



07 July 2018

**16 Elsworthy Rise, NW3 3SH  
Design and Access Statement**

226\_DA\_180707



**Design**

**Brief**

This application seeks the renewal of planning consent 2014/7973/P. Our brief was to design a new single storey rear extension to the single family dwelling (Class C3) at 16 Elsworthy Rise and to convert the garage space into habitable space, providing a decent kitchen, dining and living area. Additionally, our clients requested that the open plan first floor living space be converted into a bedroom, bathroom and study, creating a more accessible suite of rooms to accommodate an elderly relative.

- assessment

16 Elsworthy Rise is a 3 storey semi-detached house located on the western side of Elsworthy Rise, mid-way between the junctions with Adelaide Road to the north and King Henry's Road to the south. It forms part of the Chalcot Estate which was constructed in phases during the 1960s and 1970s; No.16, together with its neighbour, No.14 are part of the final phase built in 1978.

The building is not listed and is not located within a conservation area. As with other properties of the estate

based on the same design, No.16 Elsworthy Rise is characterized by an integral garage, rendered masonry on the ground floor, two upper stories in multi stock brickwork and timber cladding, and a flat roof. The southern flank wall faces onto the access road into Elliot Square which also forms part of the estate.

The property is in fair condition, although in need of modernisation and overhaul. The original storey-height fenestration to the first and second floors have been replaced at some stage with double-glazed uPVC windows based on the original design. The front of the garage has been bricked up presenting a 'faux' up-and-over door to the street; the space has been used as a storage room since before the previous owners' occupation in 1997.

- policy

The proposals were developed in consideration of the Camden Local Development Framework [LDF] and supplementary planning guidance, in particular:

**Core Strategy**

- CS1 – Distribution of growth;
- CS5 – Managing the impact of growth and development;

- CS14 – Promoting high quality places and conserving heritage
- Development Policies
- DP24 – Securing high quality design;
- DP26 - Managing the impact of development on occupiers and neighbours
- Camden Planning Guidance
- CPG1 Design Section 4: Extensions, alterations + conservatories
- CPG6 Amenity [draft]

**• evaluation**

Condition 2 of the original 1978 consent to build No.16 and its attached neighbour, No.14 contains a planning consideration stating that 'the garages shall be retained and



used for the accommodation of private motor vehicles only' for reasons of residential amenity. The garage has been bricked up and not used for its original purpose for over a decade.

The shared forecourt of the two properties has been covered in hard standing with the garage of No.14 converted into a study that was granted a certificate of lawful development in 2002. It is therefore our opinion that the adaptation of the

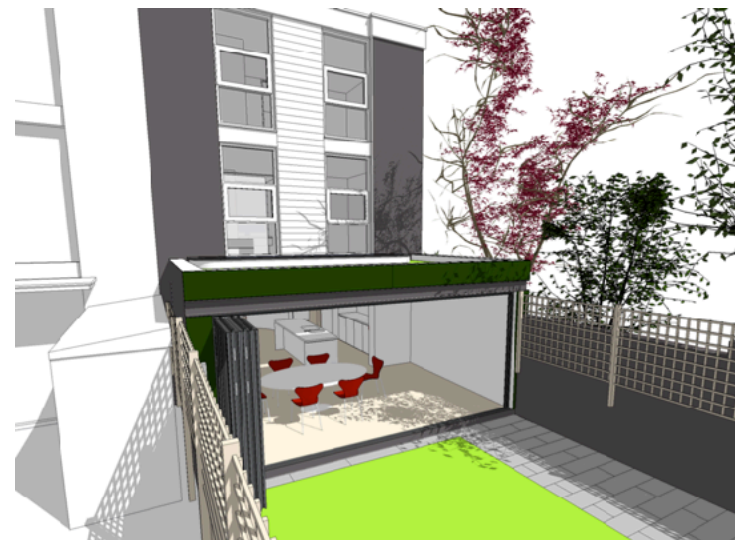




storage space into habitable space would not negatively affect the amenity of neighbouring properties.

The awning windows above the garage door do not provide sufficient natural light for the intended use as a living room; the large steel-framed opaque 'picture window' of the proposed design would provide good illumination and privacy while retaining the proportions and character of the existing building.

Currently, the reception rooms are on the first floor and laid out in an open-plan arrangement. Relocating the communal living spaces to the ground floor and compartmentalising the floor above into a bedroom suite would improve accessibility for an elder member of the family as well as the general usability of the dwelling as a family house. The additional area provided by the rear extension would allow the kitchen, dining and living room to all be accommodated at ground floor level.



• design

Our approach to the proposals is driven by a wish to retain the character and scale of the Chalcot Estate design, complimenting it with an elegant contemporary extension that remains subordinate to the host building.

The flank walls of the proposed extension will be built in facing brickwork to match the existing masonry. The southern wall that borders onto the thoroughfare accessing Elliot Square is relatively low and will need to be raised by approximately fifteen courses of brickwork. The extension would be largely shielded by a row of existing trees along the verge.



