

DESIGN AND ACCESS STATEMENT

31 ELSWORTHY ROAD, LONDON, NW3 3BT

BASEMENT EXTENSION AND SINGLE STOREY REAR EXTENSION



MARCH 2021 - REV A

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1. INTRODUCTION

This design and access statement has been prepared by BB Partnership Ltd as part of a planning application relating to 31 Elsworthy Road, London NW3 3BT.

This statement is to be read in conjunction with the following documents :

- Existing and proposed drawings (prepared by BB Partnership)
- Arboricultural Impact Assessment Report prepared by Landmark Trees
- Basement Impact Assessment prepared By Michael Barclay Partnership
- Noise Impact report prepared by Emtec
- Drawings and statement regarding the proposed swimming pool by Carnell Warren Associates

2. OVERVIEW

31 Elsworthy Road is a 3 storey (including the accommodation in the roof space) property on the south side of Elsworthy Road and is in use as a single-family dwelling house .

The property isn't listed but it is within the Elsworthy Road Conservation Area and makes a positive contribution to the townscape .

This report has been prepared as a supporting document to the planning application to seek permission for the following works to the existing property at 31 Elsworthy Road, London , NW3 3BT:

- Excavation of a single storey basement under the footprint of the existing property and to the front and rear garden including a lightwell
- Single storey rear extension at ground floor to the kitchen / reception room
- Removal of the bay to the rear elevation at first floor
- Infilling of existing windows opening at ground floor to the side elevation and creation of a new window openings
- Changes to rear fenestration
- Replacement of the existing garage doors

The proposed works will have minimal impact on the front elevation of the property other than the new garage doors.

The rear elevation will be improved by the removal of the brick bay at first floor, which was a late addition to the property and the new single storey extension will provide a modern extension to the rear elevation using glass and metal cladding which complements the rear elevation and is subsidiary to the main house.

In this document , we have included information on the historical context and explained the design proposals of the amendments listed above. The proposals are in keeping with design recommendations in the Elsworthy Road Conservation Area.



FIGURE.1: AERIAL SITE VIEW TAKEN FROM GOOGLE EARTH WITH THE SITE BOUNDARY SHOWN IN RED

3. SITE, CONTEXT AND HISTORY

3.1 Site Location

Elsworthy Road is a residential street situated to the north of Primrose Hill. The street comprises large properties of various designs including a mix of flats, semi-detached and detached houses. The area has a garden suburb character with greening from street trees, front gardens and communal gardens.

31 Elsworthy Road is located on the southern side of the road, the site has direct access onto Primrose Hill via a door in the boundary wall to the rear of the back garden. The property lies within the Elsworthy Road conservation area and was built by William Williet as one of the houses developed on the Eton College Estate between Lower Merton Rise and Avenue Road between 1902 and 1904.

3.2 History of the House

The house has undergone minor alterations; extension of the existing integral garage, addition of the ground floor bay window to the front elevation which was approved in 1958;

J8/4/15/5720

Alterations including new bay window and construction of new brick boundary wall at No. 31 Elsworthy Road, Hampstead.

A new garage has been added adjacent to the boundary with No.29 which was approved in 1979;

27617/R1

Removal of Existing Carport and erection of a new garage

3.3 Local Planning History

There have been a number of applications in the road which have included remodelling of the properties to provide additional accommodation at basement level and rear extensions.

