

# DESIGN & ACCESS STATEMENT

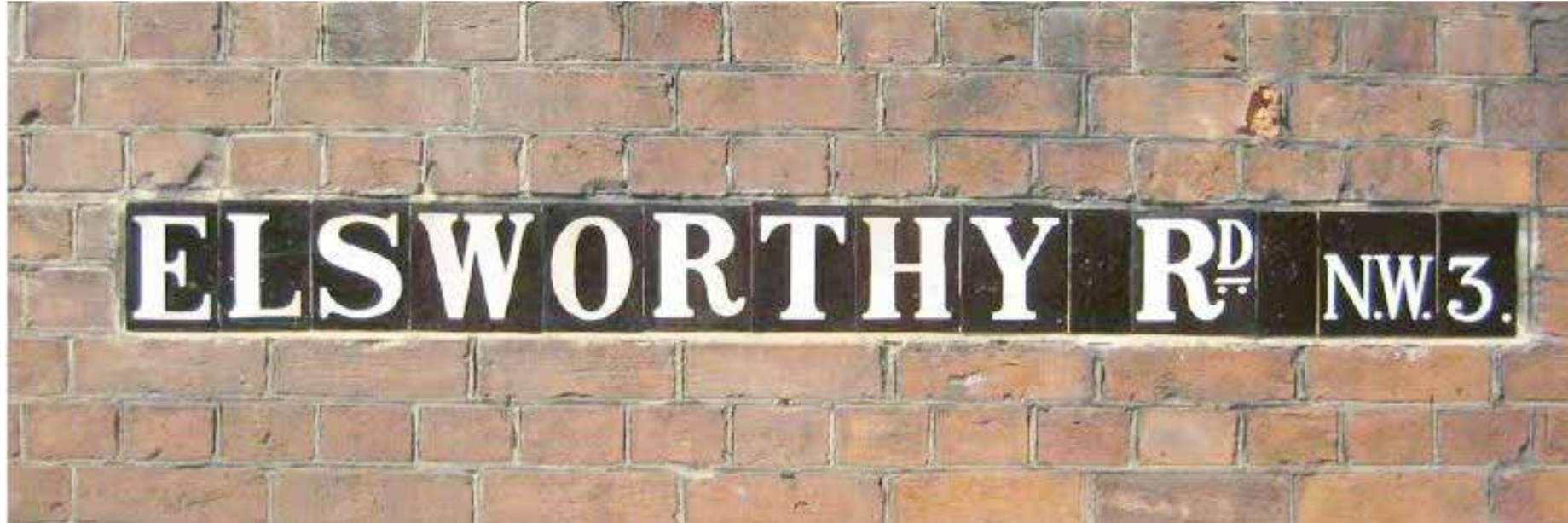
*for project at*  
**13 Elsworthy Road London NW3 3DS**

*prepared for*  
**The London Borough of Camden**

**Full Planning Application**

*by*  
**Groves Natcheva Architects**  
*April 2021*

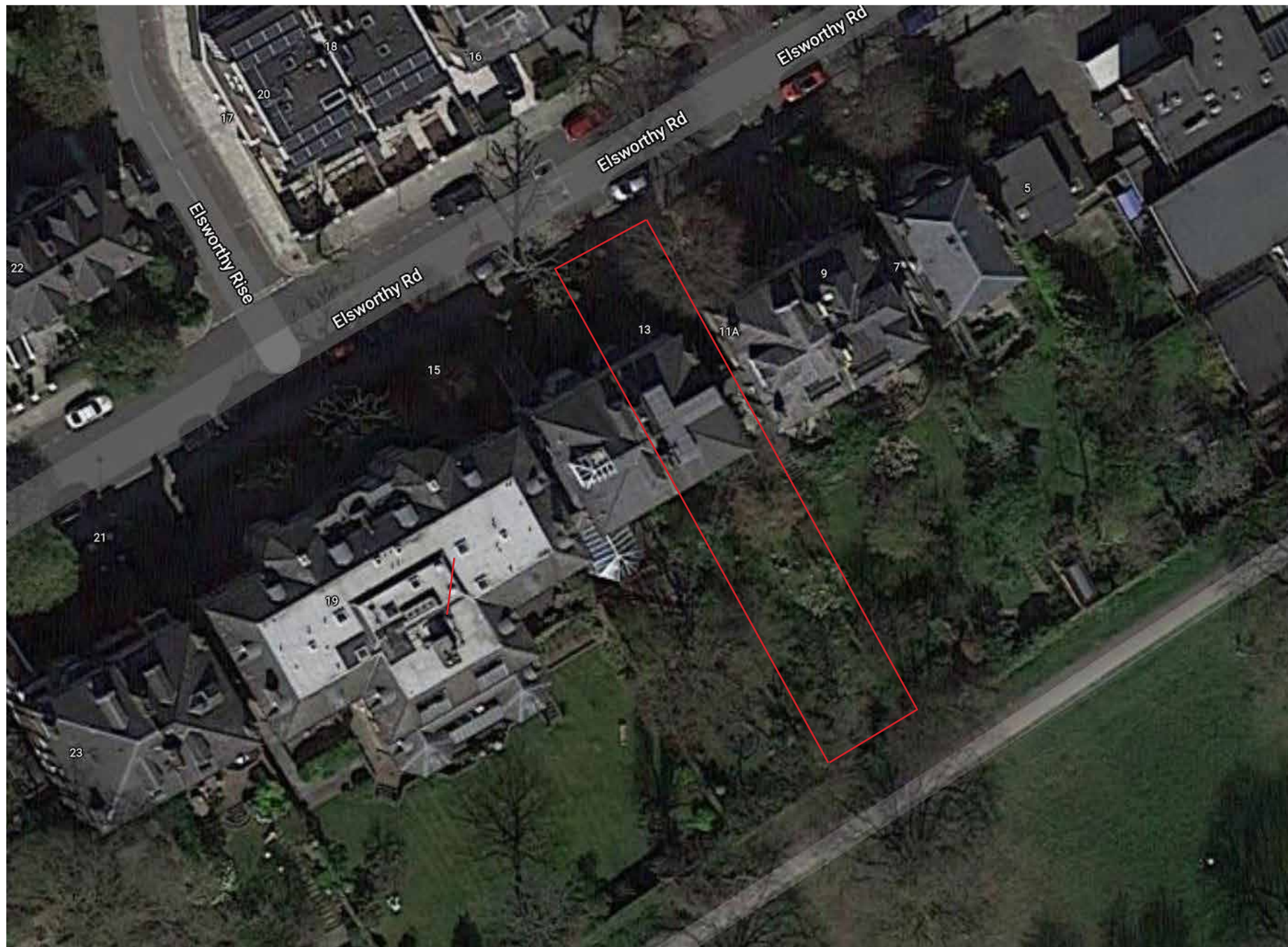
*Part 1 of 2*



<b>Introduction</b>	03
<b>Existing Site &amp; Context</b>	04
<b>Design &amp; Access Statement</b>	05 - 07
<b>Planning Drawings</b>	08- 36







Satellite image indicating location of site  
Image sourced from Google Earth

This Design and Access Statement relates to the proposed works at 13 Elsworthy Road London NW3 3DS and supports the application for planning permission within a Conservation Area submitted on behalf of the applicant Kevin Cornils & Katya Gurova.

The existing property is a single family dwelling of which the owners would like to undertake a full refurbishment and a extension to create a wonderful family home.

The applicant, with a young and growing family, intends to undertake a rear garden & side 'infill' extension to create additional, necessary space which includes minor internal reconfiguration and refurbishment.

The applicant, as part of the proposed refurbishment works wishes to also undertake the following works:

- To the rear a new lower ground floor family room is proposed with a small roof terrace accessed from the raised ground floor level with direct access via a staircase down to the garden level;
- To the side elevation a new extension is proposed at both the lower ground and ground floor levels to create additional storage space, a secondary access and a new kitchen and cloakroom;
- At roof level the proposal is to refurbish the existing dormer windows and create a new external balcony to the rear elevation;
- To the existing rear garden a small, timber framed sauna room is proposed;

These works will be undertaken with a view to create a more sustainable living environment, in brief: new electrics with LED lighting, new plumbing and heating with hot water supplied from an Air Sourced Heat Pump, new upgrade of existing roof and lower ground floor slab to achieve higher insulation values and to upgrade existing external doors and windows.

This Design and Access Statement is to be read in conjunction with the following additional separate documents:

- AZ Urban Studios Planning and Heritage Statement
- KP Acoustics Ltd report 22437.PCR.01
- (ACS) Trees Consulting Ltd Arboricultural Report. Dated 16th April 2021



## EXISTING SITE AND CONTEXT

The existing semi-detached villa sits within and to the Eastern end of the Elsworthy Conservation Area. From the south, the rear garden offers direct access onto Primrose Hill, a part of the Royal Parks.

Similar to the nearby Regent's Park, this area was once part of a great chase, appropriated by Henry VIII. Primrose Hill, with its clear rounded skyline, was purchased from Eton College in 1841 to extend the parkland available to the poor people of north London for open-air recreation.

