

Land to the rear of 1 Elsworthy Terrace, London NW3 3DR

Design and Access Statement

April 2016



Artist Impression Drawing of Proposed Scheme

Ko and Partners Architects

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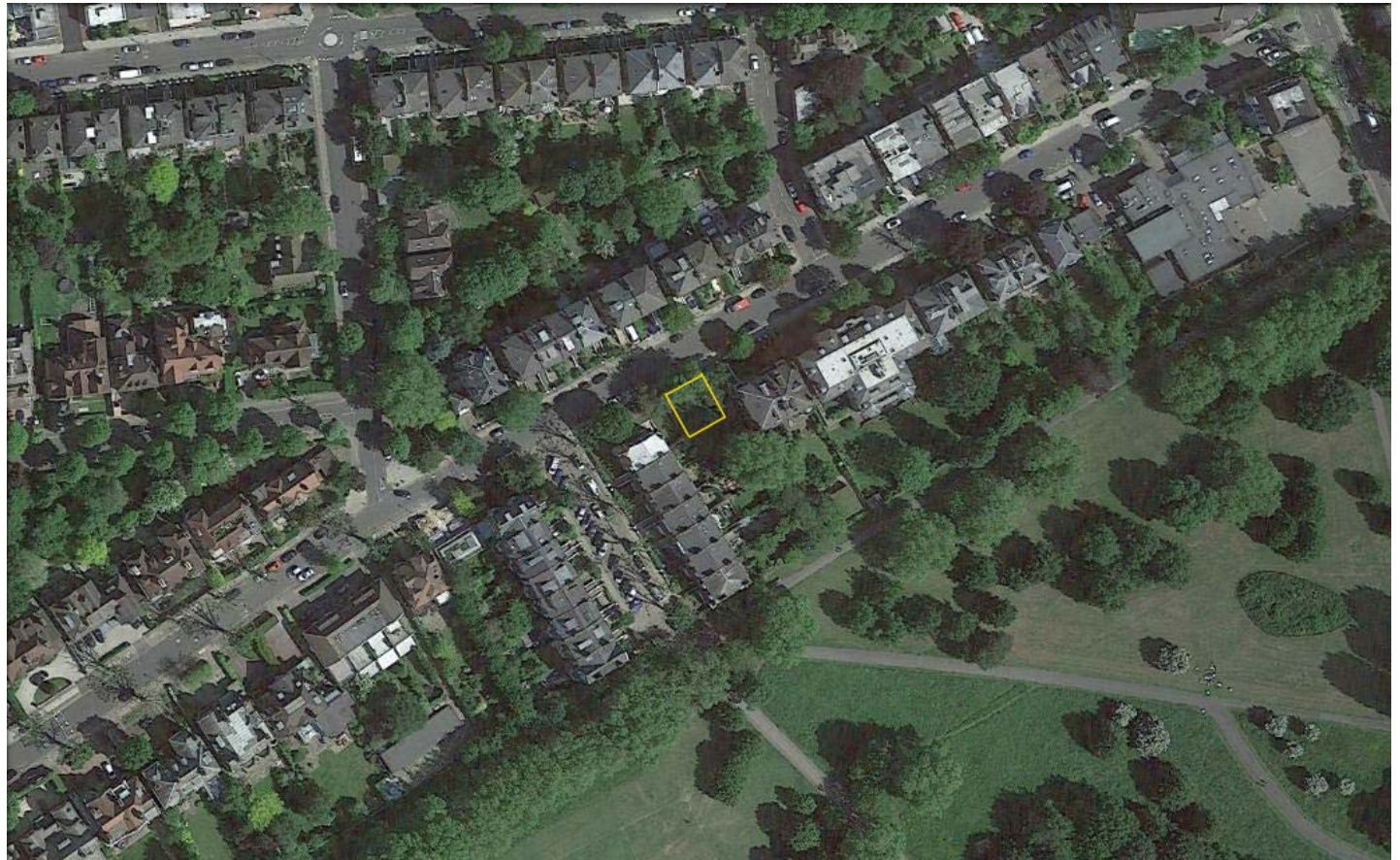
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1 Introduction

