

6 ELSWORTHY TERRACE

Design and Access Statement November 2015

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1.0 ASSESSMENT

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1.1 Site Location

The site is located in Elsworthy Terrace, which connects Elsworthy Road to Primrose Hill. The terrace is comprised of a short row of terrace properties on either side of the terrace.

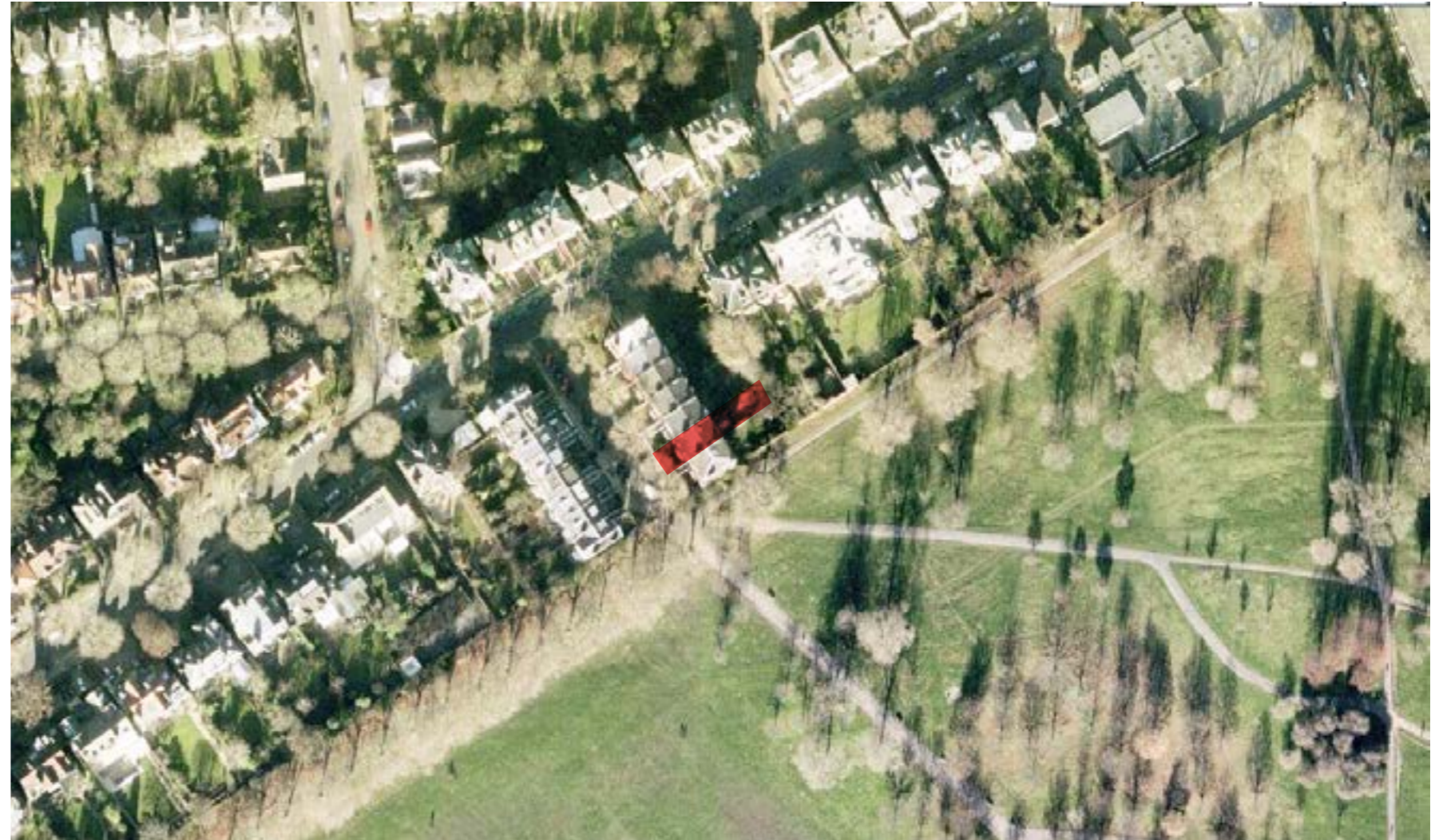
Conservation Area Character

The site is within the Elsworthy Conservation area. From the Elsworthy Conservation area Appraisal:

“The Elsworthy Conservation Area is situated in an area immediately to the north and west of Primrose Hill.

