



DESIGN AND ACCESS STATEMENT

14 Elsworthy Road
Primrose Hill
London NW3 3DJ



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Design and Access Statement

Project Address:
14 Elsworthy Road, Primrose Hill, London NW3 3DJ

PLANNING APPLICATION Submission Date:
12/02/2018



Existing front elevation of 14 Elsworthy Road

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Contents	Page
1. INTRODUCTION	4
2. PROJECT BRIEF	4
3. SITE AND CONTEXT	
3.1 LOCATION	5
3.2 CONTEXT	6
3.3 STREETScape	7
3.4 CONSERVATION AREA	9
4. EXISTING FLAT	
4.1 MASSING	10
4.2 MATERIALS	10
5. DESIGN PROPOSAL	
5.1 INTERNAL RECONFIGURATION	11
5.2 ALTERATION TO THE ROOF	12
5.3 THE SCALE AND VISUAL PROMINENCE	14
5.4 MATERIALS	15
6. PLANNING CONTEXT	17
7. CONCLUSION	18

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1. INTRODUCTION

This design and access statement has been prepared in support of the Planning Application for 14 Elsworthy Road and should be read in conjunction with the scheme drawings and all additional information submitted.

The document intends to set out the existing context of the site and local planning policy and seeks to define the design intent of the proposed scheme.

This planning application is for a roof extension (the project also entails refurbishment/upgrading of the property).

The application is submitted by EASTWEST Architecture on behalf of the owner.

2. PROJECT BRIEF

EASTWEST Architecture were approached by the property owner with a brief to propose a roof extension and internal alterations in flat on the second floor in his property at 14 Elsworthy Road.

The property owner wishes to improve the building and enhance the local area.

The freeholder has given permission for the no alteration clause to be permissible- to allow a roof extension.

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3. SITE AND CONTEXT.

3.1 LOCATION

The property is located in the Elsworthy Road Conservation Area, within the London Borough of Camden.

Built in the 1880s the eastern end of Elsworthy Road, where the property is located, has a greater variety of styles of architecture. The block formed by Nos 2-20 (even) differs from the rest of the area as they have their ground floors at street level. They are semi-detached with a set-back link at ground floor between the pairs of houses.

Built on slightly wider plots, they are double-fronted and originally had half-timbering at first-floor level with peaked dormer windows and flat gable topped bays. Some properties retain carved timber figures on the window frames.

As mentioned in the "Elsworthy Road Conservation Area Appraisal and Management Strategy" (adopted 14 July 2009) regarding the eastern end of Elsworthy Road: "purpose-built attic accommodation is widespread among all building types; dormer windows and fenestrated gables are abundant". The roofscape of the area is diverse, heterogeneous. In "Elsworthy Road Conservation Area Appraisal and Management Strategy" we get to know that roof extensions "break the rhythm of the roof line, most notably at Nos 18 & 20" at Elsworthy Road. Nos 2-20 have "dormer extensions, often to both front and rear effectively forming another floor which detracts from the overall consistency of the group".

The eastern part of Elsworthy Road is distinguished from the rest of Elsworthy Road. For all the parts beside East "the quality and level of detailing in wood, stucco and stone is high" and "each building has unique features". Those features are not assigned to application site.



Aerial image showing the Elsworthy Road location with site boundary in red



Aerial image with site boundary in red

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3.2 CONTEXT



The aerial picture shows that top floor levels of the properties on Elsworthy Road (nos 6, 10, 12, 14, 16) don't follow the style of the lower levels. Furthermore their appearance is modern comparing to the rest of block.

The rear facade of the property is facing a long garden, what results in a 38m distance of the rear facade from the side walk along the King Henry's Road and makes the rear facade hardly visible. The visibility is equally diminished by lush vegetation. As we read in "Elsworthy Road Conservation Area Appraisal and Management Strategy" the character of the street (King Henry's Road) is formed mostly "by the the mature trees visible in the rear gardens of these streets."