- 1.1. This report has been written in support of the planning application to Camden Council for planning permission on the land to the rear of 1 Elsworthy Terrace. The application is made on behalf of the Nourani Family.
- 1.2. The Nourani Family purchased this site in 2015, subsequently instructing our practice to carry out the design for a new family house in this unique residential area.
- 1.3. The scheme provides for a new 5-bedroom family detached house in 4 levels, including ground floor, first floor, basement 1 and basement 2.
- 1.4. The report will demonstrate the key design concepts of this development. The proposed work will create a high-quality residential house to ease the high demand for residential properties in this area.
- 1.5. The land to the rear of 1 Elsworthy Terrace is within a Conservation Area.



2 Site and Surroundings

The Building and Site

- 2.1 The development site is located on the south side of Elsworthy Road. The land is between the rear of 1 Elsworthy Terrace and 23 Elsworthy Road. The width of the site frontage facing Elsworthy Road is 13.5m. The depth of the site is around 14.0m. The total area of the application site is approximately 194 sq m.
- 2.2 The application site is within the Elsworthy Conservation Area. There is no building around the site that has been listed.
- 2.3 The site has a relatively insignificant relationship to the well-established residential area, including 4-storey terraced buildings (1-7 Elsworthy Terrace) and 4-storey semi-detached buildings (21 & 23 Elsworthy Road, and 26 to 42 Elsworthy Road). The site is also well screened with mature trees and vegetation between the application site and Elsworthy Road. There are four mature trees on site; please see the arboriculture report for details.



View from Elsworthy Road to the application site and 23 Elsworthy Road



View to application site and 1 Elsworthy Terrace

- 2.4 The application site is currently vacant and is within a controlled parking zone.