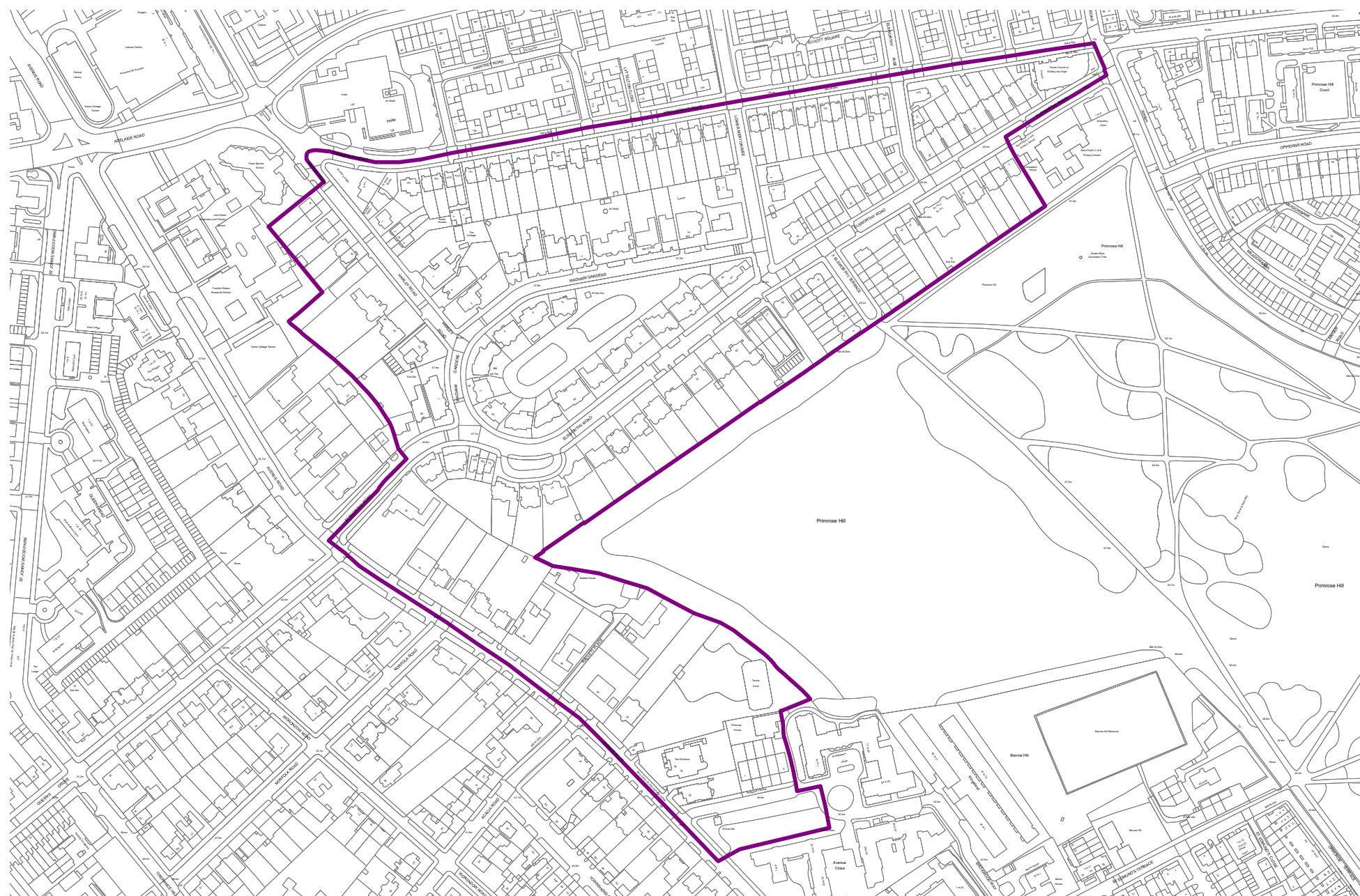
Today, the Elsworthy Conservation Area covers approximately an area of 16.4 hectares extending from Primrose Hill Road in the east to Avenue Road in the west, marking the boundary between the London Borough of Camden and the City of Westminster. Its northern edge runs along King Henry's Road while its southern boundary follows the northern edge of Primrose Hill around to St. Stephen's Close and Rudgwick Terrace

There is no description of the property within the conservation area appraisal published by the London Borough of Camden.

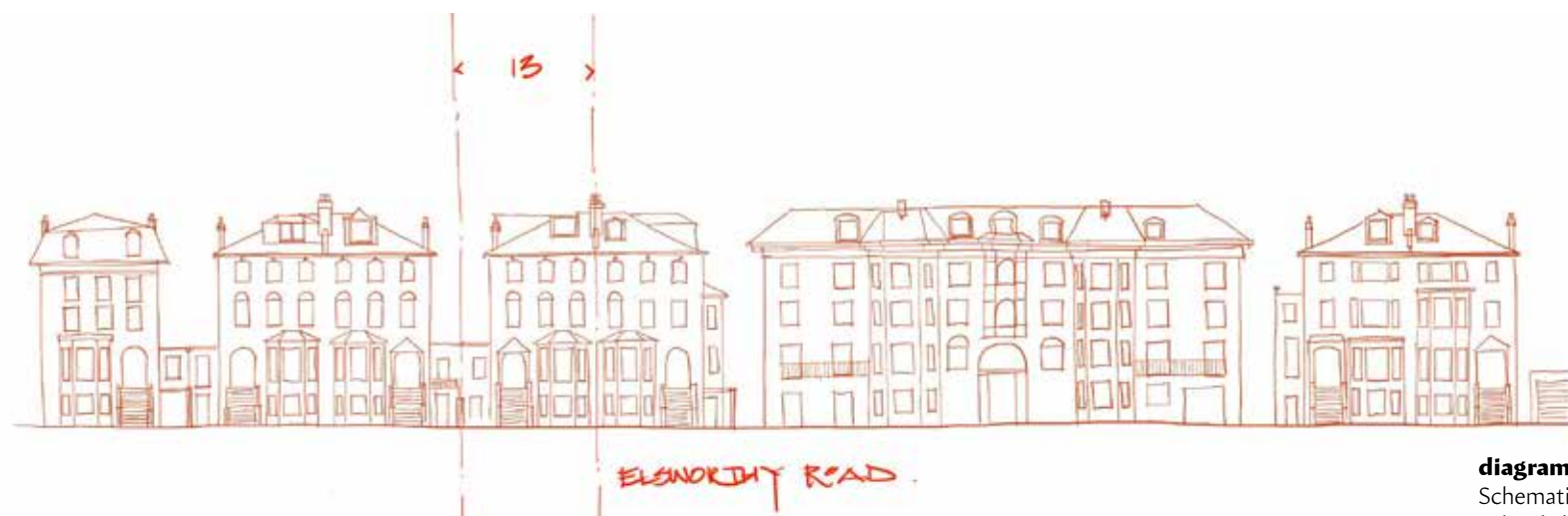
The property is typical of the Elsworthy Conservation Area - developed by William Willett in the 1890s and early 1900s, the eastern part of Elsworthy Road and Elsworthy Terrace uses contrasting brick treatments forming decorative lintels and string courses with white painted stucco plinth decoration. All helping to reinforce the classical vertical hierarchy.

In general, Elsworthy Road, together with Wadham Gardens, contains well-detailed buildings with a rich mix of materials. A combination of brick and decorative tiling creates a strong architectural vocabulary on many properties.

Each building has unique features whilst sharing a common form and style with its neighbours influenced by the 'Free Style' pick n mix of the 1890s.



**Above:**  
Elsworthy Conservation Area



**diagram 1:**  
Schematic view of elevation along south side of Elsworthy Road showing prevailing precedent of infill extensions.



**below:**  
Proposed Front Elevation.

**DESIGN & ACCESS STATEMENT**

The proposed rear & side extensions and the top floor roof balcony have been specifically designed to respect the significance of the heritage assets and the impact onto the Elsworthy Conservation Area.

**New infill Side Extension**

It is proposed to build a new 'infill' side extension to the lower ground and raised ground floor levels. The elevations will be viewed from both the front and rear and will read as subservient to both the primary elevations; set back from the primary elevation lines with simple brick and render detailing.

This proposal mirrors the prevailing precedent, where the majority of the properties along the row, that the site forms a part of, benefit from and therefore would not appear out of character in the surrounding Conservation Area (refer to diagram 1 opposite).

This proposed 'in-scale' intervention has been designed to read as sympathetic to the Conservation Area; subservient in both form and proportion to the existing building and the visual amenity of the streetscape, from which it will be viewed.

**New Rear Lower Ground Floor Extension and Raised Ground Floor Roof Terrace**

To the rear elevation a single storey extension is proposed. Similar to the side infill extension, the proposed 'in-scale' intervention of the rear extension has been designed to be sympathetic and in harmony to the Conservation Area, reading as subservient in both form and proportion to the existing building.

The single storey extension extends 5m outwards from the existing primary facade and continues the architectural language of the existing building and the wider context by the retention of the faceted bay window, which is now moved outwards into the garden to create a lower terrace leading via slow steps up into the large garden.

From the existing raised ground floor level it is proposed that new painted timber french doors lead out onto a new small terrace which is to be screened by evergreen planting. In place of the existing metal stairs a new metal staircase with stone treads will lead down, connecting the new terrace with the existing garden.

The stone parapet line to the adjoining property at No. 15 Elsworthy Road has been limited to 2.79m to mitigate detriment to neighbour amenity in terms of overbearing and visual obstruction.

Similar to the proposed side infill extension, the detailing and materiality for the rear extension is to be simple. The new elevation has been designed to follow the pattern of the main building at the lower ground floor level, with a pale stone finish to marry with the rendered finish.





**above:**  
Part Site Section showing Elevation of proposed Garden Sauna.

The new painted timber windows and french doors will have delicate ovolo and fillet profiles to match the the existing windows. The new windows to the new lower ground floor level extension will be of painted or stained accoya wood with a square profile to match the new proposed stone finish.

**Dormer window treatment and new balcony**

The proposal maintains the existing roof form and the use of traditional materials; replacing the existing faux slate tiles with natural slate. The existing timber cladding and membrane roof finish to the dormers will be replaced with new welted code 5 lead to side cheeks and wood cored roll to dormer roof.

The dormer window roof line maintains the existing relationship with the primary roof ridge line and sits down from this level maintaining the subservient relationship.

The larger dormer window to the eastern elevation is replaced with new to the existing massing and footprint and glazed to 3 elevations. The glazing is to be of painted timber with ovolo and fillet profiles to match existing windows. This addition will give greater natural light internally and introduce a more delicate intervention in place of the currently crude detail of the existing dormer window.

We are proposing a new balcony to serve the top floor office/studio. A number of adjacent properties a have built external balconies to the rear roofscapes. The proposed balcony is to sit within the roof slope and to the width of the dormer window. A delicately detailed metal balustrade acting as protection from falling is proposed which will sit above the roof slope.