No.35 Elsworthy Road

2014/54631/P - Excavation of Basement under footprint of house and rear garden

No.37 Elsworthy Road

2010/2459/P - Erection of Basement extension to rear

No.48 Elsworthy Road

2012/6173/P - Excavation to create Basement level to dwelling house



FIGURE.2: EXISTING SITE PLAN SHOWING THE PROPOSED SITE IN RED

4. SITE PHOTOGRAPHS



FIGURE.3: PHOTOGRAPH OF THE EXISTING FRONT ELEVATION



FIGURE.4: PHOTOGRAPH OF THE EXISTING FRONT ELEVATION LOOKING TOWARDS NO.29



FIGURE.5: PHOTOGRAPH OF THE EXISTING REAR ELEVATION



FIGURE.6: PHOTOGRAPH OF THE EXISTING REAR ELEVATION AND GARDEN

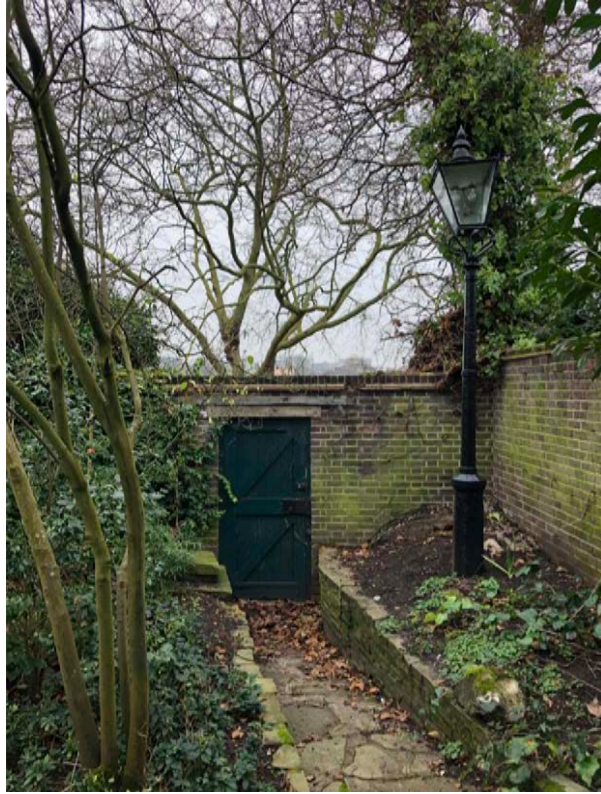


FIGURE.7: PHOTOGRAPH OF DOORWAY ONTO PRIMROSE HILL



FIGURE.8: PHOTOGRAPH OF DOORWAY FROM PRIMROSE HILL



FIGURE.9: PHOTOGRAPH OF THE REAR GARDEN

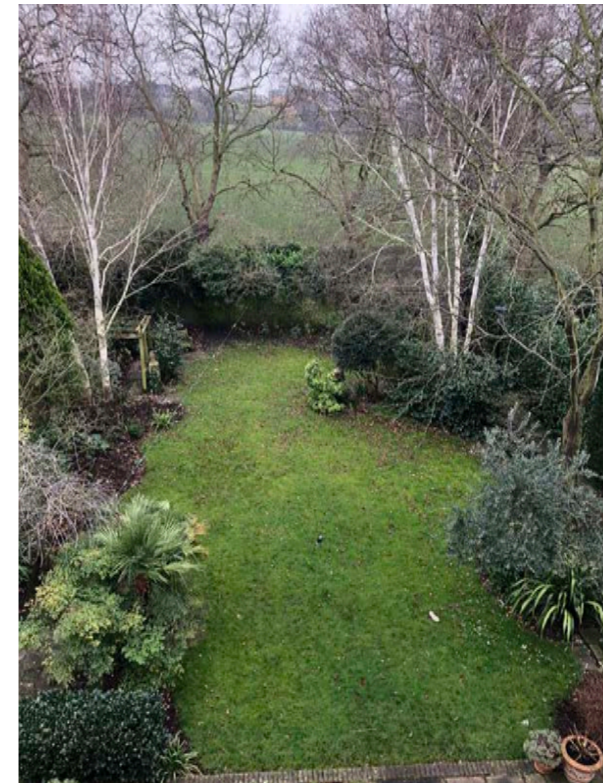


FIGURE.10: PHOTOGRAPH OF THE REAR GARDEN FROM FIRST FLOOR

5. DESIGN AND ACCESS

5.1 Use

31 Elsworthy Road will be used as a private family dwelling house .

5.2 Amount

The internal gross area of the existing building is approximately 636m²

The internal gross area of the proposed building is approximately 1091m²

5.3 Scale

The majority of the external alterations regarding scale would occur at the rear of the building.

The alterations to the scale of the building are as follows;

- Excavation of a single storey basement under the footprint of the existing property and part of the front and rear gardens including a lightwell to the rear.
- Single storey rear extension to the kitchen / reception room
- Removal of the bay to the rear elevation at first floor

We believe the proposed alterations have a positive effect in terms of scale and what it adds to the overall composition of the building .

5.4 Access

31 Elsworthy Road is positioned in an excellent location with easy access to all local amenities including shops and restaurants . It is a ten minute walk to Swiss Cottage Tube Station and a less than fifteen minute walk to St John's Wood Tube Station. There is direct access from the property onto Primrose Hill. The Bus routes are very well connected , and the bus stops are within a ten minute walk from the property. The front door is located at ground floor level which is accessed by 2 steps from the pavement . A secondary side entrance can also be accessed by 1 step from the side passage . The access to the property will not be altered as a result of the proposed works .