Terraced townhouses, large semi-detached villas, and latterly large detached houses following a ‘garden suburb’ pattern were built for well-to-do families wishing to live in spacious, pleasant, leafy surroundings within easy reach of central London.

This character as a wealthy residential suburb has remained to the present day. There is no real ingress of other uses, with commercial activities being located to the north-east in Swiss Cottage.”



Site Location Plan

1.0 ASSESSMENT

1.2 History

Major Development of the Area

Urban development of the area occurred between 1840 and the early 1900s as major roads were built to provide links with central London.

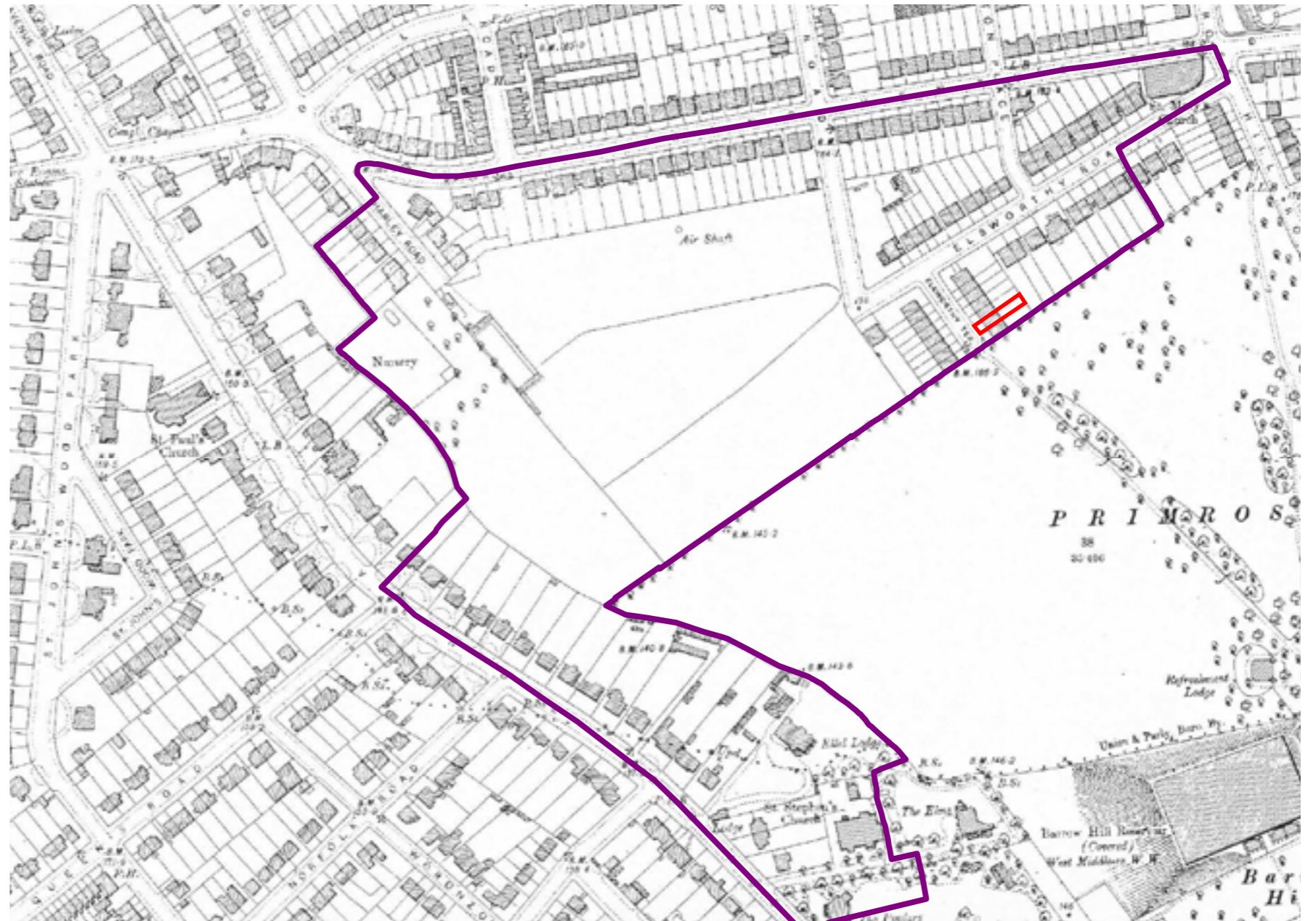
The years 1840 to 1914 saw a large amount of speculative residential development of an affluent nature. Terraced townhouses, large semi-detached villas, and latterly large detached houses following a 'garden suburb' pattern were built for well-to-do families wishing to live in spacious, pleasant, leafy surroundings within easy reach of central London.

