

42 ELSWORTHY ROAD

NW3 3DL

16092

DESIGN & ACCESS STATEMENT

October 2018



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON



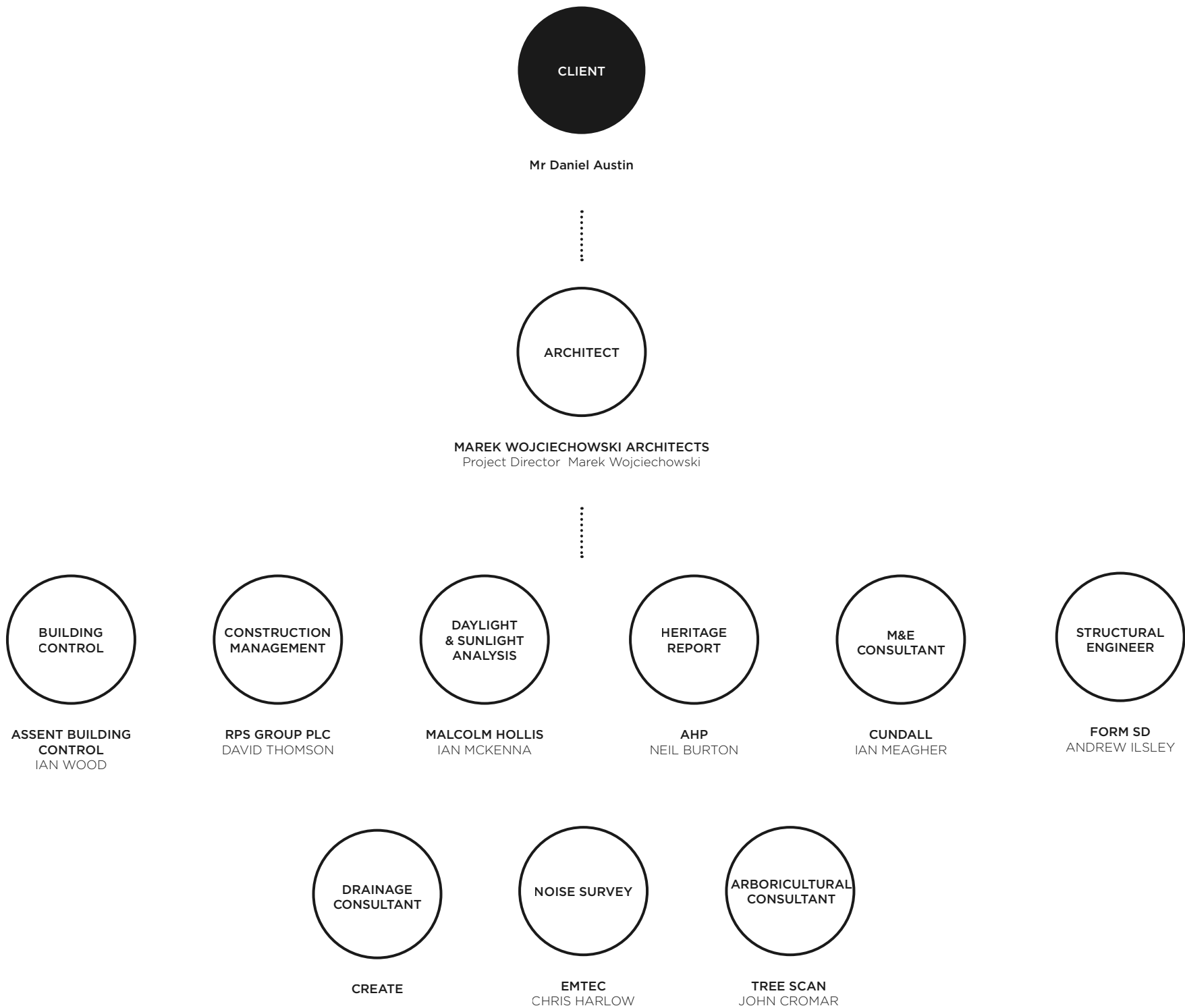
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SECTION ONE:
INTRODUCTION