Despite the proposal being set back towards the rear half of the roof, the front elevation has two wide and tall trees whose canopies cover the elevation.

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3.3 STREETScape



Elsworthy Road
Street view towards the West.



Elsworthy Road
Street view towards the East.



King Henry's Road
Street view towards the East.



King Henry's Road
Street view towards the West.

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King Henry's Road
Further street view towards
the West.

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3.4 CONSERVATION AREA

14 Elsworthy Road is neither a statutory listed building nor a locally listed building but it sits in Elsworthy Road Conservation Area.

(Text from Conservation Area Appraisal Document)

Elsworthy Conservation Area covers an approximately 16.4 hectare area extending from Primrose Hill Road in the east to Avenue Road in the west, marking the boundary between the London Borough of Camden and the City of Westminster.

(...)

Although a range of building types is evident across the Conservation Area, the common building types are terraced townhouses, semi-detached villas and freestanding detached houses set back from the road. These are predominantly 6 terraces and pairs of villas of three and two storeys in height respectively, the higher density terraces and pairs of villas being located in King Henry's Road along the northern boundary of the Conservation Area, and at the eastern end of Elsworthy Road close to the Church of St Mary the Virgin. (...) Purpose-built attic accommodation is widespread among all building types; dormer windows and fenestrated gables are abundant.

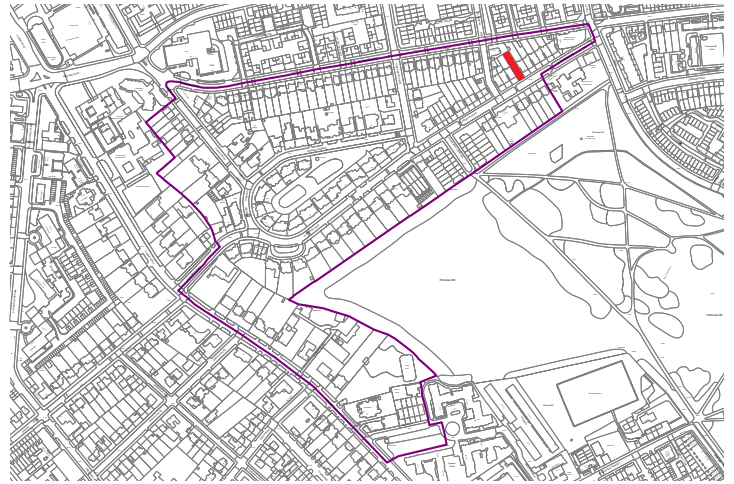
(...)

The character of the Elsworthy Conservation Area is strongly influenced by its initial development in the mid to late Victorian and Edwardian periods as a middle class and upper middle class residential suburb. (...) Subsequent changes in architectural tastes and styles are expressed in some parts of the Conservation Area but largely the physical fabric and pattern of occupation of the area have remained relatively unchanged.

The speculative nature of each of the subsequent phases of the area's development resulted in a variety of styles of buildings; these were not only a product of changing architectural fashions but also reflected contemporary needs, aspirations and social changes.

(...)

Built in the 1880s the eastern end of Elsworthy Road has a greater variety of styles of architecture. The block formed by Nos 2-20 (even) differs from the rest of the area as they have their ground floors at street level. They are semi-detached with a set-back link at ground floor between the pairs of houses. Built on slightly wider plots, they are double-fronted and originally had half-timbering at first-floor level with peaked dormer windows and flat gable topped bays. Some properties retain carved timber figures on the window frames. Unfortunately many original features have been lost, and the group has been spoilt by over dominant roof extensions that break the rhythm of the roof line, most notably at Nos 18 & 20 which is visibly positioned on the eastern corner of Elsworthy Rise.



Conservation Area- the site area is highlighted in red.

The original eaves line of this pair of semi-detached houses has been lost and the top floor walls are a continuation of the lower walls which, with the flat roof result in a box-like appearance. (...)

For Nos 2-20 (even) (...) There is a consistency in height, building line, window form and proportions which, despite many alterations.