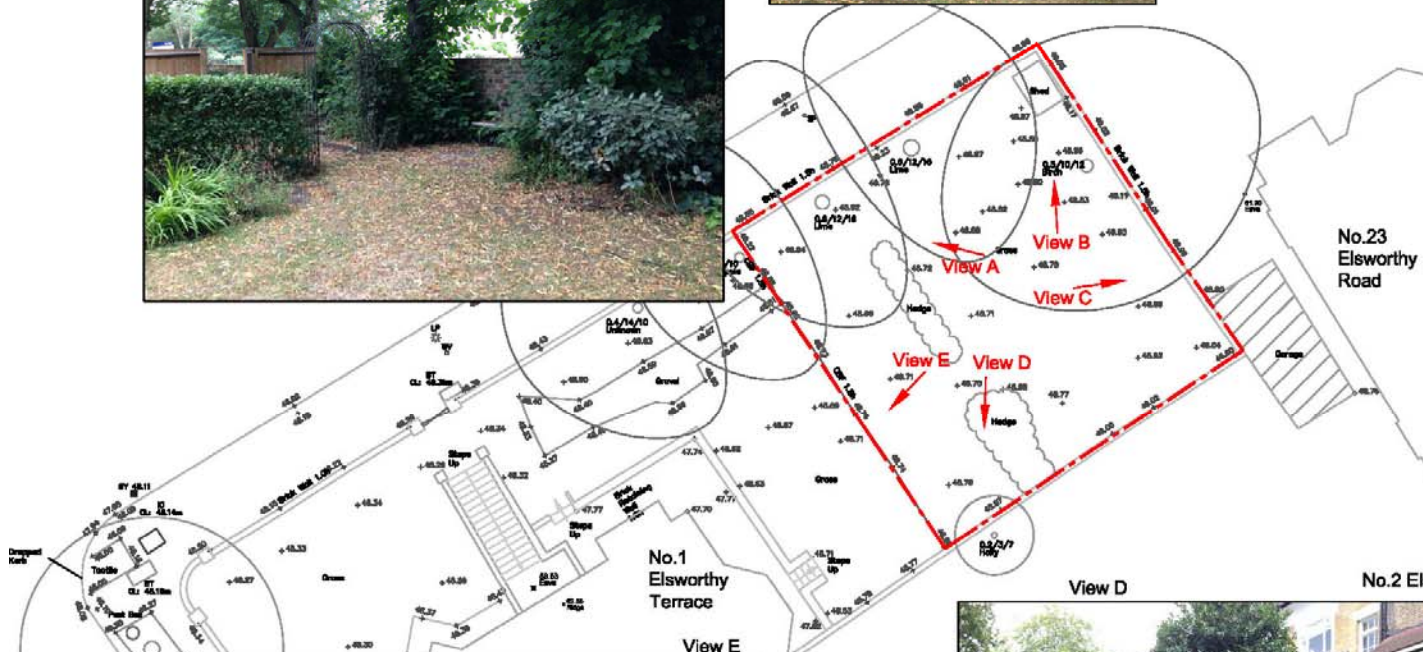
View B



View A



View C



View D



No. 2 Elsworth Terrace

View E



No. 2 Elsworth Terrace

2.5 Relevant planning history around the area.

- Ref:2011/1828/P Garages to the rear of 15 Elsworthy Terrace, NW3 3BT; Erection of single-storey building with two basement levels and front lightwells for use as a single-family dwelling house and alterations to the boundary raising the brickwork and installing sliding timber gates (following the demolition of existing garages).



View to Rear of 15 Elsworthy Terrace with the approved scheme under construction



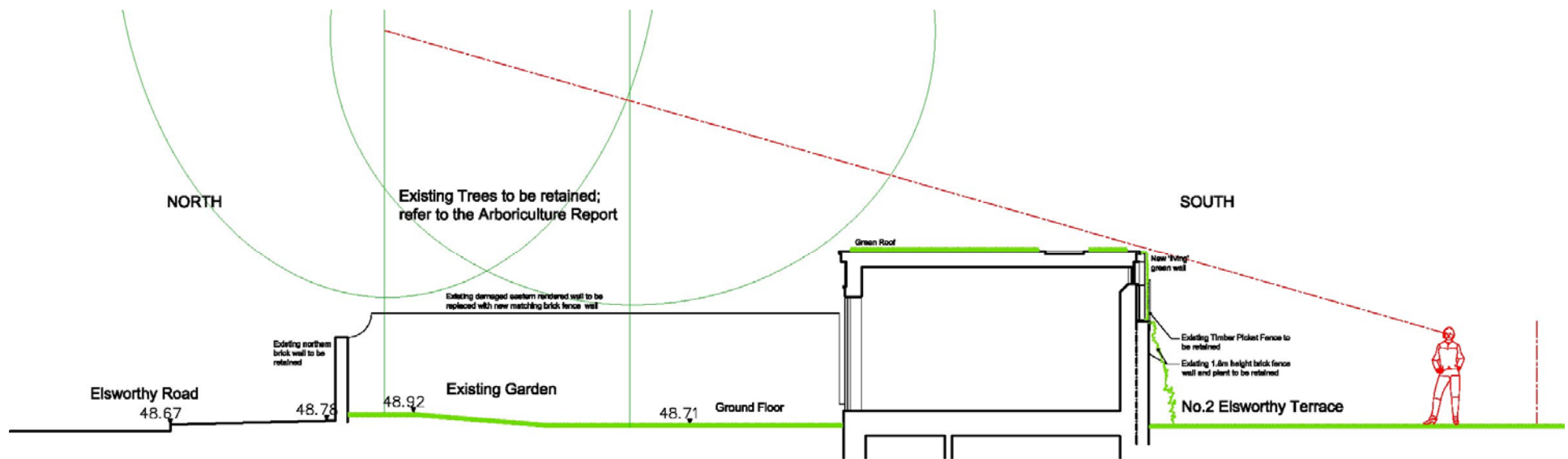
Boundaries + Tree Cover

3.2 The northern site boundary is the most sensitive in terms of the impact on public view from Elsworthy Road. This boundary has a 1.5m height brick wall running full wide from east to west. Half the length of the wall has been covered by dense climbing plants. This boundary has good vegetation coverage above the wall to the high-level mature tree foliage. A small section of the existing brick wall will be removed and replaced by a new 1-metre-wide solid oak door for the new pedestrian entrance to the site. There is no other change to the treatment of this important boundary; all trees and vegetation will be retained and well managed in the future.