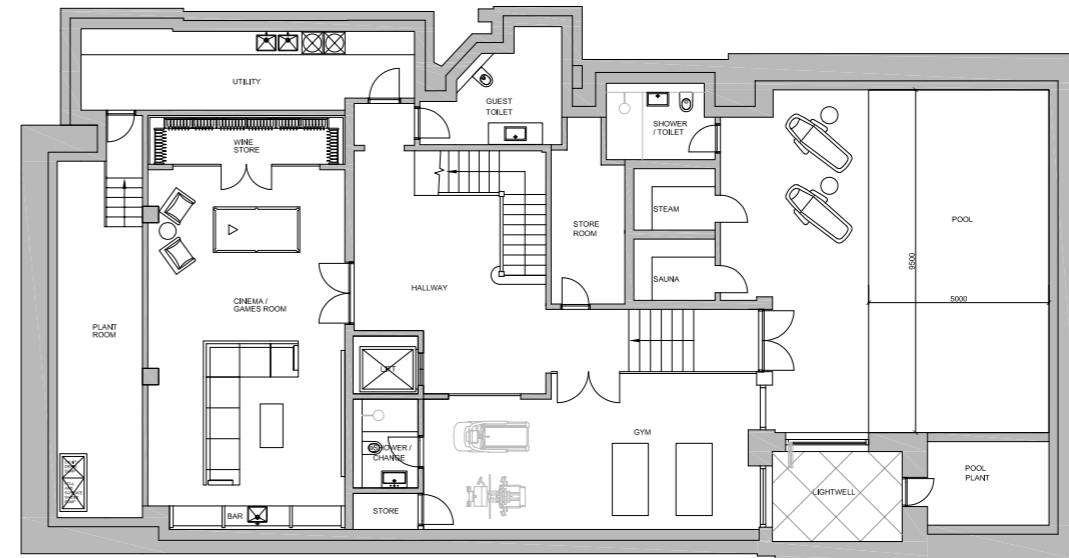


FIGURE.11: BASEMENT PLAN

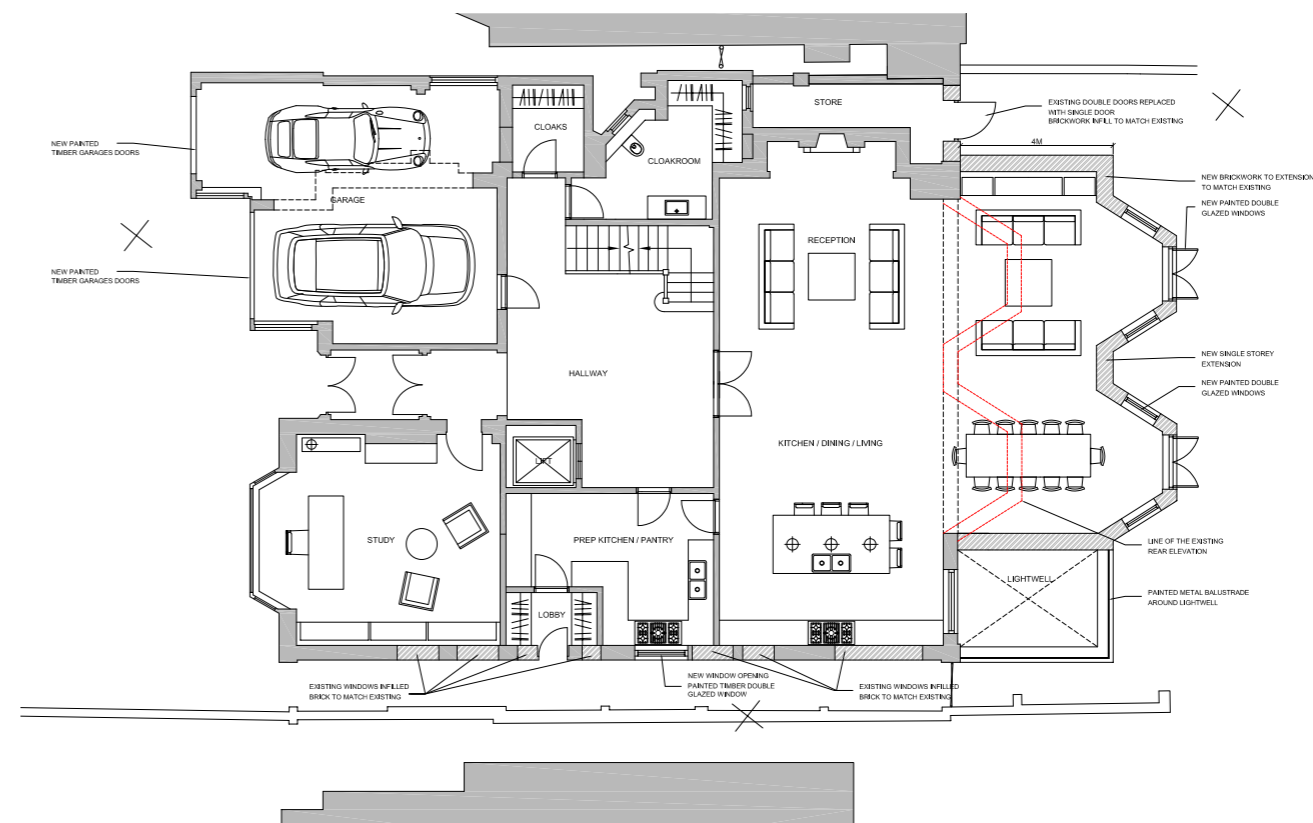


FIGURE.12: GROUND FLOORPLAN

5.5 Layout

Key elements noted below

Basement

This will contain a cinema / games room , wine store , utility room , plant room , storage room , guest toilet , pool plant room ,swimming pool , changing facilities , steam room, sauna , gym with changing facilities . Pool and gym both open onto the rear lightwell. Large windows will look onto the rear lightwell to maximise the natural light recieved by these rooms.

Ground Floor

This will contain a double integral garage , entrance hallway , dining room , guest toilet , cloaks storage , prep kitchen / pantry , large kitchen / living / dining room to the rear with access to the garden

First Floor

This will contain the master bedroom with 2no ensuite dressing rooms and an ensuite bathroom and ensuite shower room with a further 2no bedrooms with ensuites.

Second Floor

This will have a four bedrooms with ensuites and a teapoint / linen cupboard.

All floors will be served by a new passenger lift .