Roof alterations and extensions- general principles:

Roof extensions in Elsworthy Road Conservation Area are likely to be:

- acceptable if original surface finishes will be retained or replicated wherever possible (such as roof tiles and roof ridges)
- acceptable if building retains the overall integrity of the roof form
- acceptable if there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm
- acceptable if it visually blend with existing materials
- unacceptable if roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves
- unacceptable if buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form

Proposing roof extension, the main considerations should be: the scale and visual prominence; the effect on the established townscape and architectural style; the effect on neighbouring properties.

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4. EXISTING FLAT

4.1 MASSING

The existing building where the flat is located is a three storey semi-detached house consisting of a ground floor, first and second floor level. The property is located on the east end of a Elsworthy Road, the house has a huge rear garden. The entrance to the property is located from the front facade in Elsworthy Road. The houses are very wide fronted and have a deep plan.

4.2 MATERIALS

The three predominant materials of the property are: contrasting brick treatments forming decorative lintels, timber cladding and roof tiles. Ground floor elevations are all brick; 1st floor continues with brick or implements timber cladding and the 2nd floor is mostly covered in roof tiles.

THE ENTIRE SET OF ROOF SCAPES LARGELY HAVE NO QUALITY OF MATERIALS AND ARE VOID OF ANY ARCHITECTURAL MERIT.



no 18-20
new proposal
being build

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5. DESIGN PROPOSAL

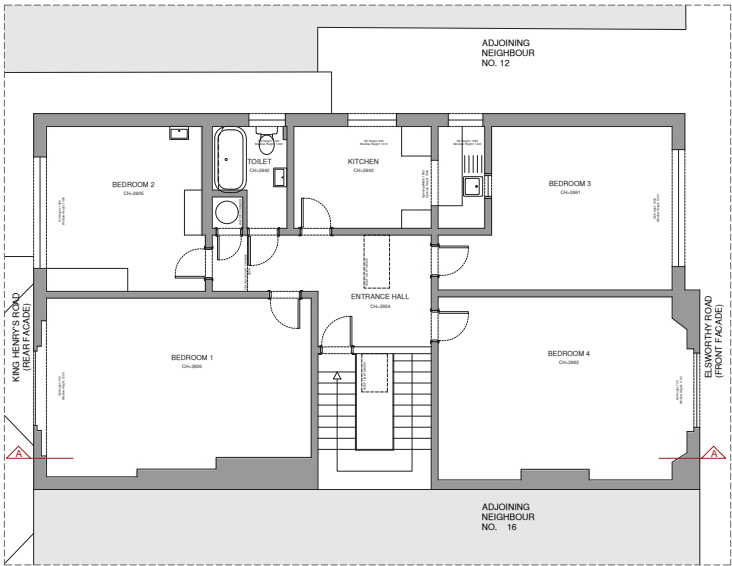
The owner seeks to improve the functionality of the flat to meet his current and future needs. This planning application is for a single-storey roof extension. This work also presents the opportunity to introduce alterations to improve the existing flat.

The proposal seeks to be a scaled down and modern yet contemporary addition to the building.