The timber fence of the western boundary between 1 Elsworthy Terrace and the application site will be replaced by 1.8 m height brick. The brick of the new fence brick wall will match the existing northern wall.

The existing damaged render wall at the eastern boundary will be carefully re-built with brick that matches the existing northern fence brick wall without damaging the existing tree roots. The existing climbing plant will be extended to the new eastern boundary brick wall.

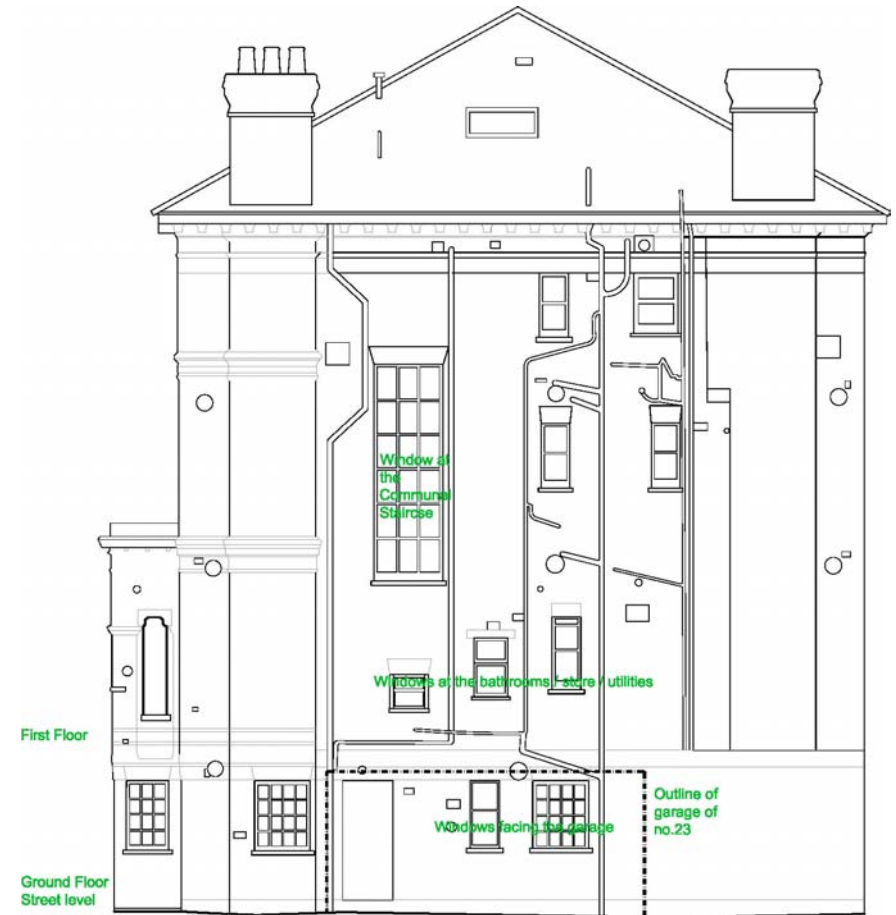
The existing 1.8 m height southern garden brick wall with timber picket at the high level will be retained. The new 'living' green wall will be added to the new development wall to mimic the current vegetation outlook from the no. 2 garden.



North-south site section to show the site boundaries treatment

Relationship to the Surroundings

- 3.3 Yellow London stock brick and red brick are the predominant materials used across the conservation area. The use of timber cladding on the northern side of Elsworthy Road is notable, and this is carried on through to the decorative gables and figurative decoration on the window frames. The proposed facade has been designed with reclaimed yellow stock brickwork and infill timber windows/cladding, and has been composited with a touch of contemporary expression. It intends to create a strong architectural vocabulary to relate to this conservation area.
- 3.4 Analytical works have been carried out during the design process. One of the important concerns is the outlook of the existing residential establishment into the application site.
- **Analytical diagram** of windows on the side elevation of no.23 Elsworthy Road. This shows that the rooms behind those windows at this elevation are non-habitable rooms.