1.1 PROJECT TEAM

i. Marek Wojciechowski Architects have been instructed to prepare a planning application for the property at 42 Elsworthy Road, NW3. The proposed refurbishment & extension to the property - as described in the accompanying drawings and visuals in the submission - has been informed by the comprehensive design team. The diagram outlines the project team that has worked together to prepare this detailed planning application.

ii. During the preliminary stages of the design a number of key consultants were appointed, including;

- Daylight & Sunlight Analysis
- Structural Engineer
- Building Control
- M & E Consultant
- Noise Survey
- Arboricultural Consultant
- Cost Consultant
- Construction Management Plan
- Heritage Report

iii. The early input during the initial studies from the consultants identified above have been key, in order to identify the critical issues that have helped form the proposals described as part of this Application.





19 John Street, London Borough of Camden (REF: 2017/0002/P)



123 Broadhurst Gardens, London Borough of Camden (REF: 2018/ 1976/ P)

1.2 RELEVANT EXPERIENCE IN LONDON BOROUGH OF CAMDEN
THE PRACTICE: MAREK WOJCIECHOWSKI ARCHITECTS

i. Since 2004 Marek Wojciechowski Architects have been driven by the pursuit of quality. We believe that new buildings and architectural innovation are only sustainable if they are entrenched in thoroughly rational analyses of function, context, materiality and environmental impact. The company continues to expand and further its strong reputation for delivering new build architecture and giving vibrant sustainable life to old and historic buildings through adaptive innovative interventions.



7 Branch Hill, London Borough of Camden (REF: 2013/ 4187/P)



17 East Heath, London Borough of Camden (REF: 2016/4233/FULL)



34 Great James Street, London Borough of Camden (REF: 2013/ 4419/L)





Site Location Plan
Approx. 1:1000 @ A3

- Key:
- Denotes Site Boundary
 - Elsworthy Conservation Area



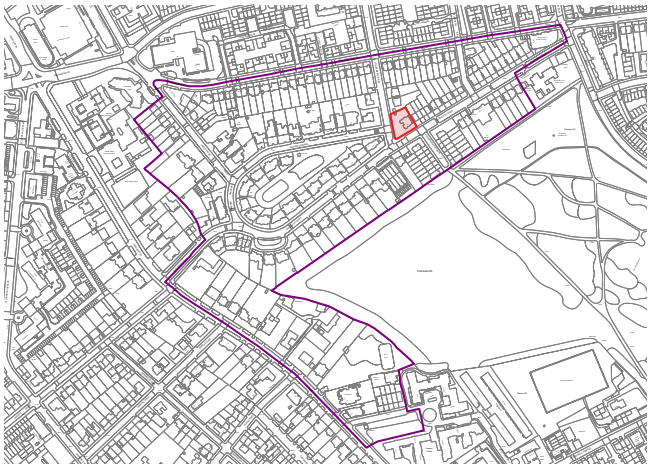
Aerial View 01 (Site outlined in red)



Aerial View 02 (Site outlined in red)

1.3 PROJECT INTRODUCTION

- i. Marek Wojciechowski Architects have been instructed to prepare a full planning application for the property at 42 Elsworthy Road, NW3. The site consists of a 5-storey property, arranged over lower ground to third floor levels. The property has a C3 residential use class, divided into 3no self-contained units. The property is not listed but falls within the Elsworthy Conservation Area.
- ii. This application relates to the proposed redevelopment of the existing property involving the reconfiguration of the existing self contained units and the extension of the property. The works described are illustrated in the plans and visuals in section four of this document, and include (but are not limited to):
- Demolition of extensions to the west flank of the existing property;
 - Excavation of a new basement under existing footprint;
 - Creation of lightwells to the front and rear of the property to provide natural daylight and ventilation to the lower ground floors;
 - Proposed extensions to west flank of property;
 - Extensive landscaping with reduced hard-standing to the rear.
- iii. This document provides a detailed explanation of the proposed scheme, evaluated against the history of the building and its site surroundings, as well as all local and national planning policy.