Primrose Hill

Shortly after the principal roads had been laid out, in 1842, Primrose Hill was acquired for public recreation as an addition to Regent's Park, increasing the attractiveness of the location for residential development.

Elsworthy Terrace

As the map from 1894 shows, Elsworthy Terrace was built by the turn of the 20th Century.



A site plan from 1894 showing the outline of the Elsworthy Conservation Area.

1.0 ASSESSMENT

1.3 Existing Site

Location within the terrace

The house is located on the East side of Elsworthy Terrace, and is one of 7 terraced houses.

The Rear Garden

The rear garden is surrounded by other gardens of neighbouring houses. At the rear it abuts the garden of 23 Elsworthy Road.



Ariel Photograph of Elsworthy Terrace.

1.0 ASSESSMENT

1.4 Existing House

House type

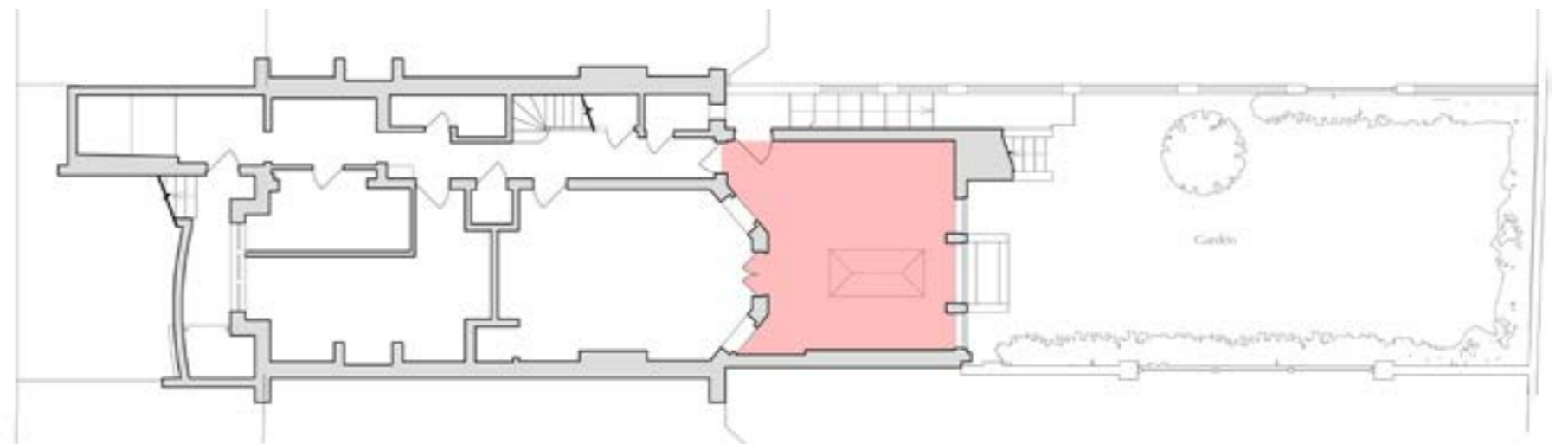
The house is a typical 19th Century terrace house, constructed in London stock brick. To the rear there is a bay window to the principle room at ground floor level. This has a tiled pitched roof.