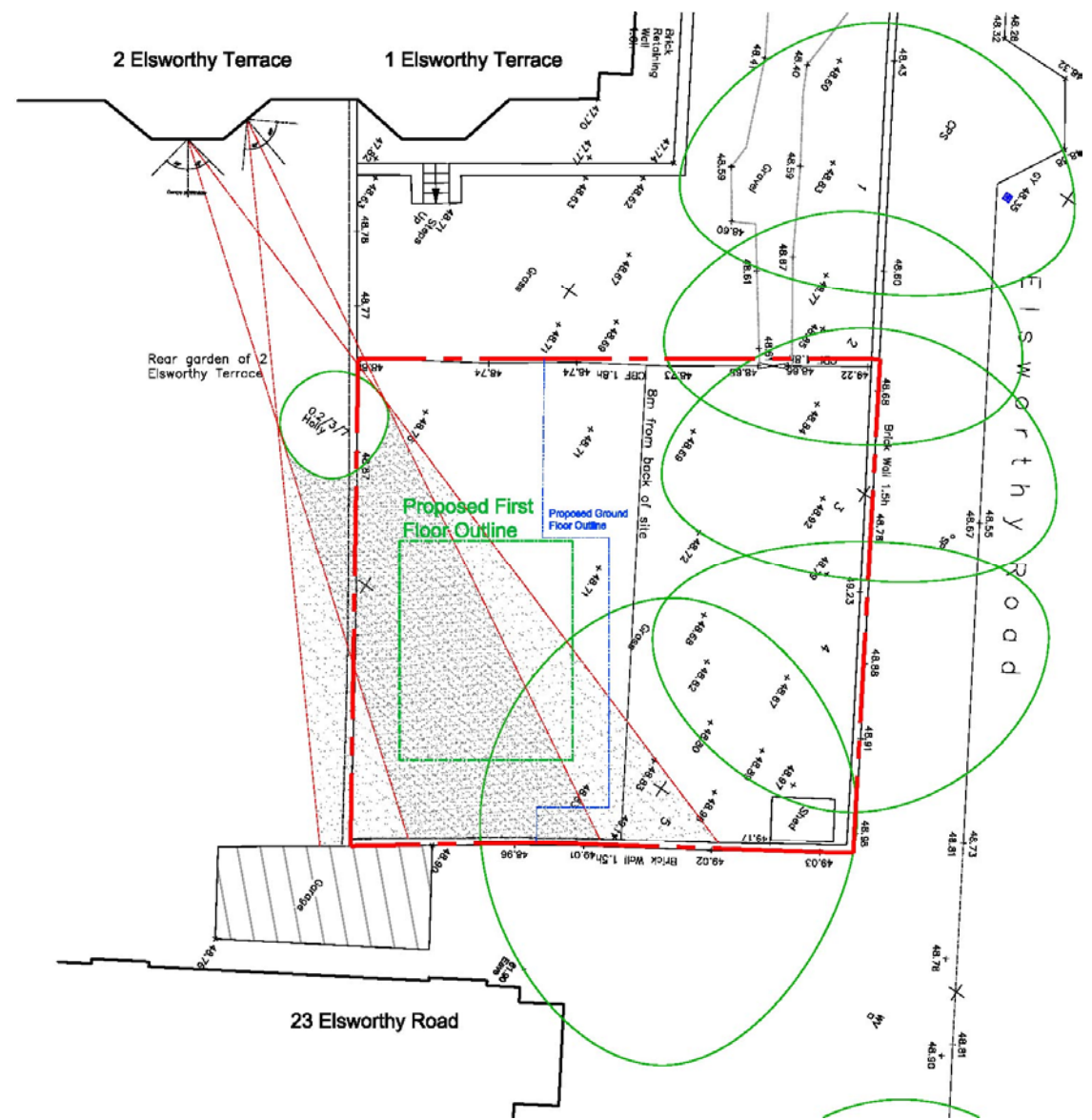


Side Elevation of no.23 Elsworthy Road

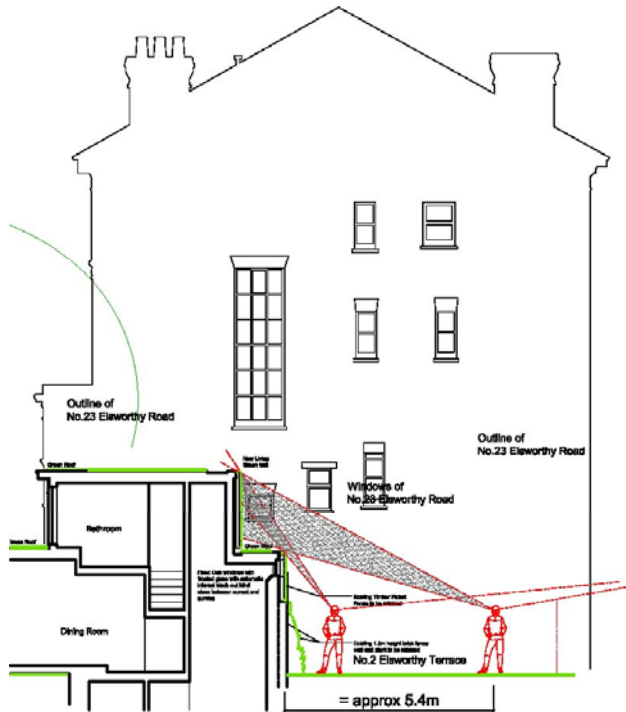
- Analytical diagram** of rear window at the first floor of no.2 Elsworthy Terrace; it shows that a small section of the proposed first floor of the scheme will be seen. The rest of the building will be screened by the existing 'Holly' tree on the no.2 rear garden. It will have a small impact, but