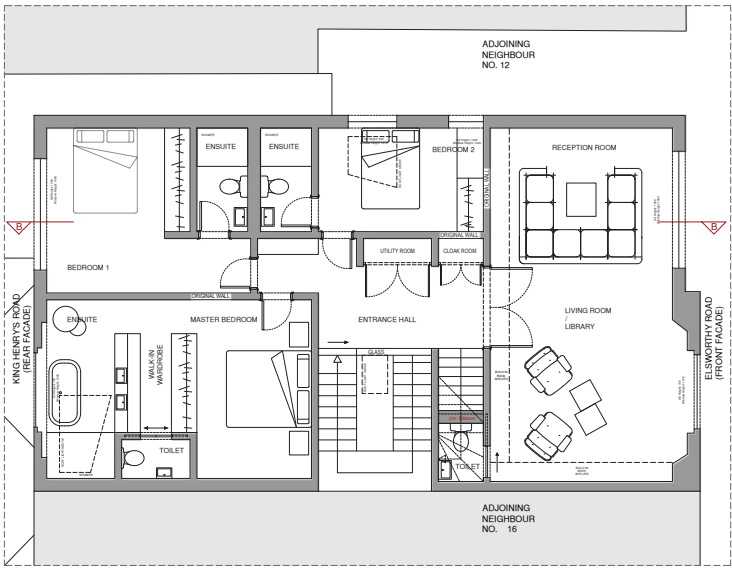
5.1 INTERNAL RECONFIGURATION

We proposed internal reconfiguration which allows to organise the existing flat in more efficient way.

SECOND FLOOR, FLAT 3- EXISTING



SECOND FLOOR, FLAT 3- PROPOSED

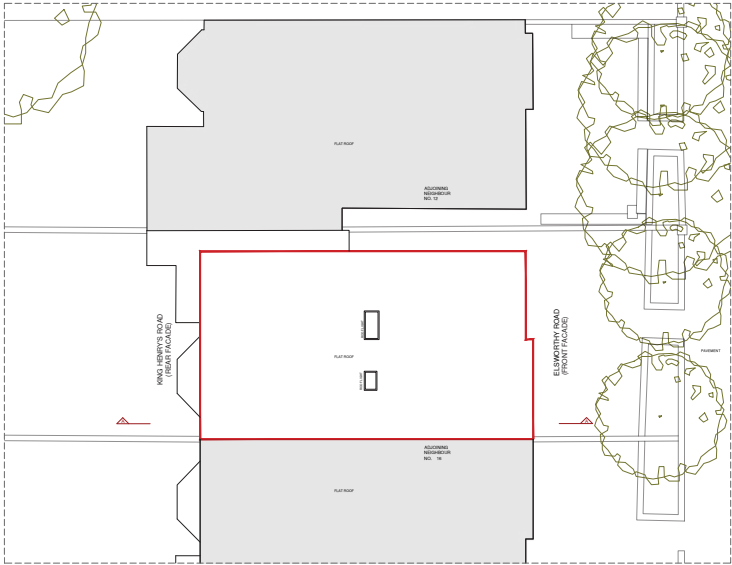


Design and Access Statement

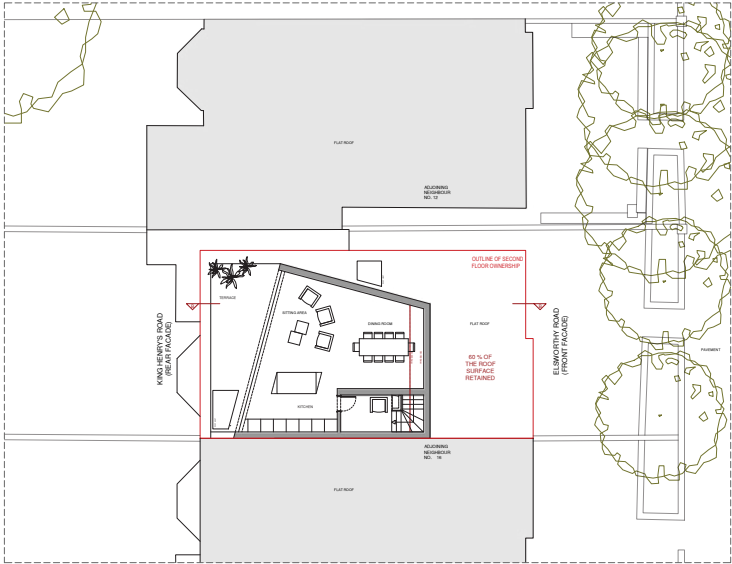
5.2 ALTERATIONS TO THE ROOF

The proposal shows the single-storey roof extension.