Elsworthy Conservation Area Map (Site outlined in red)





Key Plan - Not to scale
(Site outlined in red)





1890's
Ordnance Survey Map
Elsworthy Road & Surroundings
(Approx. site outlined in red)



1930's
Ordnance Survey Map
Elsworthy Road & Surroundings
(Approx. site outlined in red)



1950's
Ordnance Survey Map
Elsworthy Road & Surroundings
(Approx. site outlined in red)



1970's
Ordnance Survey Map
Elsworthy Road & Surroundings
(Approx. site outlined in red)



2017
Ordnance Survey Map
Elsworthy Road & Surroundings
(Approx. site outlined in red)

1.5 SITE HISTORY

i. The property (built in 1880) is not listed however is situated within the Elsworthy Conservation Area, originally designated in February 1973, and situated in an area immediately to the north and west of Primrose Hill. Whilst the property is not listed, it is recognised as a 'positive contributor' in the Elsworthy Road Conservation Area Appraisal. The appraisal notes the following:

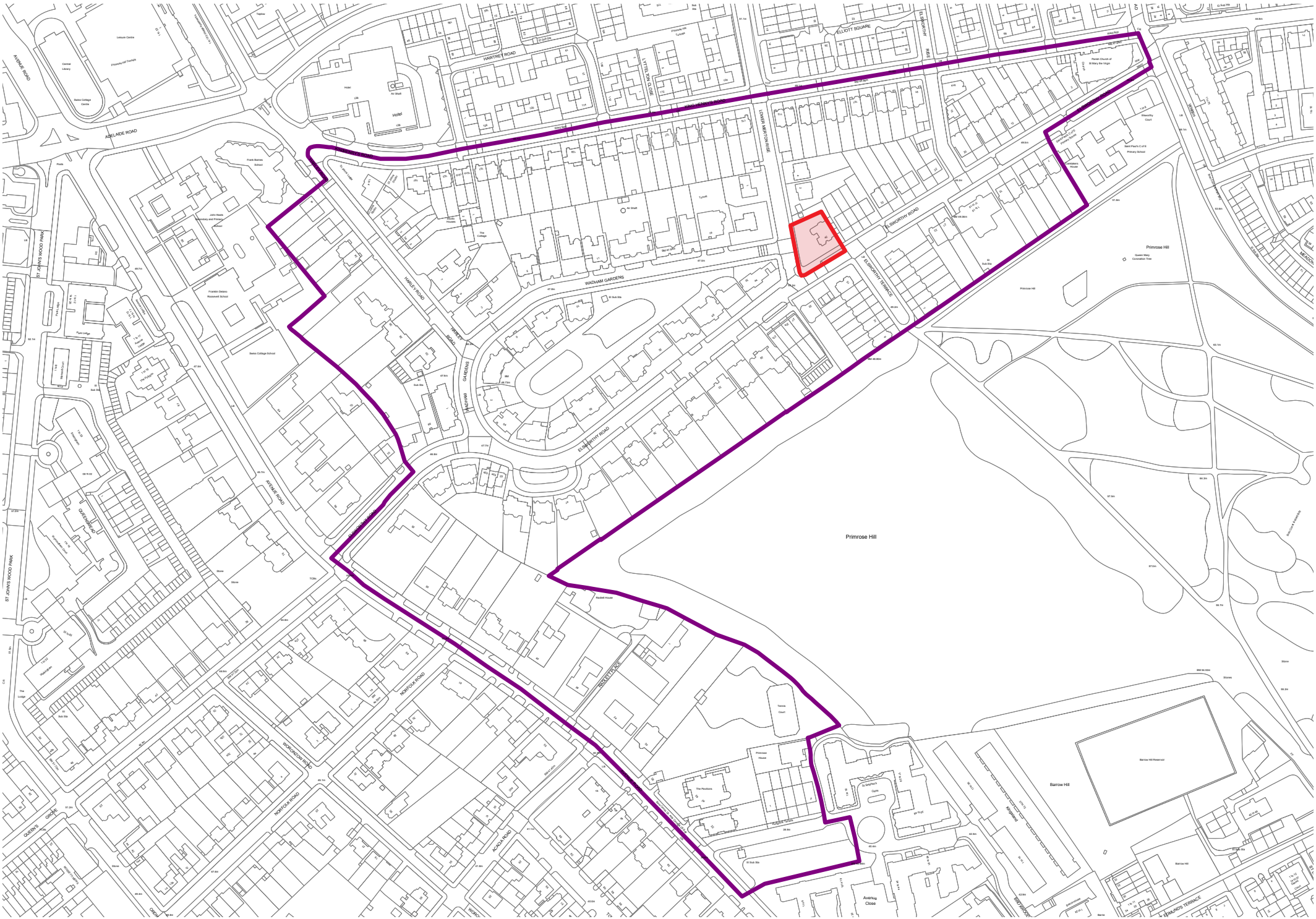
"At the end of the row, No 42 is a single detached house built in 1880 in a dark brick. The house occupies a large plot, on which Nos 2 and 4 Lower Merton Rise were built in the late 20th century. No 42 shares a similar scale to No 25 Elsworthy Road, situated diagonally opposite. Built by the architects Batterbury and Huxley prior to Willett's developments, it is marked by contrasting red brick and painted stucco. These two properties form part of Sub-Area 2, because they adhere to the formal Victorian style of this area rather than to the looser Free Style of Willett's houses."