will be insignificant with respect to the outlook of the neighbouring building, as the section of building will be seen to be clad with timber and covered by a living green roof, which intends to blend into the existing green area - trees and vegetation.



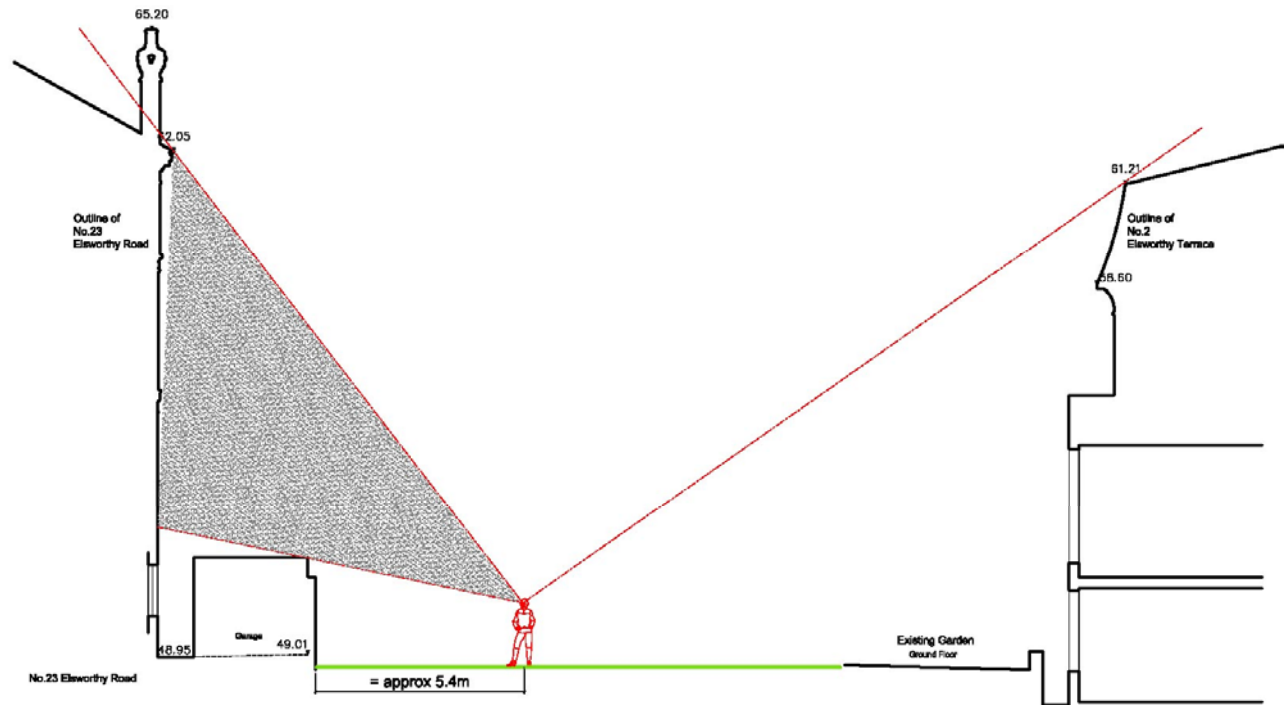
Analytical diagram to study the outlook from the first floor level of 2 Elsworthy Terrace into the application site



