

54 ELSWORTHY ROAD , FIRST FLOOR FLAT 3 - DESIGN AND ACCESS STATEMENT

THE SITE

Flat 3, 54 Elsworthy Road is an apartment within a converted house on the north side of Elsworthy road, and backs onto communal gardens.

The site falls within the conservation area of Elsworthy which became a designated conservation area in February 1973. This was later extended in November 1985 to include the properties on Avenue Road with the final addition to the conservation area to include the properties on King Henry's Road in November 1991. Albeit that the host dwelling forms part of the original conservation area it was a later addition to the surrounding area and was only constructed in the late 1890's, due to the property being Willett Built.



THE PROPOSAL

Two minor external amendments are proposed

- 1) Create a small roof terrace on top of the existing ground floor bay window to the rear. This would require opening up the existing window opening to the floor and inserting French doors, and providing a simple painted black balustrade as a guarding, and adding decking over the existing roof covering.



REAR ELEVATION AS EXISTING



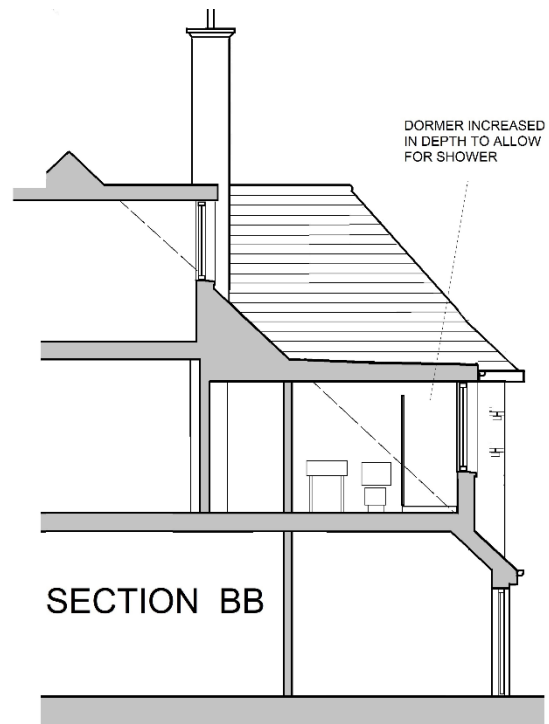
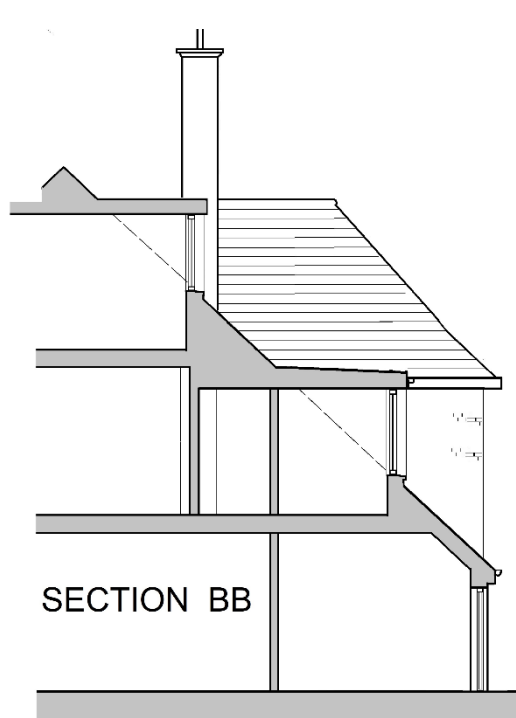
REAR ELEVATION AS PROPOSED

- 2) The increase in depth of an existing side first floor dormer window to allow for an increased WC area to include a shower for the use of a live in carer.



VIEW OF EXISTING DORMER WINDOW FROM SIDE PASSAGE

PLEASE NOTE THAT THIS PHOTOGRAPH REQUIRED A LADDER AND THE EXISTING AND PROPOSED DORMER WOULD NOT BE VISIBLE FROM THE PUBLIC DOMAIN



DESIGN AND PLANNING POLICY

D1: Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the streetfrontage;
- h. promotes health;
- i. is secure and designed to minimise crime and antisocial behaviour;
- j. responds to natural features and preserves gardens and other open space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation;

D2: Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

REAR BALCONY

The new French window with side lights would be detailed in timber to exactly match the design of the existing window, with the same glazing bars, detailing etc. It would be within the existing brick opening, although the brick would be lowered to the floor in the central section.

The balcony railing would be a simple black painted vertical railings with flat top design.

There are precedents for rear balconies on adjoining houses at the side of 56 Elsworthy Road and the rear of both 58 and 60.



BALCONIES TO THE REAR OF 56 ELSWORTHY ROAD (FAR LEFT), REAR OF 58 ELSWORTHY ROAD (CENTRE) AND REAR OF 60 ELSWORTHY ROAD (FAR RIGHT)

ENLARGED DORMER

The window to the enlarged dormer would either be the same one moved to the rear, or an identical timber window. Tiles removed from the roof would be used for the vertical tile hanging on the vertical section of wall. The dormer would be recessed between the existing double height staircase extension to the left and the front wing to the right. It should be remembered that the dormer window is not visible from the public domain so this change can have no effect on the conservation area.

AMENITY

The balcony would not affect the amenity of the lower flat at Elsworthy Road. The applicants have consulted with the neighbour and have gained her support for the application. Please see letter of support attached.

ACCESS

The Proposals would have no effect on access into the flat from the street.