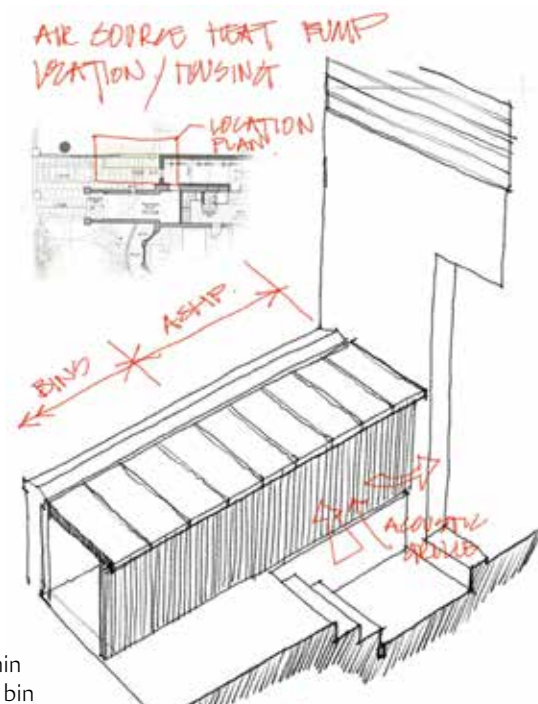
**Proposed Garden Sauna**

The proposed 2.8mx2.8m garden sauna is to be constructed of timber, with timber cladding, to compliment the existing landscape of the rear garden. It is proposed to sit independent of the ground supported on mini piles to allow both ventilation to the underside and minimise any impact on the existing tree roots of the adjacent Mulberry tree.

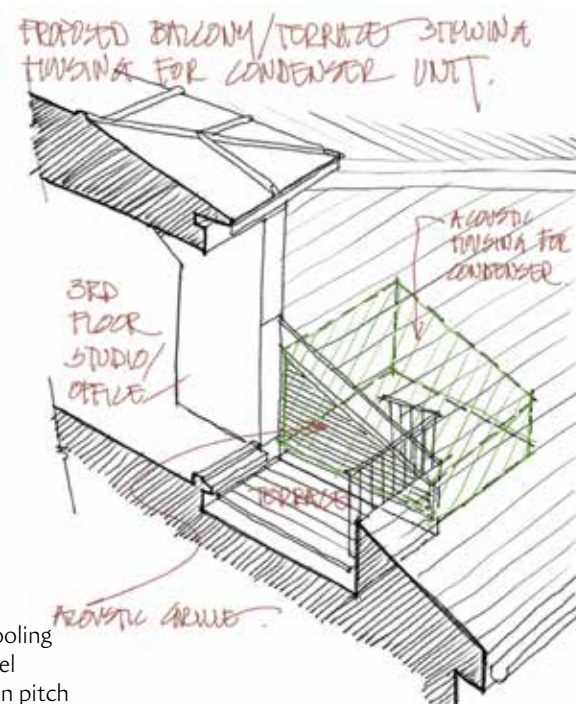
Access to the sauna will be via a single timber door located to the side elevation behind a courtesy screen. The access to the property from Primrose Hill will not be altered or replaced; the garden room is located where it does not intrude on any existing paths or access points to or from the main dwelling.

Sensitively positioned towards the top end of the rear garden it would be clearly legible as an ancillary residential outbuilding not appearing overly dominant in its context.

The proposed garden sauna would not be readily visible from the surrounding Conservation Area or from Primrose Hill behind, by virtue of the existing and proposed soft landscaping to the shared boundaries and the existing boundary wall and fencing to the rear. To the south and west a timber clad courtesy screen offers additional screening.



**Diagram 2:** Sketch section showing ASHP located at ground floor level within acoustic housing forming part of bin storage.



**Diagram 3:** Sketch section showing air cooling condenser located at roof level within acoustic housing within pitch of existing roof line.

**Proposed Air Source Heat Pump and Air Cooling**

The client wishes to include an air sourced heat pump (ASHP) as a part of the proposed works. This would be provided by a single unit located at ground floor level within an acoustic housing reading as part of the proposed bin housing. The ASHP would provide the necessary hot water for the property (See Diagram 2).

In addition, it is proposed to locate a condenser unit at roof level, behind an acoustic grille, to provide air cooling within the top floor studio/office space only. (See Diagram 3). The client's line of business is exercise equipment, of which he regularly tests at home and necessitates the use of air cooling to his place of work.

Both units have been designed as intergral parts of the project and are located in discreet locations not visible from the surrounding Conservation Area.

An acoustic report by KP Acoustics Ltd is submitted as a part of this application.

**ACCESS**

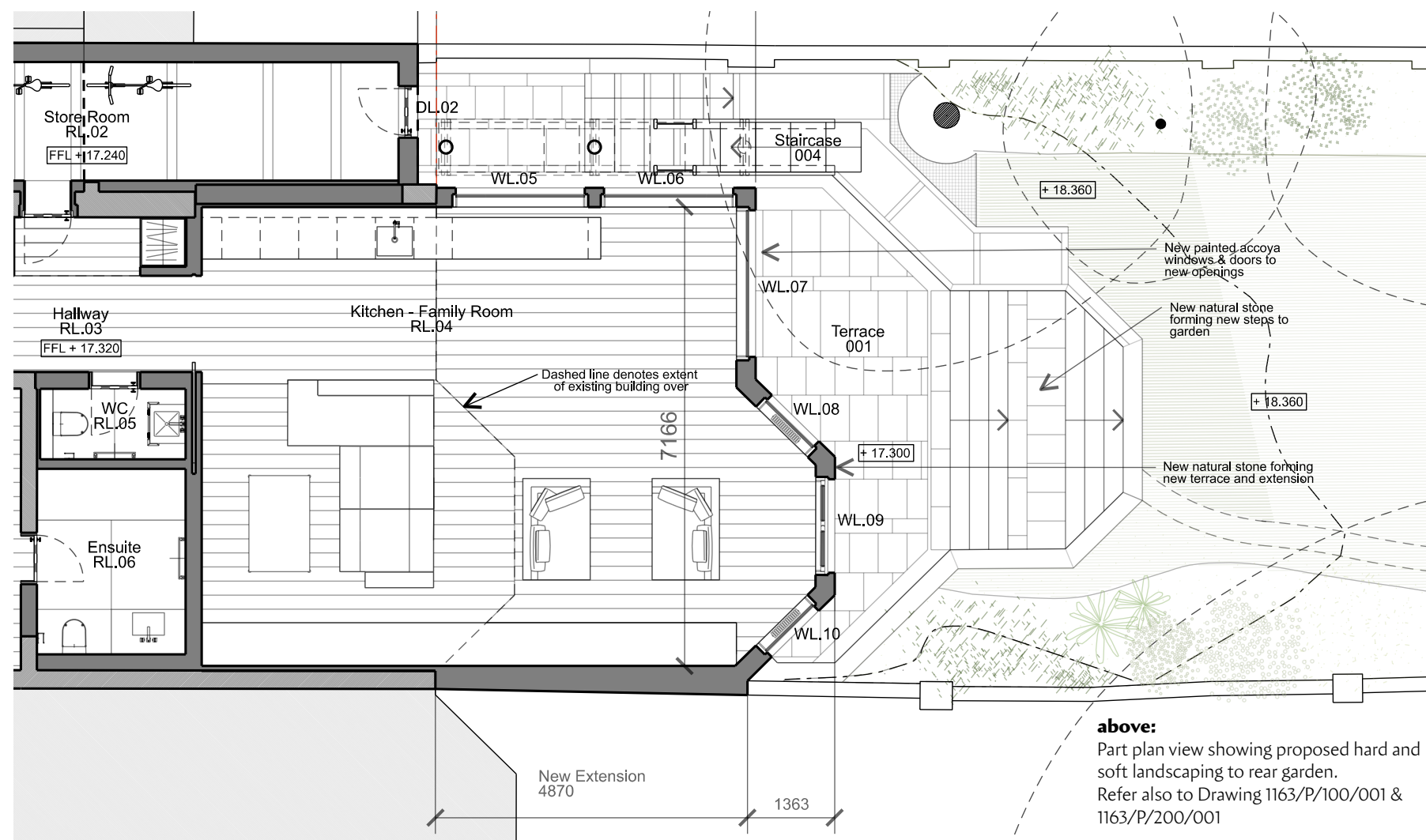
Access to and from the existing building is unchanged.

**LANDSCAPING**

The proposal creates an opportunity to marry the new design with the existing landscaped garden.

To the Lower Ground Floor, the new rear garden terrace is proposed to be enlarged with hard materials to match the existing. The existing steps are to be reconfigured to allow for a more generous terrace, set at the same level as the internal floor, with new steps up to the garden. The form and geometry of this new landscaped area is in harmony to the existing and proposed faceted bay windows of the main house. These steps will have the same finish as the terrace.

As a result of the enlargement of the rear terrace, two existing trees have to be removed. Out of respect for the existing foliage and the enjoyment of private green areas, the two trees will be replaced with two new species. For more information on the selected species, please refer to the Arboricultural Report submitted as a part of this application.





