

Design and Access Statement  
60 Elsworthy Road, NW3 3BU

04 July 2018 | 183\_60 Elsworthy Road

SCHNEIDER DESIGNERS  
architects . planners . interior designers



This Design and Access Statement has been compiled as part of the preparation of a proposal for a rear extension to No. 60 Elsworthy Road, a property that is part of the Elsworthy Conservation Area.

No.60 is a 3-storey house with exposed brick and ceramic tile facades that relate in design to properties in adjacent streets.

Schneider Designers has been appointed to prepare an architectural design for the proposed extension at the rear of the property to create additional usable space within the ground floor.

The proposed development requires the submission of an application for planning development permission.

This document has been prepared with reference to a number of sources including relevant guidance from Camden's Local Development Framework 2011, The National Planning Policy Framework 2012, The London Plan 2011 and British History Online.



### Location

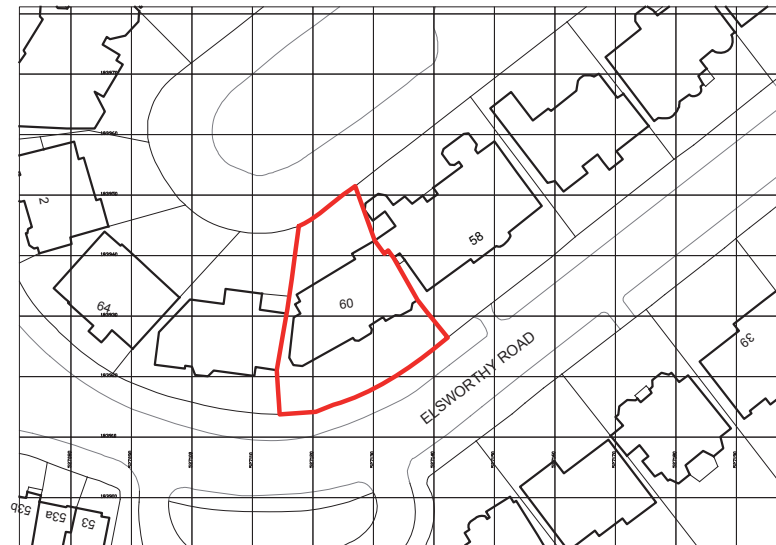
60 Elsworthy Road is located in the London Council of Camden.

The property benefits from good access to parks and leisure facilities within walking distance as well as public transport connections, also having its own outdoor parking spaces.

### Description

The house is located on the west side of Elsworthy Road and comprises a three storey residential building.

The property consists of a recessed front facade, white painted wooden windows on all the floors plus a balcony at the rear facade which has a black painted balustrade. The brickwork and ceramic tiles cladding dominate both the front and the rear elevations of the house in contrast with the white painted wooden windows and doors throughout the property.



Site Plan 1:1250

### Layout and Scale

The current ground floor gross internal area of the property is 198 sqm. The gross internal area of the proposed rear extension is 16 sqm.

The proposed design remains in scale with the existing and surrounding buildings, taking less than 40% of the space of the amenity area. It is not visible from the street, and it is also smaller and lower than the extensions of the neighbouring properties. Furthermore, the proposal has been submitted to Pre-Planning Application Advice and the original size of the extension has been reduced following the feedback and recommendations given by the officers. The rear garden of the property is an extensive green area adjacent to the property and directly accessible from it via gate. This green area is shared with the neighbours from the adjacent properties.

### Landscape

The proposal adopts the laser-cut corten cladding to be in the range of brownish colours of the existing house. Furthermore, the laser-cut corten cladding is designed with a pattern of leaf-shaped perforations that achieves visual integration with the surrounding vegetation.



Front View of No 60 Elsworthy Road

## Proposal

The project consists of an extension that aims to serve as a study directly surrounded by the garden within the property. The study is intended for the client to have a space to read and hang pieces of art, while having plenty of light and a direct relationship with the greenery of the garden.

The extension will be finished with laser-cut corten cladding, being within the range of brownish colours of the existing house. The extension will be connected to the existing house through a glass passage surrounded by vertical and horizontal corten louvres.

The finish behind the corten cladding will be rendered with black masonry paint, which will only be exposed in the rear facade of the "corten box" as it won't be seen from the garden and only viewed when access is needed for maintenance and cleaning purposes. This rear wall is directly facing the vegetation growing on the boundary wall.

The extension has two openings to the garden: a glass pivot door and a tilt and turn casement window. Both will have their frames in powder coated aluminium with black finish.

The glass pivot door is slightly higher than the rest of the extension, creating a canopy that has motorized pivot windows on the lateral upstands to bring more light to the interior.

Environmentally conscious consideration will be made in the type and amount of insulation used, materials embodied energy will be considered as will the natural and artificial lighting of the proposal.



Rear view of No 60 Elsworthy Road

The proposal has been considered with regards to its surroundings and the client's needs.

The outdoor amenity space with all its existing vegetation and the materials of the existing rear facade have been considered during the design process.

It is seen that the proposal will not have a detrimental impact on its surroundings as the design has taken into account its context with respect to the proposals scale, design and materials.



Rear view of No 60 Elsworthy Road