ROOF PLAN / THIRD FLOOR- EXISTING

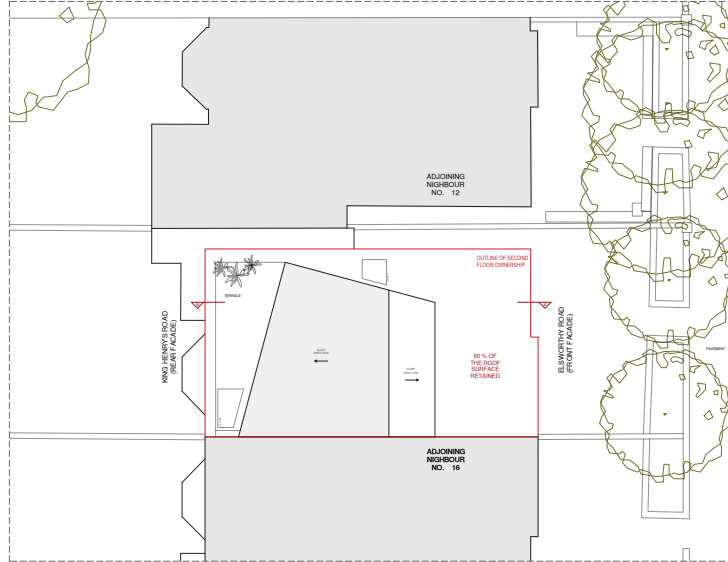


THIRD FLOOR- PROPOSED



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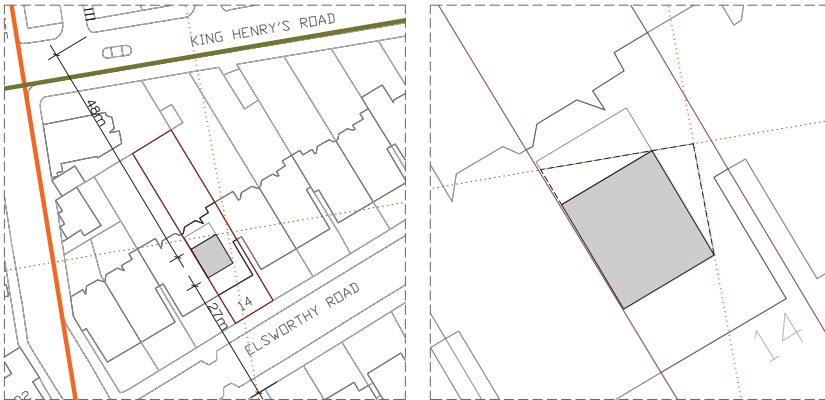
ROOF PLAN- PROPOSED



GEA EXISTING ROOF: 140M²

GEA PROPOSED ROOF EXTENSION: 60M²

**60 % OF THE ROOF
SURFACE RETAINED**



CONCEPT FOR A ROOF PLAN -
introduction of
different angles that support
invisibility of extension

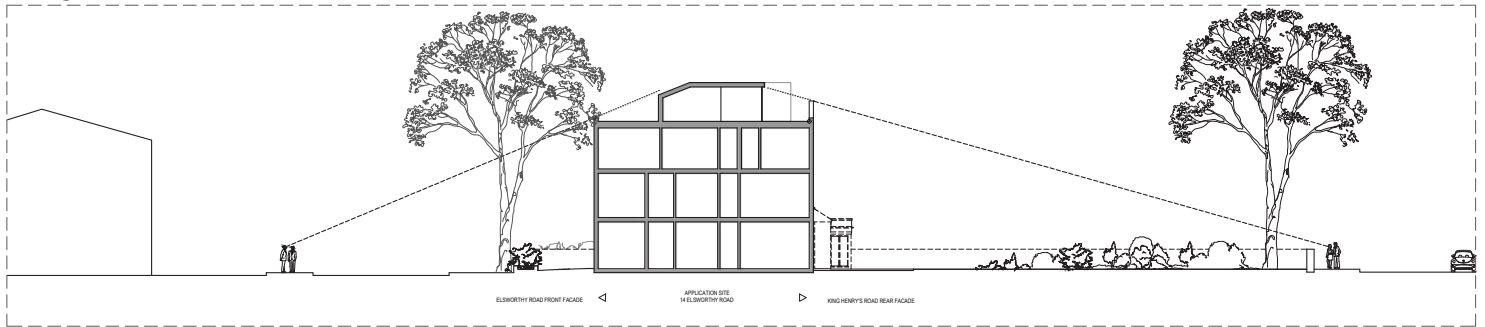
- The design of the proposed plan is shaped by its context
- The introduced angles make the proposal less visible from the all sides, minimizing the visual impact of the roof extension
- The footprint of the roof extension occupies less than half of the footprint of existing roof
- The quality of materials are of a high specification