To Scale for Town Planning Purposes.  
Not For Construction

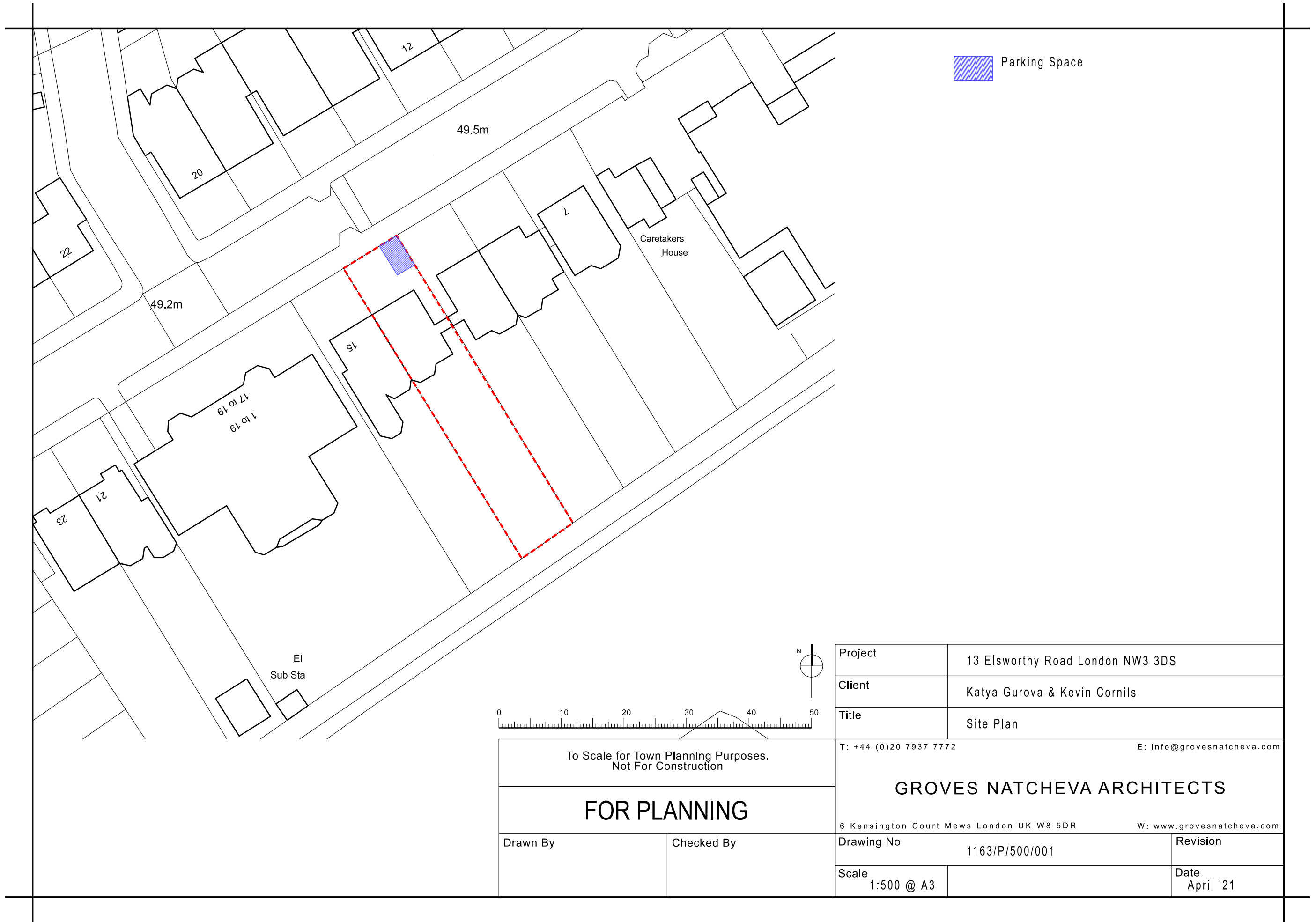
**FOR PLANNING**


Drawn By

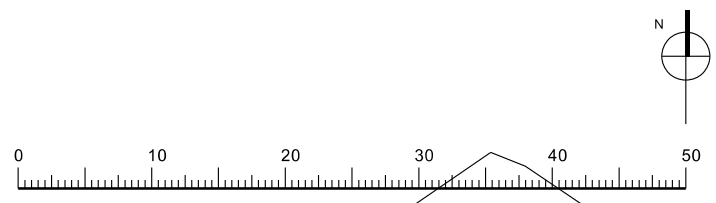
Checked By

Project	13 Elsworthy Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Location Plan	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/1250/001	Revision
Scale	1:1250 @ A3	Date April '21





 Parking Space

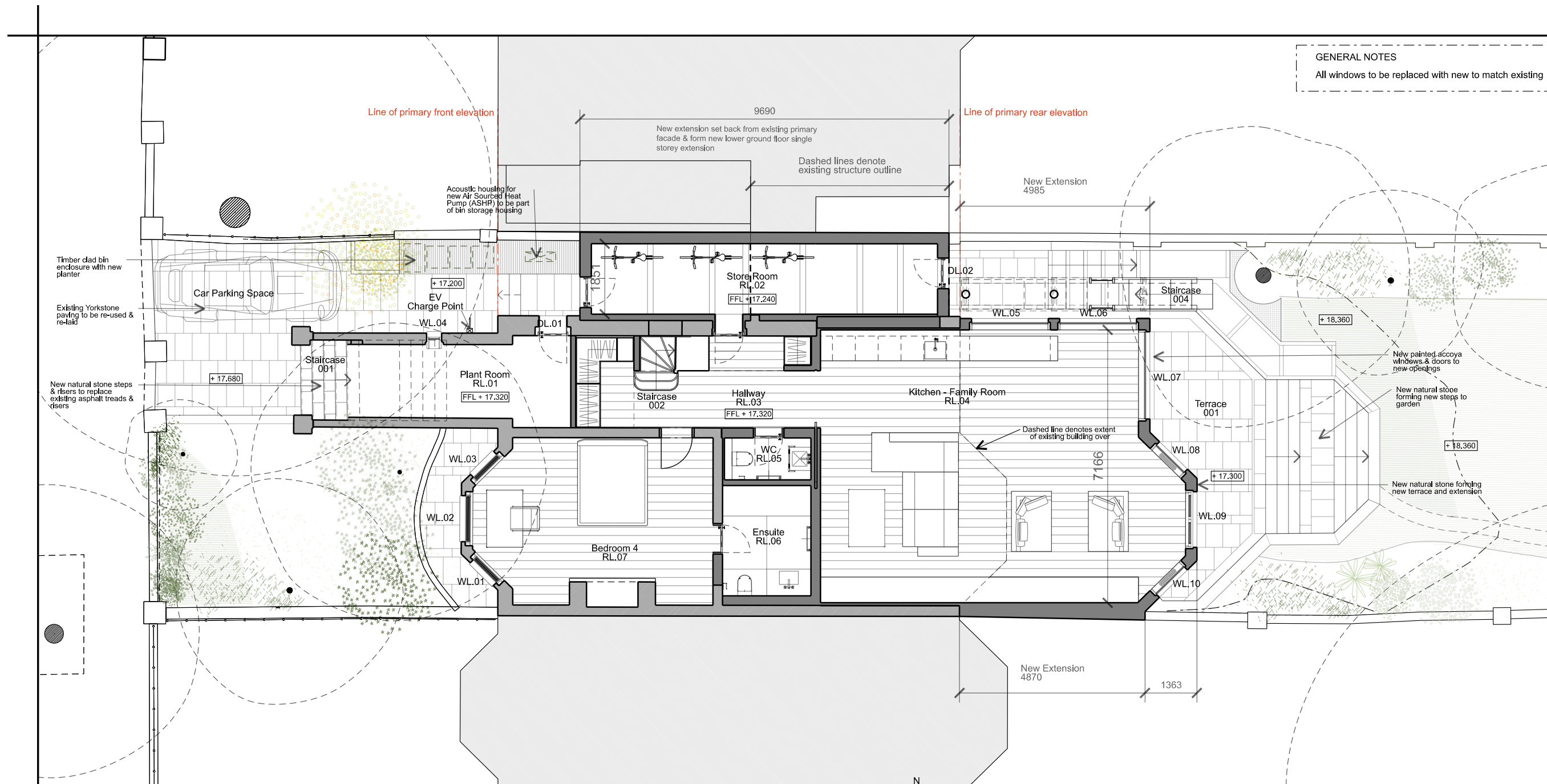


To Scale for Town Planning Purposes.  
Not For Construction

**FOR PLANNING**

Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_

Project	13 Elsworthy Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Site Plan	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/500/001	Revision
Scale	1:500 @ A3	Date April '21



**GENERAL NOTES**  
All windows to be replaced with new to match existing



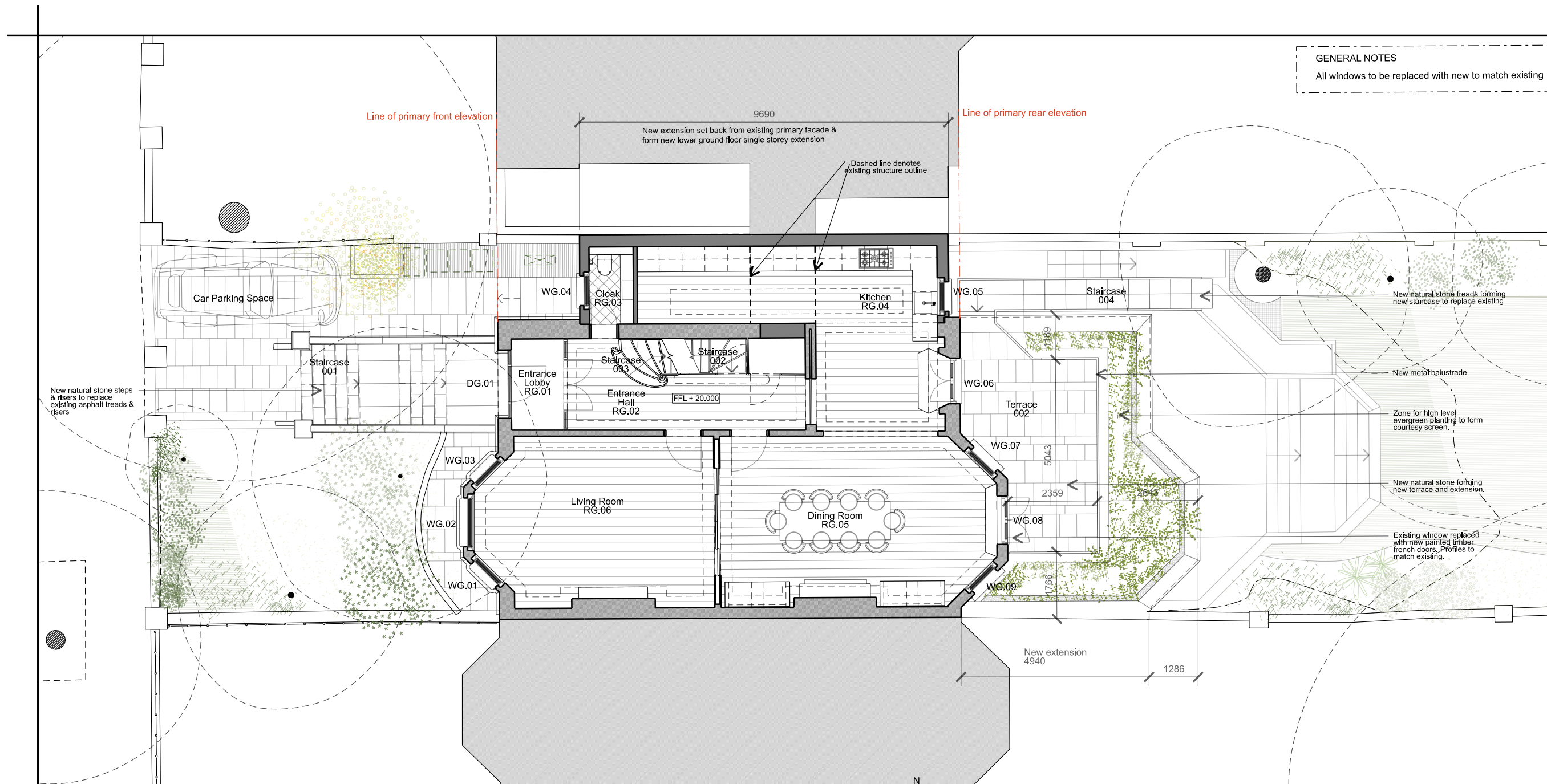
To Scale for Town Planning Purposes.  
Not For Construction