Kitchen Extension

The house has been previously extended at lower ground level to create a kitchen space with roof light, and an external terrace at upper ground level. There are steps connecting the terrace to the garden and a stepped accessway to the lower ground floor down the side of the new extension.



Existing Rear Elevation



Existing Rear Elevation

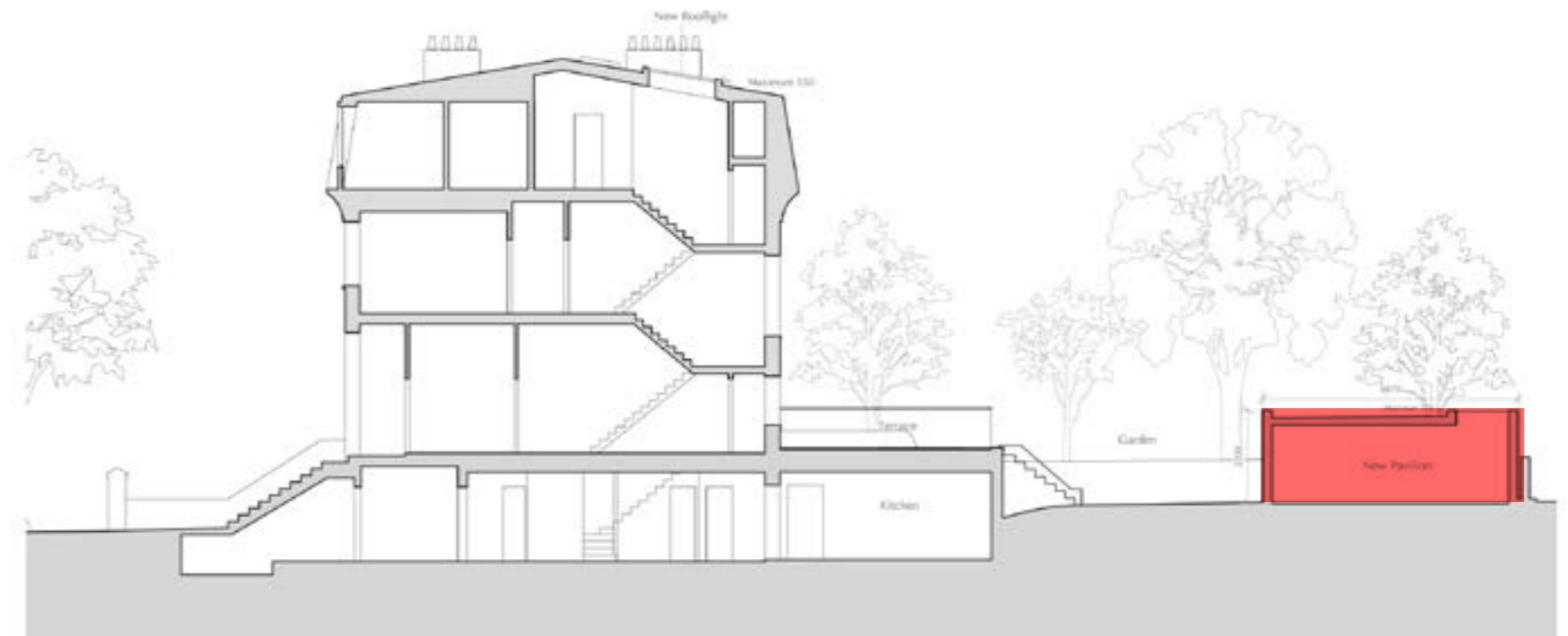
1.0 ASSESSMENT

1.5 Current Permitted Development

Garden Pavilion

The site currently has an approved Permitted Development Scheme to erect an exterior garden pavilion. At present this proposal will allow the garden pavilion to sit at a height of 2.5m above garden level. The allowed gross external area of the permitted development is 45m².

The section shows the extent of the current permitted development scheme.



Permitted Development Scheme

2.0 EVALUATION

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2.1 Opportunity

Lower the height of the Garden Pavilion and reduce its size

The application is to reduce the overall height of the permitted garden pavilion. This will be achieved by excavating an area at the rear of the garden to align the floor of the garden pavilion with the lower ground floor of the house. This will minimize the visual affects that the proposal will have on its adjacent houses.



