

DESIGN AND ACCESS STATEMENT

**Maisonette Flat
1 Elsworthy Terrace
London NW3 3DR**

**Prepared for
Rebecca Harvey**

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Boyarsky Murphy Architects

1.0 Introduction

1.1 This statement is written in support of an application for planning permission for alterations to the ground floor level side window to the Elsworthy Terrace elevation of no 1 Elsworthy Terrace.

1.2 Supporting Documents

This statement should be read in conjunction with the following documents:

- Application Site and Surrounding Area by Boyarsky Murphy Architects: drawing no. ET-001
- Architectural drawings by Boyarsky Murphy Architects: drawing nos. ET-002-007

1.3 The application property is situated on the North East side of Elsworthy Terrace at the junction with Elsworthy Road..

1.4 The property is a four storey brick end of terraced house located within the Elsworthy Road Conservation Area. It currently comprises four self-contained units and it was converted from a single residence by previous freeholders. Elsworthy Terrace was built in 1880s. No.1, together with no. 15, is an end block which is larger, in plot size and built form than the rest of the terrace, and it benefits from end of terrace windows which orientate the building more towards Elsworthy Road than Elsworthy Terrace. An architectural element of note is the gargoyle which hangs down from the corner turret of No 1 Elsworthy Terrace. Elsworthy Terrace is listed as a Positive Contributor in the Conservation Area Appraisal's Built Heritage Audit.

1.5 Planning History

Consent has recently been gained for the 'conversion of 2no. flats into 1 no. maisonette(C3) at ground and first floor levels'. Ref: 2018/3911/P, decision date 15 October 2018.

2.0 Design and Access Component

2.1 Planning consent is to sought to enlarge the side window at ground floor level.

2.2 Scale, Appearance and Layout

The window currently serves a bathroom and w.c. in a room that has a dropped ceiling. This window opening is smaller than corresponding windows at first and lower ground floor levels of no 1 Elsworthy Terrace. The design intention for a taller window is to bring more light into the reconfigured maisonette which will be more in keeping with the scale and proportions of the building's interiors. The design of the enlarged window has been carefully considered in relation to neighbouring buildings along the east elevation to Elsworthy Terrace to ensure that it is in scale and proportion with the terrace. The height of the window opening will be increased by 980mm and the width by 100mm.

2.3 Design Approach

The Elsworthy Road Conservation Area Appraisal and Management Strategy (2009) highlights the qualities of Elsworthy Terrace with its contrasting yellow London stock bricks and red bricks treatments which form decorative lintels and also pick out detailing around window openings.

Paragraph 6.26 refers to the variety in different styles that can be found in Elsworthy Terrace: '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.'

Our detailed design approach has been informed by Paragraph 12.7: 'Where alterations and extensions of a sympathetic scale are appropriate, attention to detail and an imitative, historicist approach are to be encouraged without allowing pastiches of historical features that may reflect current tastes, but are less appropriate to the style and detailing of the original building and which may detract from the overall integrity of the group.'

Our design approach is 'an imitative, historicist approach': the enlarged opening will be detailed to match existing and constructed with reclaimed red brick. Where possible existing brickwork will be re-used. The replacement window will be of similar design and materials to other windows in the terrace: it will be a white painted, hinged, casement window.

2.3 Access

No change of access is proposed.

3.0 Impact on the Existing Building and on the Character and Appearance of the Conservation Area

We have described above our approach to this sensitive enlargement to the ground floor level bathroom window on the exterior elevation of no 1 Elsworthy Terrace. The existing window is not a major element in the overall appearance of no. 1 Elsworthy Terrace or the overall terrace. Our design approach has been to mitigate any potential harm to the terrace and the wider Conservation Area through careful and appropriate attention to detail and scale.

3.1 Impact of the Development upon Existing Residential Amenity

There is minimal effect on existing residential amenity created by this scheme.

4.0 Conclusions

The proposed alterations to the existing side window will be a sensitive alteration to the existing elevation which will not impact negatively on the overall appearance of no 1 Elsworthy Terrace and the Elsworthy Terrace as a whole.

Accordingly we trust the Borough of Camden will determine that the application for planning permission can be approved.