**FOR PLANNING**

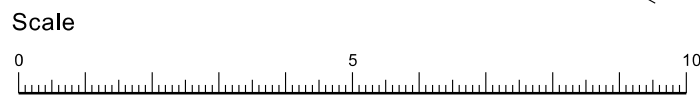
Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_

Project	13 Elsworthy Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Proposed Lower Ground Floor Plan	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/100/001	Revision
Scale	1:100 @ A3	Date Feb 21





GENERAL NOTES  
All windows to be replaced with new to match existing



To Scale for Town Planning Purposes.  
Not For Construction

**FOR PLANNING**

Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_

Project	13 Elsworthy Road London NW3 3DS
Client	Katya Gurova & Kevin Cornils
Title	Proposed Ground Floor Plan

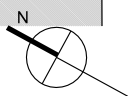
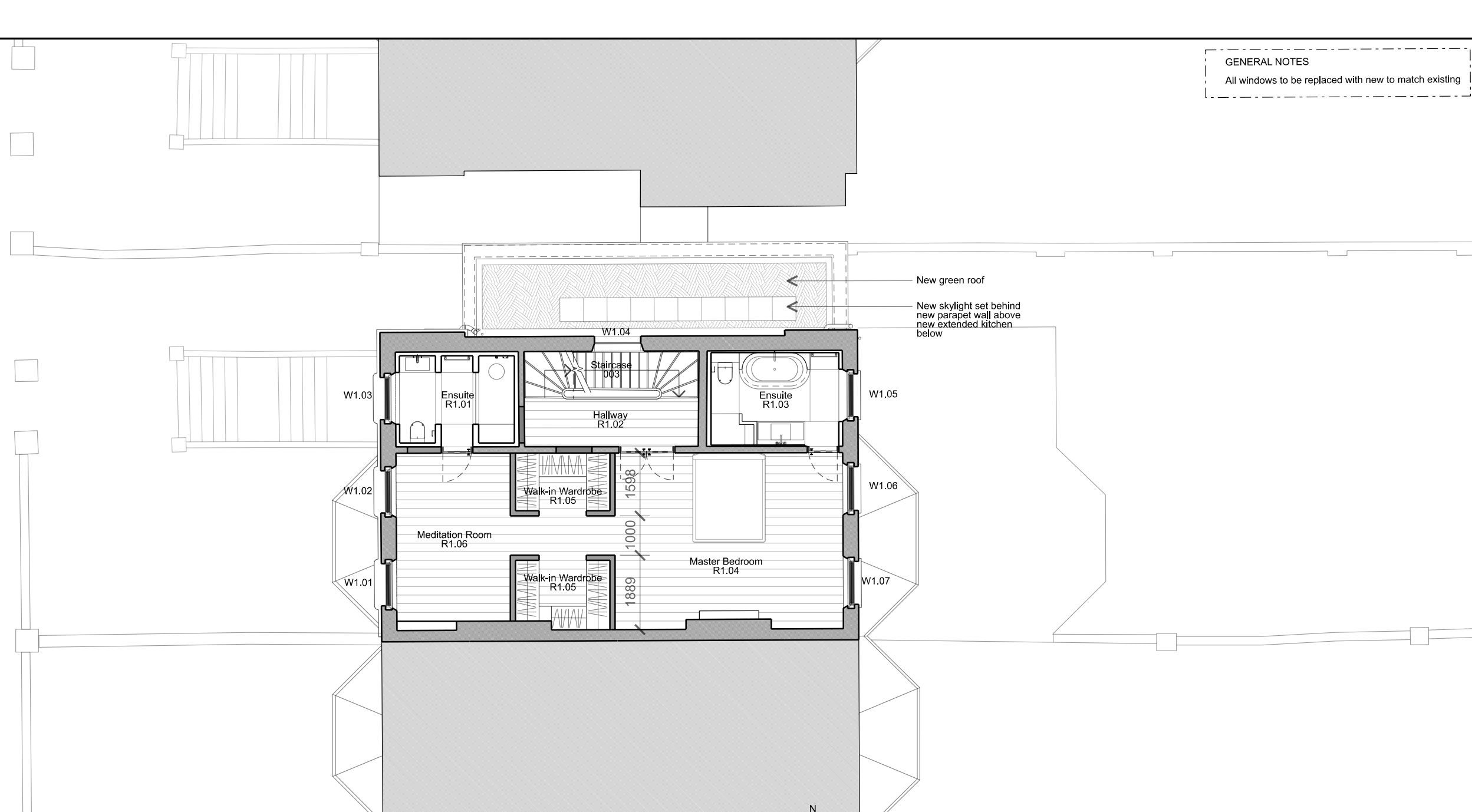
T: +44 (0)20 7937 7772 E: info@grovesnatcheva.com

**GROVES NATCHEVA ARCHITECTS**

6 Kensington Court Mews London UK W8 5DR W: www.grovesnatcheva.com

Drawing No	1163/P/100/002	Revision	
Scale	1:100 @ A3	Date	Feb 21

GENERAL NOTES  
All windows to be replaced with new to match existing



To Scale for Town Planning Purposes.  
Not For Construction

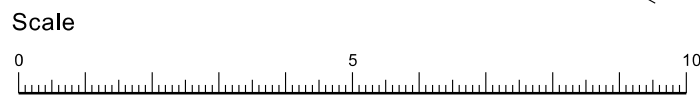
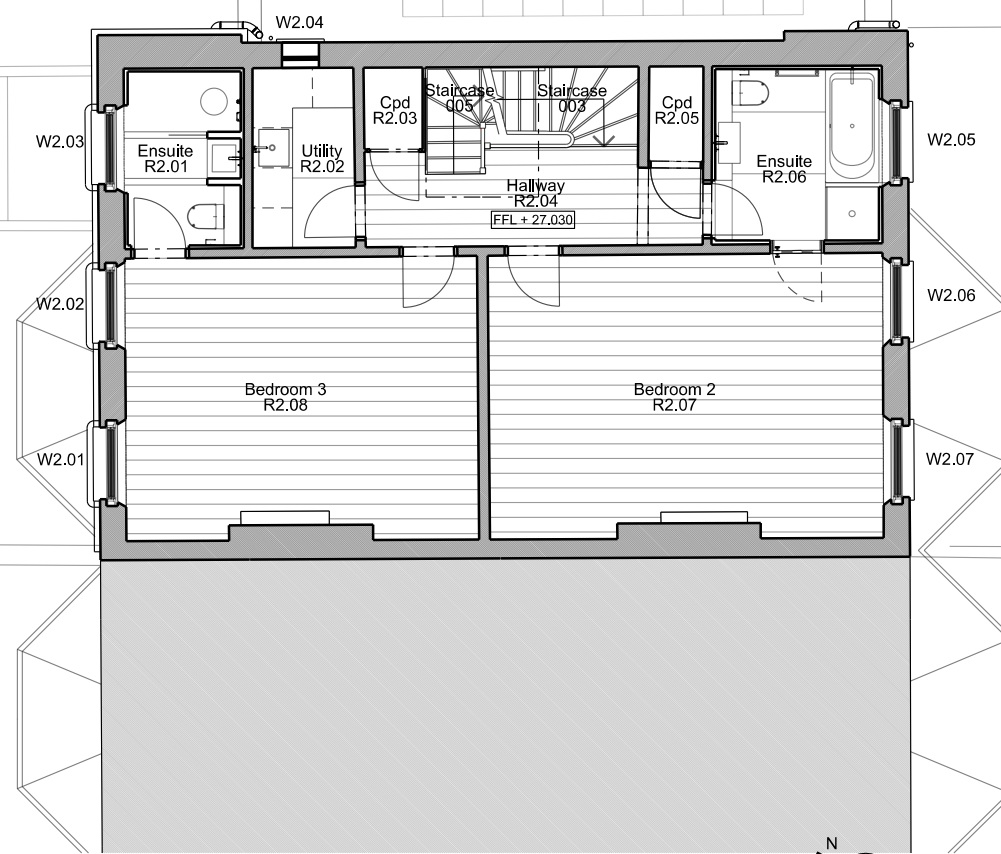
**FOR PLANNING**

Drawn By	Checked By
----------	------------

Project	13 Elsworthy Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Proposed First Floor Plan	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/100/003	Revision
Scale	1:100 * A3	Date Feb 21