ii. As the historic OS maps show, the site at 42 Elsworthy Road and ancillary outbuildings occupied a large corner plot across Elsworthy Road and Lower Merton Rise until around the 1980s. As the current OS map shows, towards the end of the 20th Century, the rear site was developed creating two new single-family dwellings at no.2 and 4 Lower Merton Rise.

Key

- Denotes Current Boundary
- Denotes Original Boundary





Elsworthy Road Conservation Area Appraisal and Management Plan: Conservation Area Map

Site Location

Elsworthy Conservation Area



1.6 CONSERVATION AREA APPRAISAL

- i. The property lies within the Elsworthy Conservation Area, a quiet residential district
- ii. It is noted in the Elsworthy Conservation Area Appraisal and Management Strategy (2009) that:

"It is characterised by spacious, leafy streets and generous plot sizes. Buildings are set back from the road, allowing trees, boundary walls and hedges, open spaces and views to play an important role."
- iii. Furthermore it continues that:

"Despite the northward advance of London, the area remained largely undeveloped until the later 19th century, with the earliest development in the middle of the century along Avenue Road. By the end of the 19th century residential development along King Henry's Road and parts of Elsworthy Road and Elsworthy Terrace was complete... In recent years the area has seen a limited amount of residential infill development."
- iv. With regards to this, proposals outlined in the drawings and images included as part of this planning submission look to respect and enhance the character and heritage of the Elsworthy Conservation Area,



1.7 Amenity Assessment

Surrounding Area

- i. The application site has excellent access to a number of high-quality parks and green spaces. They are all maintained to superb conditions and should provide adequate amenity space for the occupants of 42 Elsworthy Road.
- ii. The closest of these are listed below:

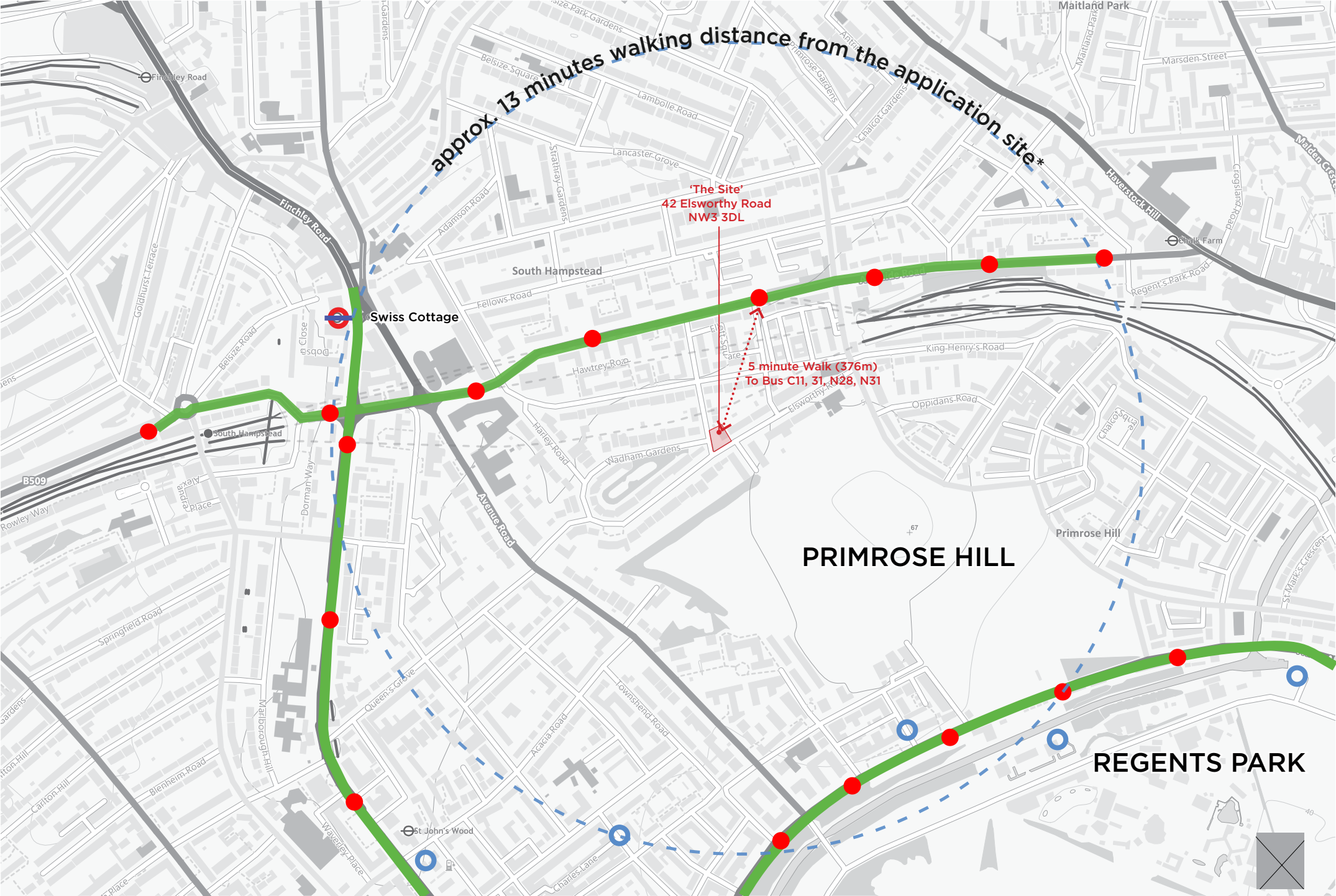
- ① **Primrose Hill**
Described by the Royal Parks as having “a character all of its own, at the summit of this grassy hill are some spectacular views across London. It is separated from Regent’s Park by Prince Albert Road and the ZSL London Zoo.”
- ② **Regent’s Park**
Described by the Royal Parks as: “The Regent’s Park, designed by John Nash, covers 395 acres and includes Queen Mary’s Gardens which features more than 12,000 roses of 400 varieties, as well as the gloriously restored William Andrews Nesfield’s Avenue Gardens. With excellent sports facilities spanning nearly 100 acres it includes the largest outdoor sports area in central London. The park also houses the Open Air Theatre, London Zoo, Primrose Hill, the country’s largest free to access waterfowl collection and 100 species of wild bird.”
- ③ **Adelaide Nature Reserve**
Described by Camden Council as a: “sunny site next to Blashford Tower has a summer meadow, pond, areas of scrub and a small woodland.”
- ④ **Chalcot Square Gardens**
Described by Camden Council as an: “...attractive and quiet little square [which] complements the imposing terraces of Primrose Hill. Flowering cherry trees surround a paved seating area in the middle of the Gardens. The Square is a focal point for parents with young children.”