Proposed Section

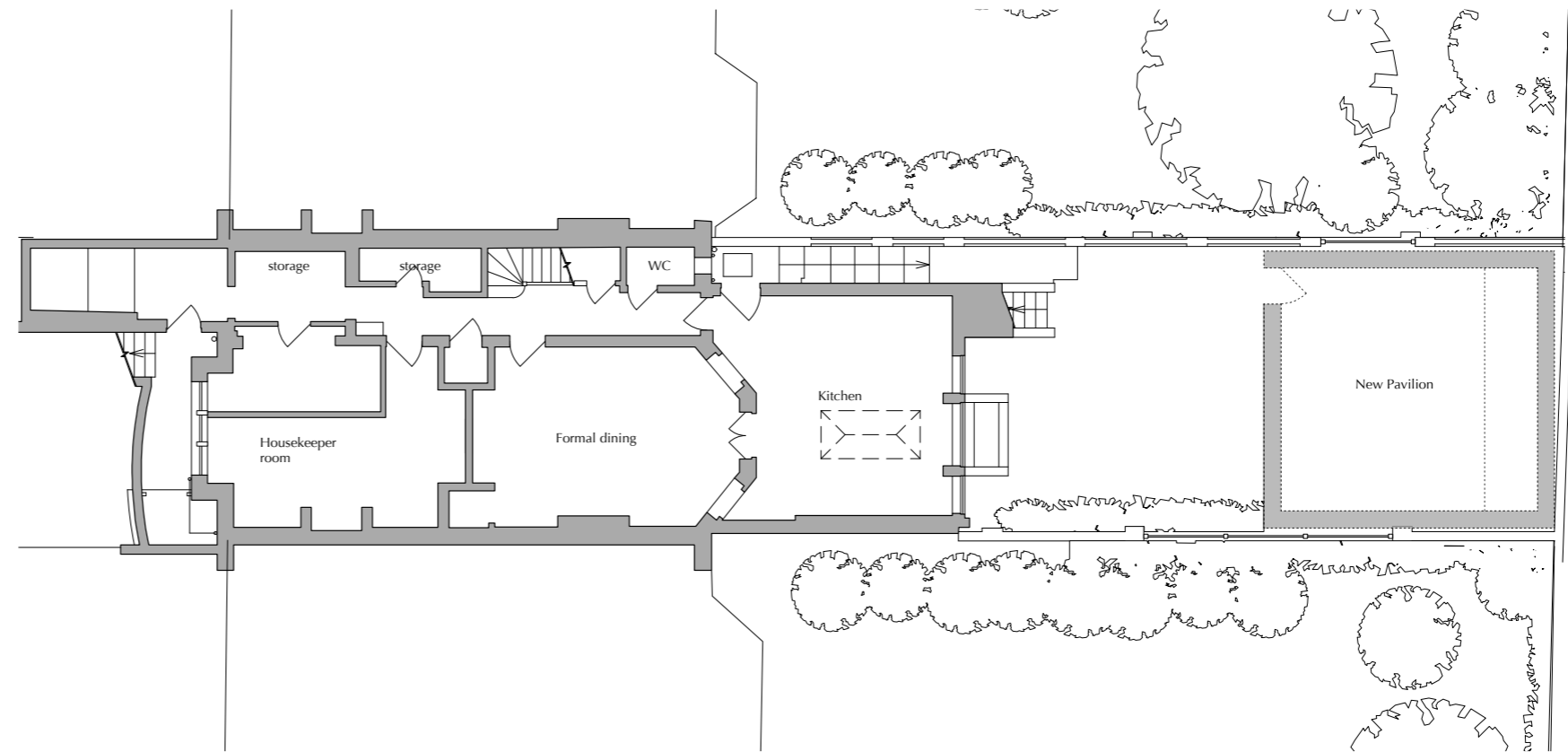
3.0 DESIGN

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3.1 Existing Lower Ground Floor

This drawing shows the existing plan with the permitted development scheme. The permitted development is 45m².

At present, the garden is accessed via a narrow side alley from the kitchen.



