (Class C3)