* Walking times obtained from Transport for London’s website.

Amenity Plan with site location

-  Site Location
-  Green Spaces in Area





Transport Assessment Map

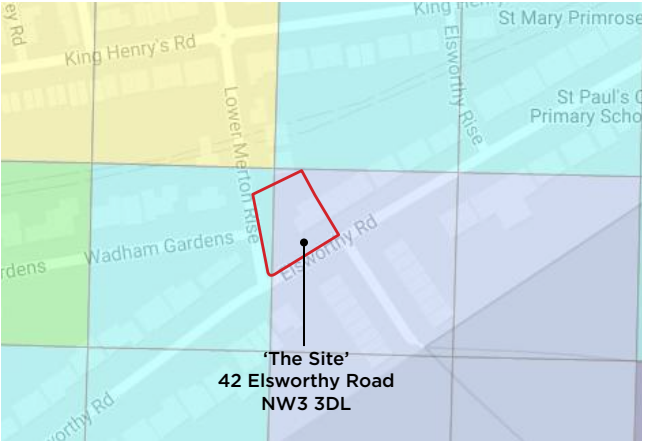
Key

- Major Bus route (274, 187, 46, C11, 31, N28, N31)
- Cycle Hire Stations
- Underground Station

1.8 Transport Assessment

- i. According to the WebCAT Planning Tool (TfL), the Application Site falls within a Public Transport Accessibility Level (PTAL) of 1b ('Very Poor') and 2 ('Poor'). This section looks to demonstrate why we believe the site should be considered as having a PTAL rating of 2.
- ii. As the diagram to the left demonstrates, the Application Site at 2 Elsworthy Road benefits from a number of nearby transport links. Just a few minutes walk from the site is a major bus route which connects Primrose Hill to Shepard's Bush (Southwest) and Camden Town (East). Within a 13 minute walk is Swiss Cottage Underground station which provides access to the Jubilee Line.
- iii. There are a number of cycle hire stations along Prince Albert Road and within walking distance to the application site. Further, the proposed scheme meets the requirements of planning policy in terms of cycle provision by over-providing the required number of cycle spaces for future residents and visitors in a secure cycle-store on site.

* Walking times obtained from Transport for London's website.



WebCAT Planning Tool - PTAL Map
(Approx. site outlined in red)

Key

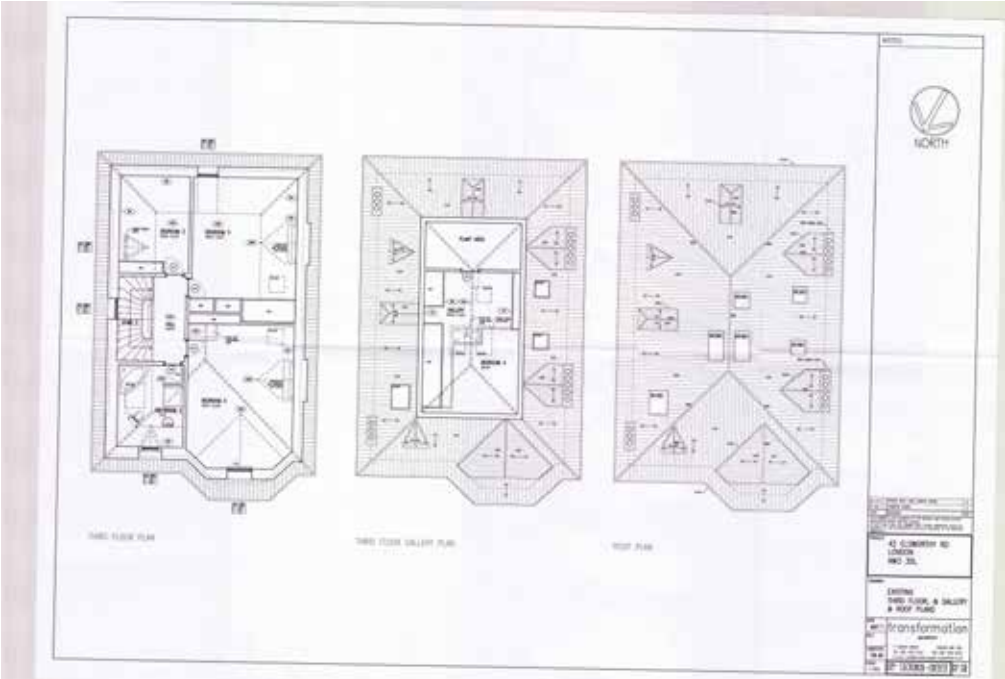
- PTAL 1b ('Very Poor')
- PTAL 2 ('Poor')
- PTAL 4