GENERAL NOTES  
All windows to be replaced with new to match existing

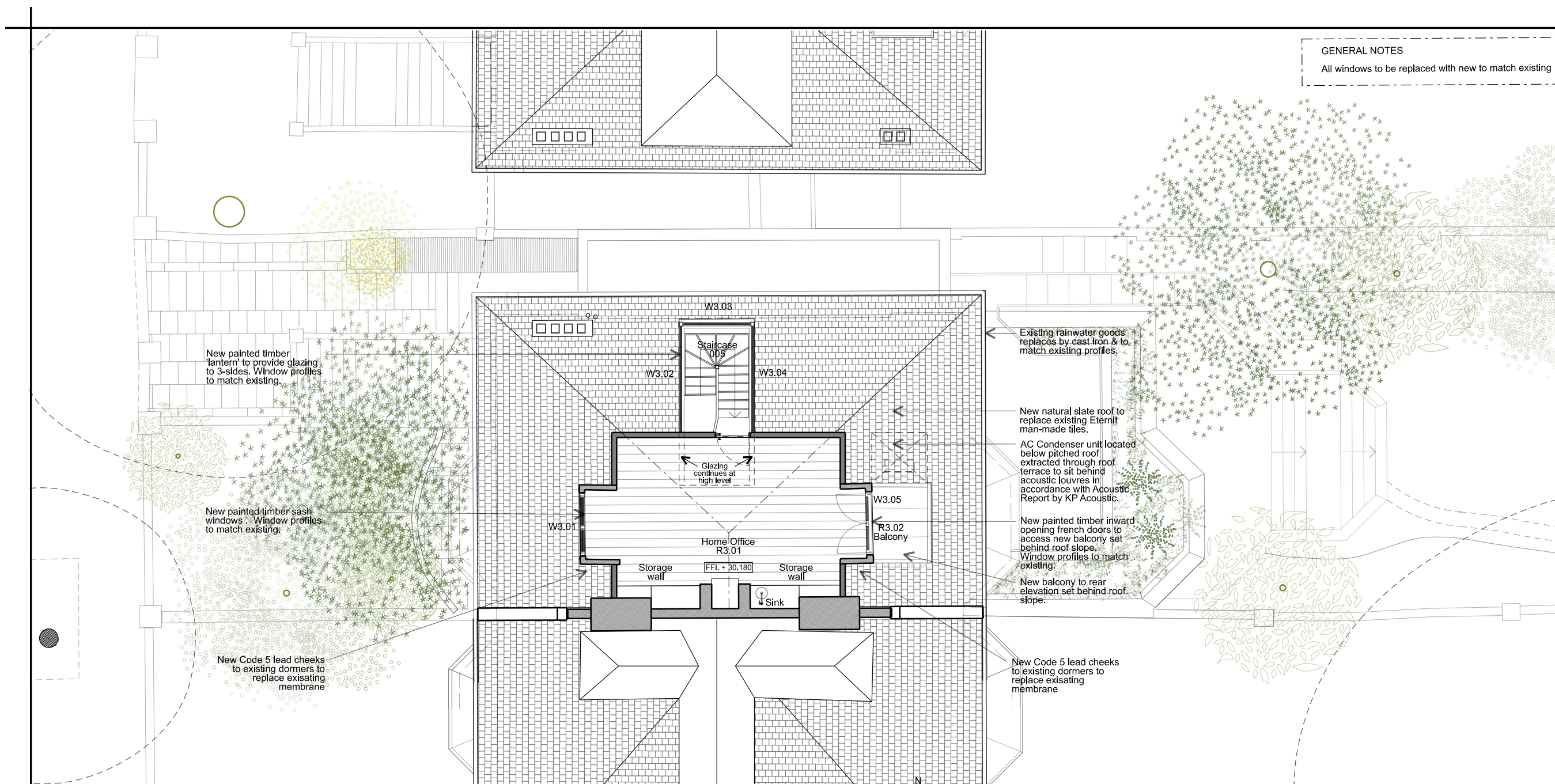


To Scale for Town Planning Purposes.  
Not For Construction

**FOR PLANNING**

Drawn By	Checked By

Project	13 Elsworthy Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Proposed Second Floor Plan	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/100/004	Revision
Scale	1:100 @ A3	Date
		Feb 21



GENERAL NOTES  
All windows to be replaced with new to match existing

New painted timber lantern to provide glazing to 3-sides. Window profiles to match existing.

New painted timber sash windows. Window profiles to match existing.

New Code 5 lead cheeks to existing dormers to replace existing membrane

Existing rainwater goods replaced by cast iron & to match existing profiles.

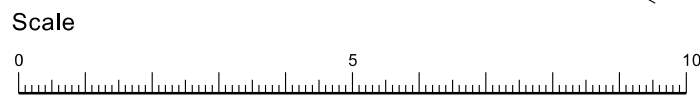
New natural slate roof to replace existing Eternit man-made tiles.

AC Condenser unit located below pitched roof extracted through roof terrace to sit behind acoustic louvres in accordance with Acoustic Report by KP Acoustic.

New painted timber inward opening french doors to access new balcony set behind roof slope. Window profiles to match existing.

New balcony to rear elevation set behind roof slope.

New Code 5 lead cheeks to existing dormers to replace existing membrane



To Scale for Town Planning Purposes.  
Not For Construction

**FOR PLANNING**

Drawn By

Checked By

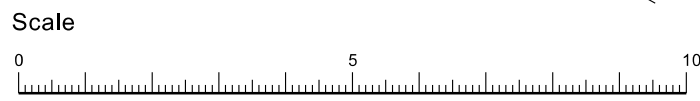
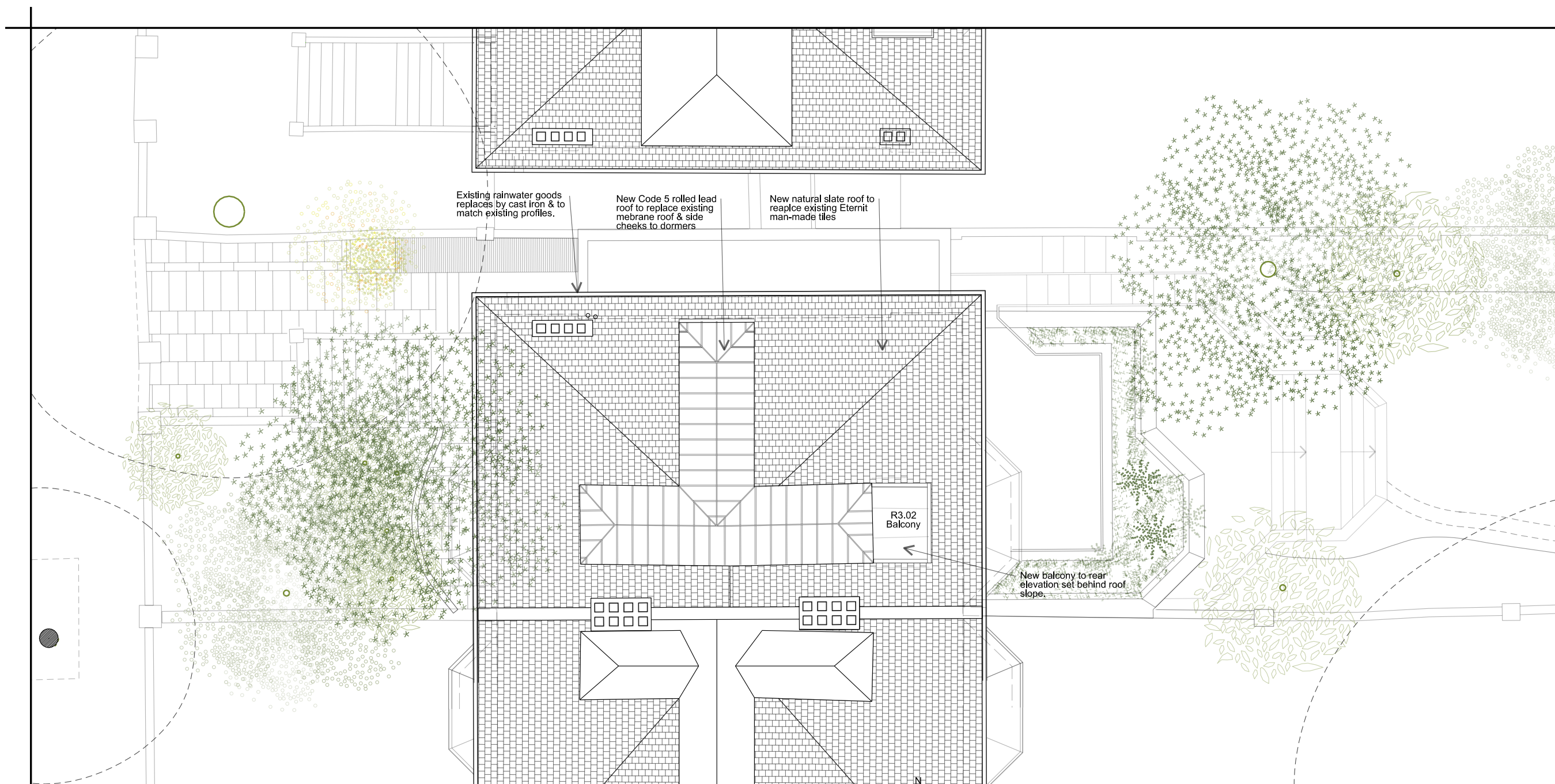
Project	13 Elsworthy Road London NW3 3DS
Client	Katya Gurova & Kevin Cornils
Title	Proposed Third Floor Plan

T: +44 (0)20 7937 7772 E: info@grovesnatcheva.com

**GROVES NATCHEVA ARCHITECTS**  
6 Kensington Court Mews London UK W8 5DR W: www.grovesnatcheva.com

Drawing No	1163/P/100/005	Revision
Scale	1:100 @ A3	Date
		Feb 21





To Scale for Town Planning Purposes.  
Not For Construction

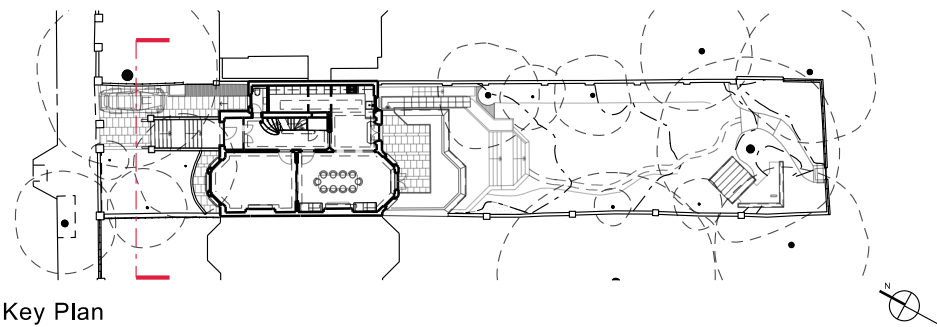
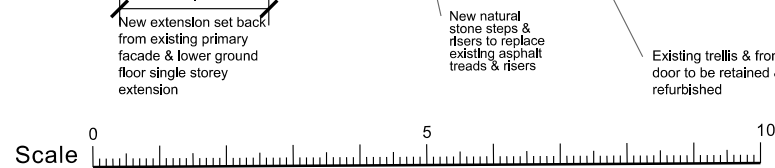
**FOR PLANNING**

