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Design and Access Statement

Due to the small-scale nature of the proposed works, the required Heritage Statement information is incorporated into this Design and Access Statement.

Introduction

The subject of this application is the existing 2-bedroom duplex flat [Flat C] located on the upper two storeys of 11 Elsworthy Terrace, London NW3 3DR.

Context

Located in the Elsworthy Conservation Area, Elsworthy Terrace leads from Elsworthy Road to Primrose Hill Park. The Ordnance Survey Map of 1894 indicates the completion of eastern Elsworthy Road and Elsworthy Terrace. The streetscape is generally formed of three and four-storey terraced townhouses.

Several of these townhouses have subsequently been converted into flats. Associated with this subdivision, on the west side of the street, attic storeys have been converted with the addition of dormer windows to the front and rear elevations.

Conservation Reference

Below are relevant extracts from Elsworthy Road Conservation Area Appraisal and Management Strategy.

6.26 Elsworthy Terrace has different architectural styles on each side, but in streetscape terms retains a strong rhythm through coherent height, bulk and mass and uniform plot widths with generous front gardens. The end blocks, Nos 1 and 15, are much larger, in plot size and built form, and benefit from end of terrace windows which orientate the buildings more towards Elsworthy Road than Elsworthy Terrace.

6.40 Elsworthy Terrace has a pleasing eclectic mix of foreign architectural influences and traditional Victorian styles. For instance, Islamic pointed arches and Greek motifs on porticoes co-exist along side geometric decoration in contrasting colours of brick, to create interest and enhance the special character of the buildings on both sides of the street.

6.58 The gardens of Elsworthy Terrace have been maintained and there is no off-street parking.

6.63 In Sub-Area 2, the quiet residential streets, which include Lower Merton Rise and Elsworthy Terrace, are of a very different character. Elsworthy Terrace has a strong uniformity resulting from the tall terraces of Victorian townhouses. These are set back from the road and raised on basements.

13.20 The properties in Elsworthy Terrace and parts of Elsworthy Road directly back onto Primrose Hill, which although outside the Conservation Area is a Royal Park and Metropolitan Open Land and a Site of Nature Conservation Importance as defined in the London Borough of Camden Replacement Unitary Development Plan June 2006. The integral visual relationship with the complementary, open rural aspect of Primrose Hill is a marked characteristic of the Conservation Area. Any rear extensions or harmful alterations in the locations cited will be strongly discouraged.

Appendix 7 : Built Heritage Audit

No.s 1-15 Elsworthy Terrace are listed as Positive Contributors

Description of Proposed Works

The proposed works are intended to improve the amenity of the property and include the following:

01 - Second Floor

-Existing Rear Window of Living Room
Existing cill level to be lowered to create opening for white painted timber double-glazed French Doors with painted black steel Juliet balcony. The Juliet balcony screen is composed of fine gauge steel rods and flats.
On the rear facade, there are existing balconies to the flat immediately below, occupying the roof of the bay window. 10 Elsworthy Terrace has also been similarly altered in the equivalent location while 12 Elsworthy Terrace has a small projecting balcony.

02 - Third Floor [Attic Storey]

-Replace Existing Windows in Existing Front and Rear Dormer Roofs
The existing windows are single-glazed aluminium framed units with an alternating sequence of sash and fixed panes. The windows are in poor repair and detract from the building and streetscape.
The proposed replacements would be white painted double-glazed casement and fixed windows. These would be similar in appearance to those installed in the dormers of the adjoining properties of 10 and 12 Elsworthy Terrace

03 - Pitched Roof

-To provide light and ventilation to the stair landing and relocated bathroom, 3no. low-profile frameless glass double-glazed rooflights are proposed for the rear face of the pitched roof. These are located between the ridge line and the roof of the existing dormer.

Appearance

Through material, finish and proportion, the proposed windows, rooflight, French door and Juliet balcony are designed to be in keeping with the overall elevational character of this terrace of buildings.
Close visibility from Primrose Hill Park is partially screened by the existing trees and vegetation located both at the perimeter of the park and in the intermediate rear gardens.

Area and Volume of Property

There is no increase in area or volume of the existing property.

Access

This proposal is for small-scale changes to the external appearance of a building in a conservation area. The existing access to Flat C is not altered by this application.

Conclusion

The investment and maintenance of this property will improve the amenity within the context of the Elsworthy Terrace Conservation Area.
We believe that the proposal will preserve and enhance the character and appearance of the building and streetscape.