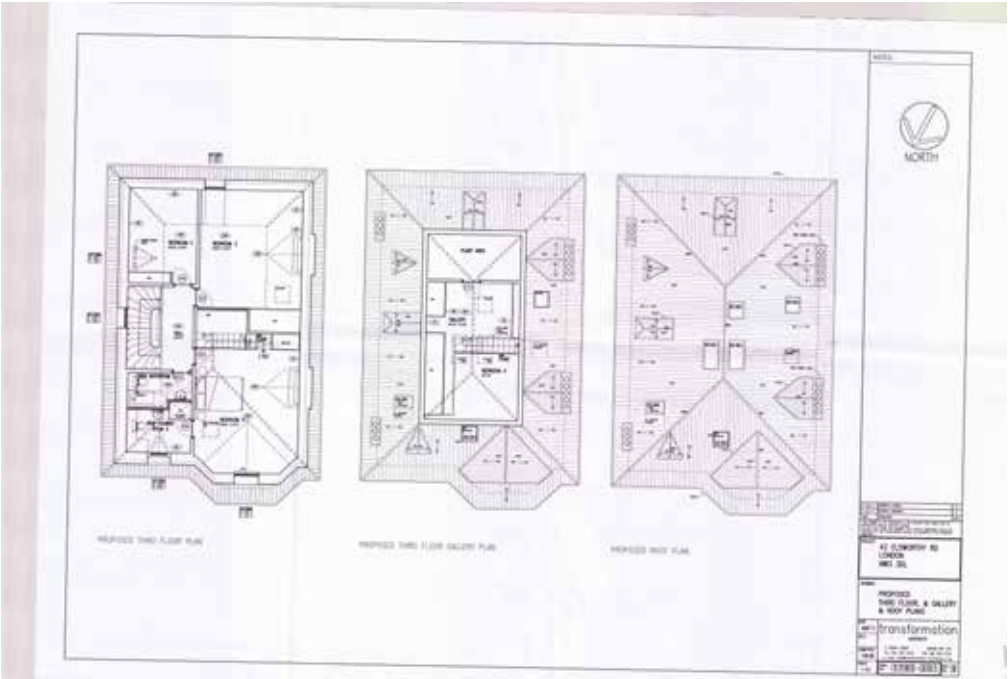
SECTION TWO:

PLANNING POLICY





42 Elsworthy Road (2011/5940/P)
Existing Third Floor, Gallery, and Roof Plan



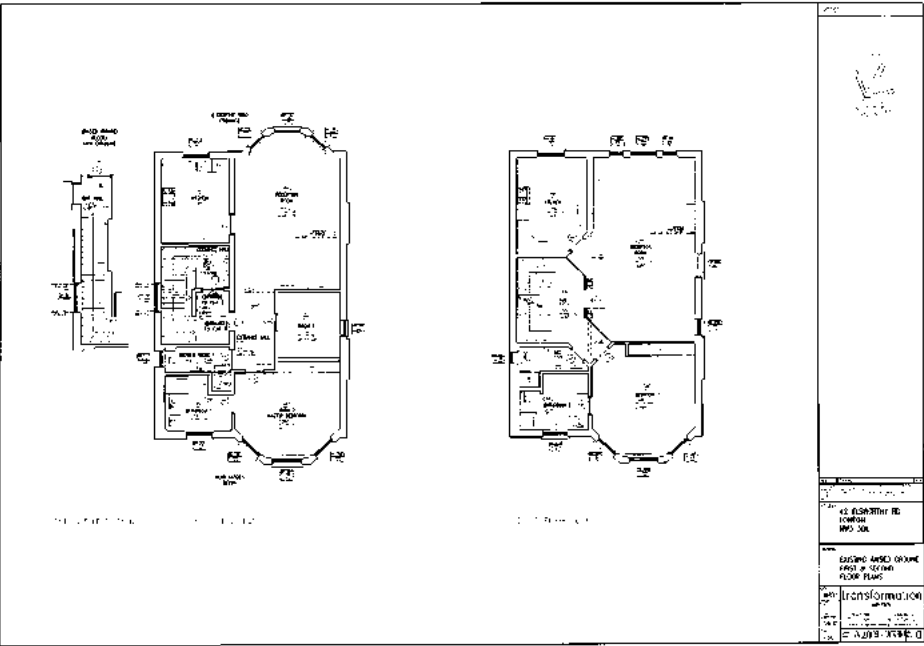
42 Elsworthy Road (2011/5940/P)
Proposed Third Floor, Gallery, and Roof Plan

2.1 PLANNING HISTORY

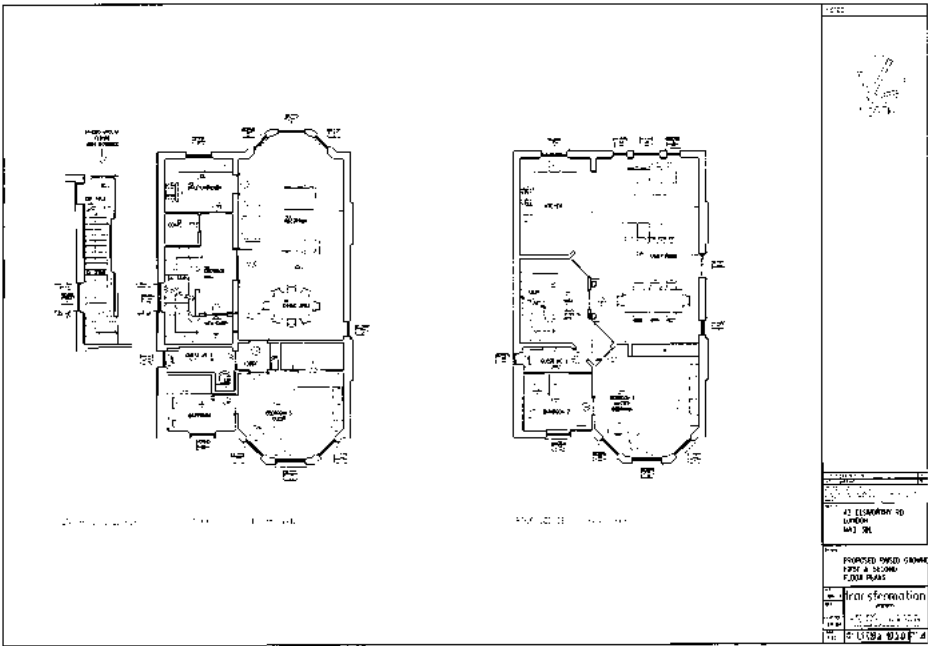
i. All relevant planning history at the property address available online is listed below:

2011/5940/P (18/01/2012)
Consent granted for the 'Alterations to a 3-storey maisonette including the installation at roof level of 2 additional rooflights to west flank elevation, 1 to the north rear elevation and 1 to the east flank elevation. The replacement of a window with French doors at first floor level on the east elevation to gain access to new roof terrace.'

2011/2793/P (05/08/2011)
Consent granted for the 'Conversion of 2x self contained flats into single unit (Class C3) and alterations including installation of roof light to rear elevation.'



42 Elsworthy Road (2011/2793/P)
Existing First Floor and Second Floor Plan



42 Elsworthy Road (2011/2793/P)
Proposed First Floor and Second Floor Plan