Drawn By	Checked By
----------	------------

Project	13 Elsworthy Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Proposed Roof Plan	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/100/006	Revision
Scale	1:100 @ A3	Date
		March 21



GENERAL NOTES  
All windows to be replaced with new to match existing



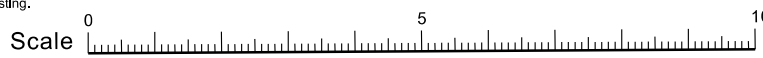
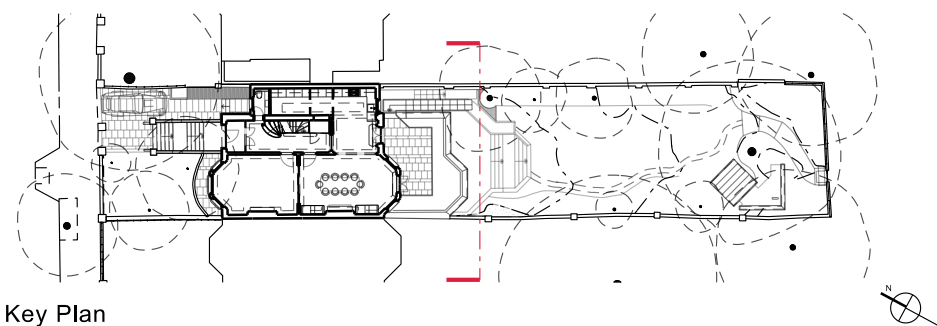
Project		13 Elsworth Road London NW3 3DS	
Client		Katya Gurova & Kevin Cornils	
Title		Proposed Front Elevation	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com	
<b>GROVES NATCHEVA ARCHITECTS</b>			
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com	
Drawing No		1163/P/100/007	Revision
Scale		1:100 @ A3	Date
			March 21

To Scale for Town Planning Purposes.  
Not For Construction

**FOR PLANNING**

Drawn By	Checked By

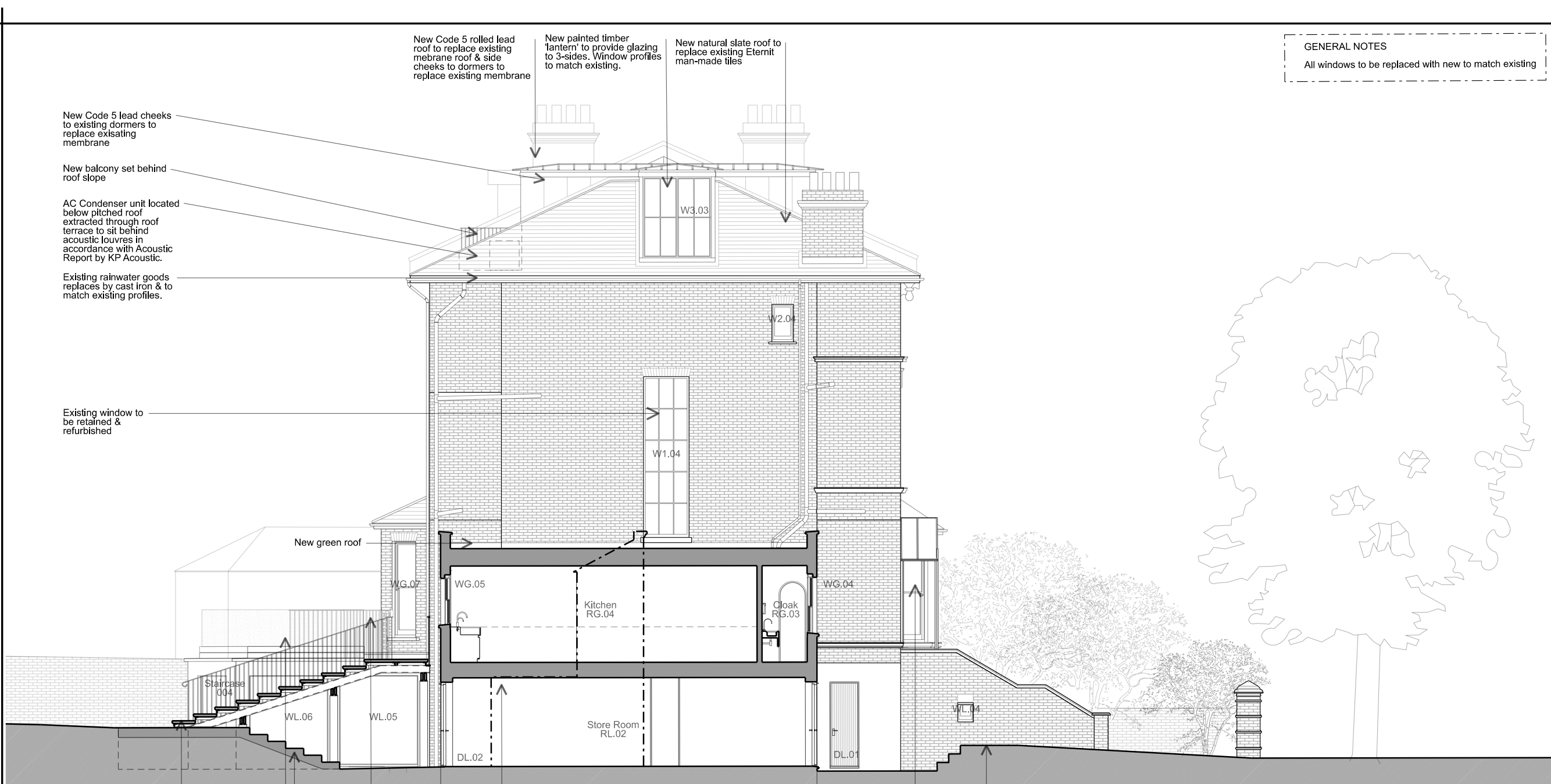




Project		13 Elsworthy Road London NW3 3DS	
Client		Katya Gurova & Kevin Cornils	
Title		Proposed Rear Elevation	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com	
<b>GROVES NATCHEVA ARCHITECTS</b>			
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com	
Drawn By	Checked By	Drawing No	Revision
		1163/P/100/008	
Scale		Date	
1:100 @ A3		March 21	

To Scale for Town Planning Purposes.  
Not For Construction

**FOR PLANNING**



GENERAL NOTES  
All windows to be replaced with new to match existing

New Code 5 lead cheeks to existing dormers to replace existing membrane

New balcony set behind roof slope

AC Condenser unit located below pitched roof extracted through roof terrace to sit behind acoustic louvers in accordance with Acoustic Report by KP Acoustic.

Existing rainwater goods replaces by cast iron & to match existing profiles.

Existing window to be retained & refurbished

New Code 5 rolled lead roof to replace existing membrane roof & side cheeks to dormers to replace existing membrane

New painted timber lantern to provide glazing to 3-sides. Window profiles to match existing.

New natural slate roof to replace existing Eternit man-made tiles

New green roof

Staircase 004

WL.06

WL.05

DL.02

WG.05

Kitchen RG.04

Cloak RG.03

WG.04

Store Room RL.02

DL.01

New natural stone treads forming new staircase to replace existing

Zone for high level evergreen planting to form courtesy screen.

New 1100mm high metal balustrade

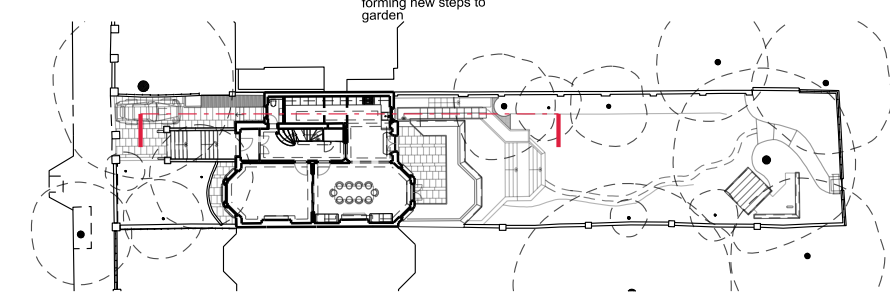
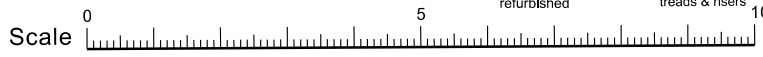
Dashed line denotes outline of existing structure.