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5.3 THE SCALE AND VISUAL PROMINENCE

CONCEPT:

What if the roof extension could
DISAPPEAR // BECOME INVISIBLE
through materiality and its form ?



SECTION BB- PROPOSED / DIAGRAM

The design has considered the context becoming invisible by its form and materiality, being a modern insertion that does not dominate the existing building.

The facade facing King's Henry Road which is not visible due to dense vegetation and distance between the building and the street is to be glazed. It will invite the light inside the extension, without bringing the overlooking issue.

The roof extension considers the proportions of the existing roof footprint, it is not exceeding 50% of the existing surface. The proposal is completely invisible from Elsworthy Road (front facade). The roof extension is pulled back by 4.5m and has implemented slanted wall - its angle was adjusted accordingly to the field of view of man (presented on the section AA).

Introduction of angles and big openings doesn't bring a box-like appearance, which was assigned to the existing roof extensions. The proposal is not disturbing, it is pulled back from eaves and keeps the consistent pattern and rhythm of parapets.



SECTION BB- PROPOSED

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5.4 MATERIALS

Camden has many attractive and historic neighborhoods as well as both traditional and modern buildings of the highest quality. These are a significant reason that the borough is such a popular place to live, work and visit. As well as conserving your heritage we should also contribute towards it by ensuring that we create a high quality proposal and space.

The proposal relates to Core Strategy Policy CS14 promoting high quality places and conserving heritage and Development Policies DP24- securing high quality design through interesting form and unusual materiality.

The material selected for the roof extension is a reflective glass. The material will recapture the surrounding (clouds, sky, trees), because of the angled walls it will blend with the sky and absorb the colour of the existing materials, providing the visual continuity.



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6. PLANNING CONTEXT

We refer to some projects that have received recent planning approvals in the area:

- 18 - 20 Elsworthy Road & 15 Elsworthy Rise London NW3 3DJ

Planning Application Number: 2014/5413/P, Granted: 30-03-2015

Demolition of existing building (6 x flats) and erection of a three-storey plus basement building to provide 5 x residential units, comprising 1x 7 bed single family dwelling house, 1x 4 bed maisonette, 1x 3 bed flat and 2x 1 bed flats (Class C3), internal and external works including light wells on the front and rear elevations, plant rooms at basement level, roof lights at ground and roof level, refuse and cycle storage and associated landscaping.

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7. CONCLUSION

14 Elsworthy Road is a three-storey terrace house that belongs to the Elsworthy Road Conservation Area.

The proposal presented on this document considered the Conservation Area Appraisal and Camden policies.

The alterations do not affect the front elevation. Therefore, the established Elsworthy Road character and appearance is preserved.

The new high quality mirrored glass for roof extension, new glazing and new roof surface are of high specification and the design will improve not only the building's aesthetic but thermal efficiency as well. It will have a strong visual connection with the surrounding because of its reflectivity. The walls will be angled to intensify this effect.

The creation of the roof extension will improve the usage of existing flat.

There is no problem with overlooking.

The proposal seeks to establish a high-quality design. We believe that it will significantly improve the appearance and the architectural character of the rear part of building to enhance the environment and will not affect the neighbours.

Should there be any queries regarding the submission, please do not hesitate to contact us on the details below.

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