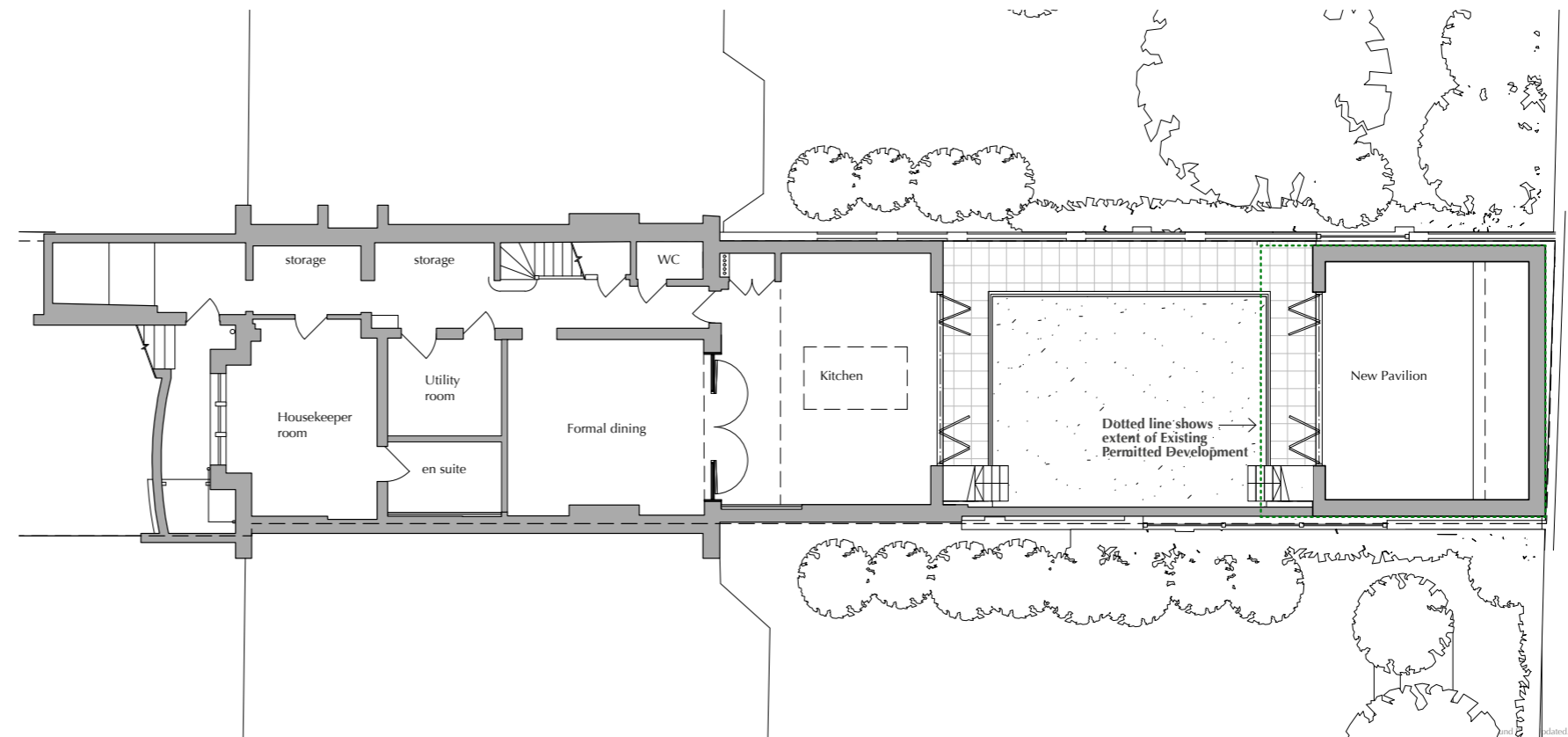
Existing Lower Ground Floor Plan

3.0 DESIGN

3.2 Proposed Lower Ground Floor

This shows the proposed scheme, where the Gross External Area of the garden room is 37m², a reduction of 8m² from the permitted development.

The existing kitchen is extended to the boundary wall and direct access created from the kitchen to the garden



Proposed Lower Ground Floor Plan