9690

New extension set back from existing primary facade & form new lower ground floor single storey extension

Existing trellis & front door to be retained & refurbished

New natural stone steps & risers to replace existing asphalt treads & risers



Key Plan

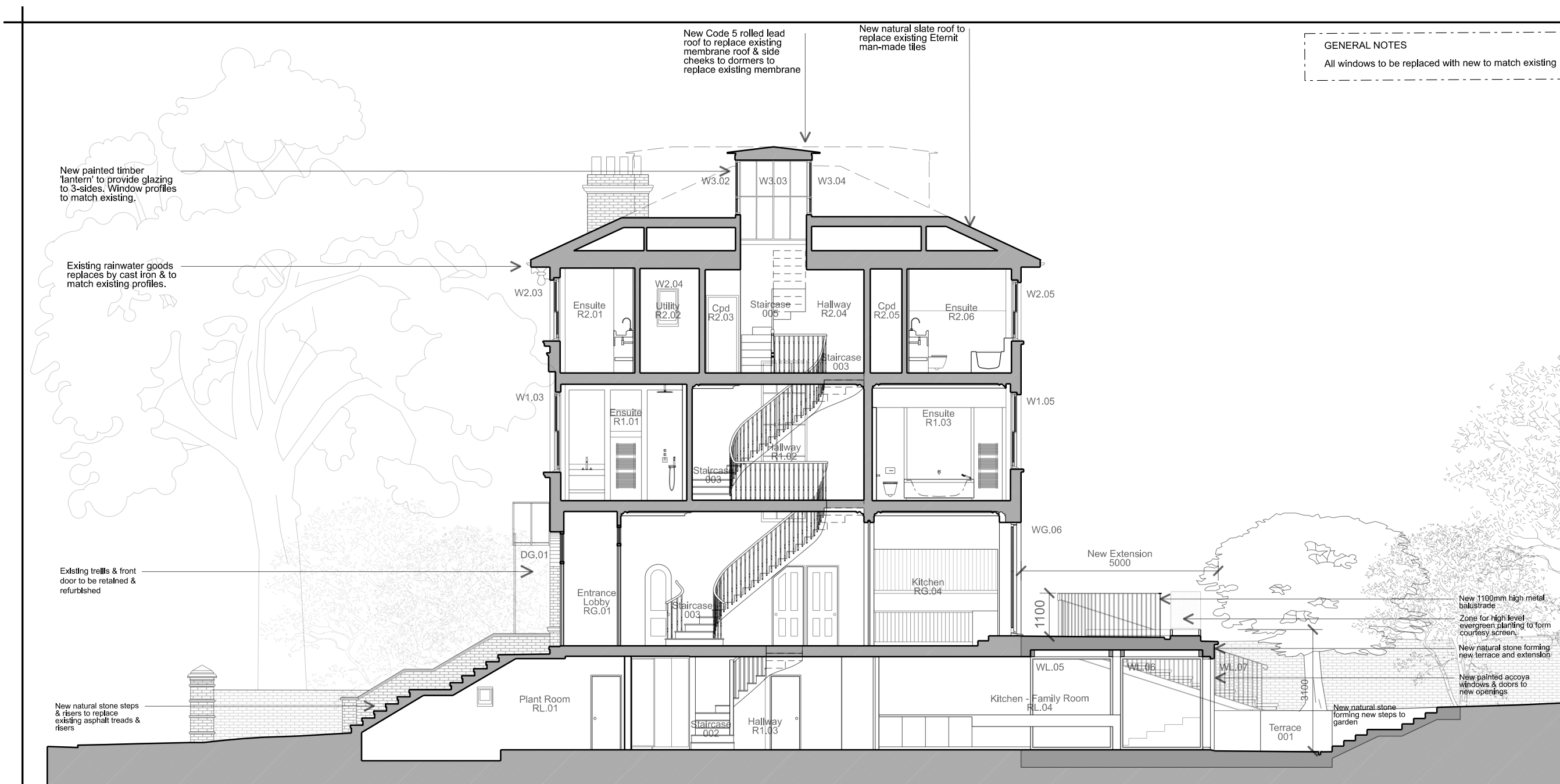
Project	13 Elsworth Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Proposed Side Elevation	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/100/009	Revision
Scale	1:100 @ A3	Date March 21

To Scale for Town Planning Purposes.  
Not For Construction

**FOR PLANNING**

Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_





GENERAL NOTES  
All windows to be replaced with new to match existing

New painted timber lantern to provide glazing to 3-sides. Window profiles to match existing.

Existing rainwater goods replaced by cast iron & to match existing profiles.

Existing trellis & front door to be retained & refurbished

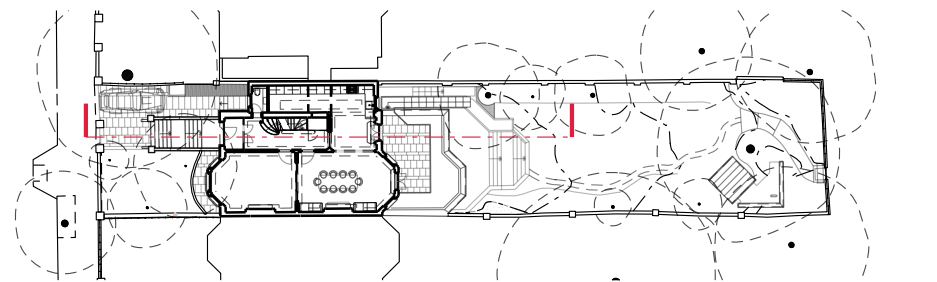
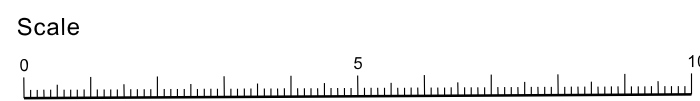
New natural stone steps & risers to replace existing asphalt treads & risers

New Code 5 rolled lead roof to replace existing membrane roof & side cheeks to dormers to replace existing membrane

New natural slate roof to replace existing Eternit man-made tiles

New 110mm high metal balustrade  
Zone for high level evergreen planting to form courtyard screen.  
New natural stone forming new terrace and extension  
New painted accoya windows & doors to new openings

New natural stone forming new steps to garden



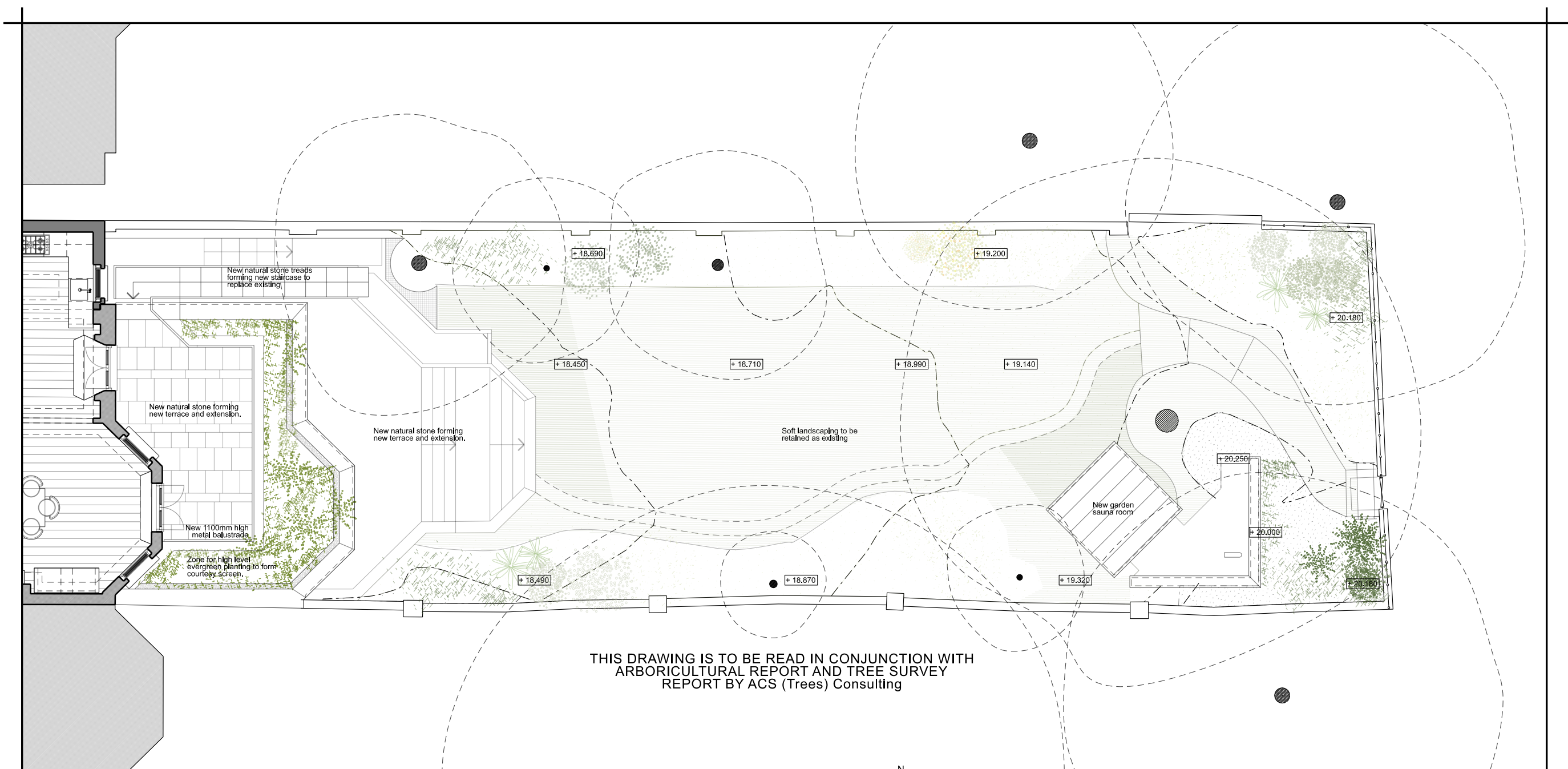
Key Plan

To Scale for Town Planning Purposes.  
Not For Construction

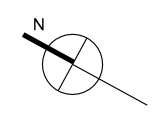
**FOR PLANNING**

Drawn By \_\_\_\_\_ Checked By \_\_\_\_\_

Project	13 Elsworthy Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Proposed Section A	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/100/010	Revision
Scale	1:100 @ A3	Date March 21



THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ARBORICULTURAL REPORT AND TREE SURVEY REPORT BY ACS (Trees) Consulting



To Scale for Town Planning Purposes. Not For Construction	
<b>FOR PLANNING</b>	
Drawn By	Checked By

Project	13 Elsworthy Road London NW3 3DS	
Client	Katya Gurova & Kevin Cornils	
Title	Proposed Landscape Plan	
T: +44 (0)20 7937 7772		E: info@grovesnatcheva.com
<b>GROVES NATCHEVA ARCHITECTS</b>		
6 Kensington Court Mews London UK W8 5DR		W: www.grovesnatcheva.com
Drawing No	1163/P/100/012	Revision
Scale	1:100 @ A3	Date Feb 21