- **Analytical diagram** for the outlook from the no.2 Elsworthy Terrace rear garden; the provision of the living green wall to the rear elevation (south) will provide a 'green' screen between the existing garden and proposed development.
- The longitude section between no.23 Elsworthy Road and no.2 Elsworthy Terrace shows that the proposed scheme is no worse than the existing outlook of the no.2 rear garden.



Analytical diagram between proposed green wall and rear garden of no.2 Elsworthy Terrace



Analytical diagram between existing no.23 Elsworthy Road and no.2 Elsworthy Terrace

Design

3.5 The house has been designed to maximize use of the buildable area of the application site.

The house entrance is at the mid of the development; the ground floor living areas provide flexible open plan living space with large windows to maximize sunlight, daylight and views into the garden. (ref: drawings 433-A-005)

A lightwell has been created to maximize sunlight, daylight and views of the bedrooms at the basement 1 and basement 2. (ref: drawings 433-A-003, 006 & 011)

A small pavilion-style first floor has been created to provide a bedroom with an en-suite bathroom. The position of it is the result of the analytical study for addressing the outlook of no.2 Elsworthy Terrace. The eastern and western sides of the first floor have timber cladding with London yellow stock column.

All flat roofs will be covered with 'living green roof'. The southern wall of the house which is above the existing brick fence wall will be covered with a 'living green wall'. All south-facing high-level windows will be frosted and have automatic internal black-out blinds closed between sunset and sunrise to prevent any artificial light from affecting adjoining residents. (ref: drawing 433-A-004 & 009)



3.6 **Lifetime Homes Standard for the proposed development** (ref: drawings 433-A-020 & 021)

1. Car parking – on-street parking within parking control zone.
2. Access from car parking – N/A.
3. **Approach to main entrance** – level access.
4. **Main entrance**
 - a) Low-level lighting will be provided for the entrance and approach; in addition, there is a street light near the building.
 - b) Have level access over the threshold.
 - c) Have effective clear opening widths (not less than 800mm) and more than 300mm nibs.
 - d) Weather protection – new frameless glass canopy over the new main entrance.
5. **Communal stairs** - N/A
6. **Internal doorways and hallways for the proposed flats** – All doors and corridors, both in the public area and within each proposed flat, are designed to comply with the standard.

Doorway widths within dwellings

Internal dwelling doors should be in accordance with the table below:

Internal dwelling doors	
Direction and width of approach	Minimum clear opening width (mm)
Straight-on (without a turn or oblique approach)	750
At right angles to a hallway / landing at least 1200mm wide	750
At right angles to a corridor / landing at least 1050mm wide	775
At right angles to a corridor / landing	900

less than 1050mm wide (min. width 900mm)	
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These clear width requirements apply to any doorway where movement through the doorway is intended. They do not apply to storage/cupboard doors unless the storage/cupboard is 'walk in'.

7. Circulation space

The minimum basic circulation spaces required, as detailed below, are not intended to match the equivalent space requirements within dwellings to wheelchair housing or wheelchair-adaptable standards.

WC compartments and bathrooms

Functional spaces requirements for WC compartments and bathrooms are detailed in Criteria 10 and 14.