The boundary to No.14 Elsworthy Rise comprises two lines of fencing which would need to be taken down and replaced by a new garden party wall. On the neighbours' side, there is a lean-to shed abutting the fence the entire depth of the proposed extension. The resulting difference in natural light reaching the adjacent property would therefore be minimal, although arrangements will need to be made regarding the protection or reinstatement of the shed.

The visual impact of the extension from the rear of the garden would be insignificant as the property backs onto the garden of No. 23 Elliot Square and is screened by mature trees along the boundary.

The fascia panels of the extension above and either side of the powder-coated aluminium sliding doors are a dark green, back-painted insulated spandrel glass. The colour of these panels has been selected to complement the brickwork and to pick up reflections of the trees and vegetation in the garden. The material is low maintenance, durable, and has good insulative properties. The sliding-doors have dark grey framing.

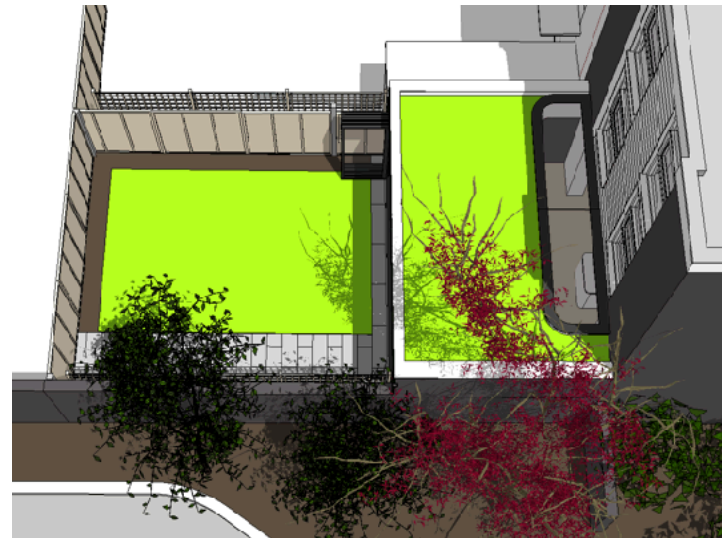




The positioning of the rooflight to the extension, abutting the host building, has been considered to prevent the use of the roof as a terrace, thereby protecting the privacy of neighbouring dwellings while allowing light into the rear of the lower ground floor.

### Layout and Scale

The proposed rear extension is 5.9m wide, taking up the full width of the existing dwelling. It extends 3.7m from the rear wall of the host building into the garden which is approximately 10m long. Although the extension would be of a similar bulk and scale to several single-storey extensions in neighbouring properties of the same design, this would result in a reasonable, if modest-sized garden. In mitigation,



the majority of the rear garden, currently covered in concrete paving and pea shingle, will be turfed over and the roof of the extension covered in sedum.

The height of the proposed extension is dictated by the position of the first floor windows as exemplified by the existing pattern extensions in the area.

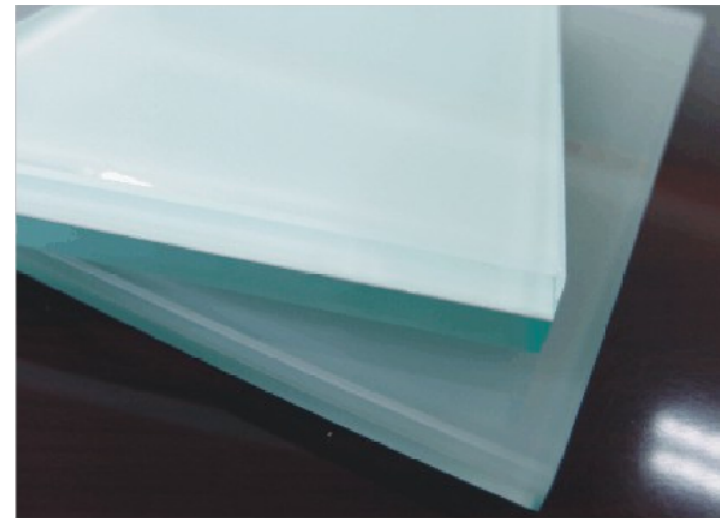
### Landscaping

The front area will remain unchanged. To the rear, it is proposed that the garden is covered in lawn with the exception of a strip of natural stone paving along the south boundary.

The decrease in area of hard landscaping and the addition of the extensive green roof to the extension will improve rainwater disposal into the soil and reduce surface water run off.

### Involvement

The immediate neighbours at No.14 Elsworthy Rise, Gillian and Adrian Tookman, have been consulted and are supportive of the proposals.



fascia panels: opaque annealed spandrel glass cladding [forest green by Pilkington or equal approved]  
rooflight: double glazed unit in clear toughened glass with dark grey fritted border  
roof: single ply roofing membrane covered in extensive green roof [by Bauder or equal approved]

### Access

Other than the reconfiguration of the ground and first floor rooms to improve accessibility, there are no further changes proposed.

### Appearance

Front 'picture' window:  
frame in grey powder coated mild steel  
glazing: white laminate glass [DGU]



Rear extension:  
exposed steel structure: grey powder coated steel  
glazing: glazed sliding doors with powder coated aluminium frames in dark grey  
flank walls: multi stock facing brickwork to match existing