Hallways and landings within dwellings

Circulation widths and spaces for hallways and landings within dwellings are detailed in Criterion 6.

Living rooms/areas and dining rooms/areas

Living rooms/areas and dining rooms/areas should be capable of having either a clear turning circle of 1500mm diameter, or a turning ellipse of 1700mm x 1400mm. Where dwelling layout plans include furniture layouts, occasional items of furniture (typically coffee tables and side tables) can be within or overlap these turning zones.

Where movement between furniture is necessary for essential circulation (e.g., to approach other rooms or the window), a clear width of 750mm between items should be possible.

Kitchens

Kitchens should have a clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls). This clear 1200mm should be maintained for the entire run of the unit, worktop and/or appliance.

Bedrooms

The main bedroom in a dwelling should be capable of having a clear space, 750mm wide, to both sides and the foot of a standard-sized double bed. Other bedrooms should be capable of having a clear space, 750mm wide, to one side of the bed. In addition, in these bedrooms, where it is necessary to pass the foot of the bed (e.g., to approach the window as required by Criterion 15), a clear width of 750mm should also be provided at the foot of the bed.

8. Entrance-level living space
9. Entrance-level bedspace – not provided, but identify the potential aperture for through floor lift to basement 1 and basement 2.
10. Entrance-level WC & shower drainage – all bathrooms in each flat have been designed to comply with the following:

A WC with:

- A centre-line between 400mm and 500mm from an adjacent wall.
- A flush control located between the centre-line of the WC and the side of the cistern farthest away from the adjacent wall.
- An approach zone extending at least 350mm from the WC's centre-line towards the adjacent wall, and at least 1000mm from the WC's centre-line on the other side. This zone should extend forward from the front rim of the WC by at least 1100mm. The zone should also extend back at least 500mm from the front rim of the WC for a width of 1000mm from the WC's centre-line.
- A basin, which may be located either on the adjacent wall or adjacent to the cistern, should not project into this approach zone by more than 200mm.

A basin with:

A clear frontal approach zone extending back for a distance of 1100mm from any obstruction under the basin, whether that be a pedestal, trap, duct or housing. This zone will normally overlap with the WC's approach zone as detailed.

11. Bathroom and WC walls – all walls in all bathrooms and WCs will be capable of taking adaptations such as handrails. Wall reinforcements will be (where required) located between 300mm and 1500mm from the floor.
12. Stairs and potential through-floor lift in dwelling
13. Potential for future fitting of hoists and bedroom/bathroom relationship – all flats have been designed to allow for a reasonable and simple route for a potential hoist from a main bedroom to the bathroom.
14. Bathroom layout – all bathrooms have been designed to incorporate ease of access to the bath, WC and wash basin.

A WC with:

- As stated in Criterion 10

A basin with:

- As stated in Criterion 10

A bath with:

- There should be a clear zone alongside the bath, at least 1100mm long and 700mm wide. This zone will normally overlap with the approach zone to the WC and/or the approach zone to the basin
- Where a bath is provided with capped drainage for an accessible floor-level shower beneath it, potential for a clear 1500mm diameter circular

15. Glazing and window handle heights – windows in the principal living space should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people, including those with restricted movement and reach.
16. Location of service controls – switches, sockets, ventilation and service controls will be installed to comply with the latest building regulations, at a height usable by all (between 450mm and 1200mm from the floor) and at least 300mm from any internal room corner.

4 Conclusion

The application site has many design constraints and challenges. The team of consultants provides all the valuable technical solutions to unlock this site so as to create a new, unique, beautiful family house with 5 bedrooms.

The proposed scheme demonstrates a high-quality design and sensitive response to its well-developed residential surroundings. The proposed front facade has minimum impact to the public view. In addition, the proposed scheme will make a positive contribution with respect to the need for new housing in the area.

Internally, the layout of the house is designed to maximise the use of space, natural ventilation and daylight. The proposal has been carefully developed to maintain the privacy of existing local residents.

The proposed scheme will blend with its surroundings and will not have a significant adverse effect on the amenities of neighbouring occupiers. The design of the scheme meets both London Plan and council policies.