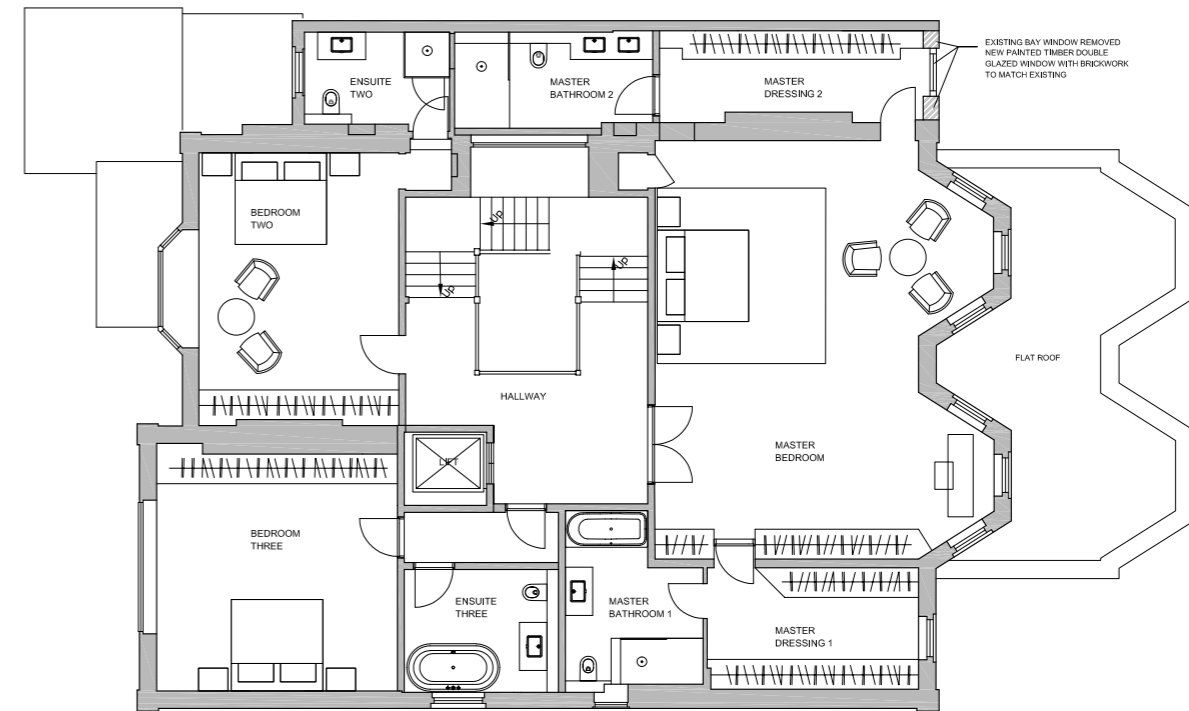


FIGURE.13: FIRST FLOORPLAN

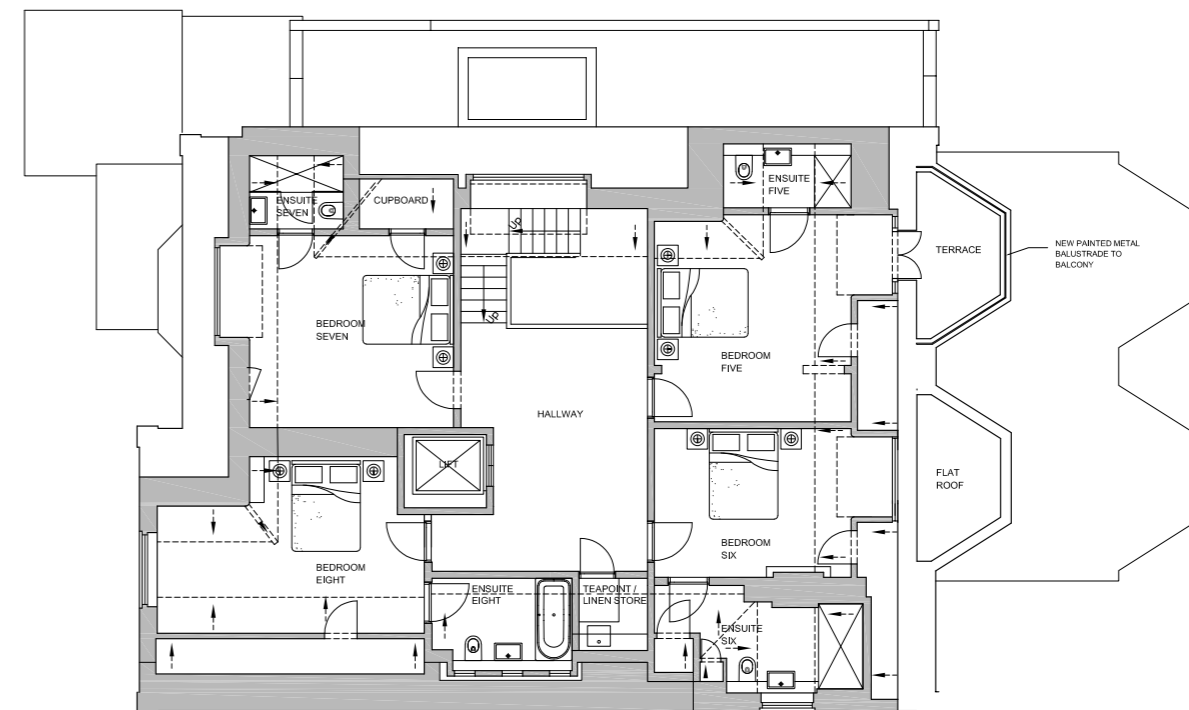


FIGURE.14: SECOND FLOORPLAN

5.6 Materiality and Appearance

- The only works to the proposed front elevation is to replace the existing garage doors with new painted timber doors.
- For the new extension to the rear , the design references the existing rear bay windows and is designed to integrate with the host building. The brickwork will match the existing brickwork and the windows will be painted double glazed timber french windows and fixed lights to match the style of the existing windows.
- Existing windows are proposed to be removed from the side elevation adjacent to the boundary with No.33 and infilled with brickwork to match existing and a new single window opening is proposed.
- The projecting bay to the rear elevation at first floor is proposed to be removed and replaced with a painted double glazed sash window and infilled with brickwork to match existing.
- The existing double doors to the ground floor store are proposed to be removed and replaced with a single door and infilled with brickwork to match existing.
- The window to the kitchen is proposed to be replaced with a painted timber double glazed window.
- The existing metal handrail to the 2nd floor balcony is proposed to be replaced with a painted metal balustade to provide a safe, secure amenity .



FIGURE.15: PROPOSED FRONT ELEVATION



FIGURE.16: PROPOSED SIDE ELEVATION

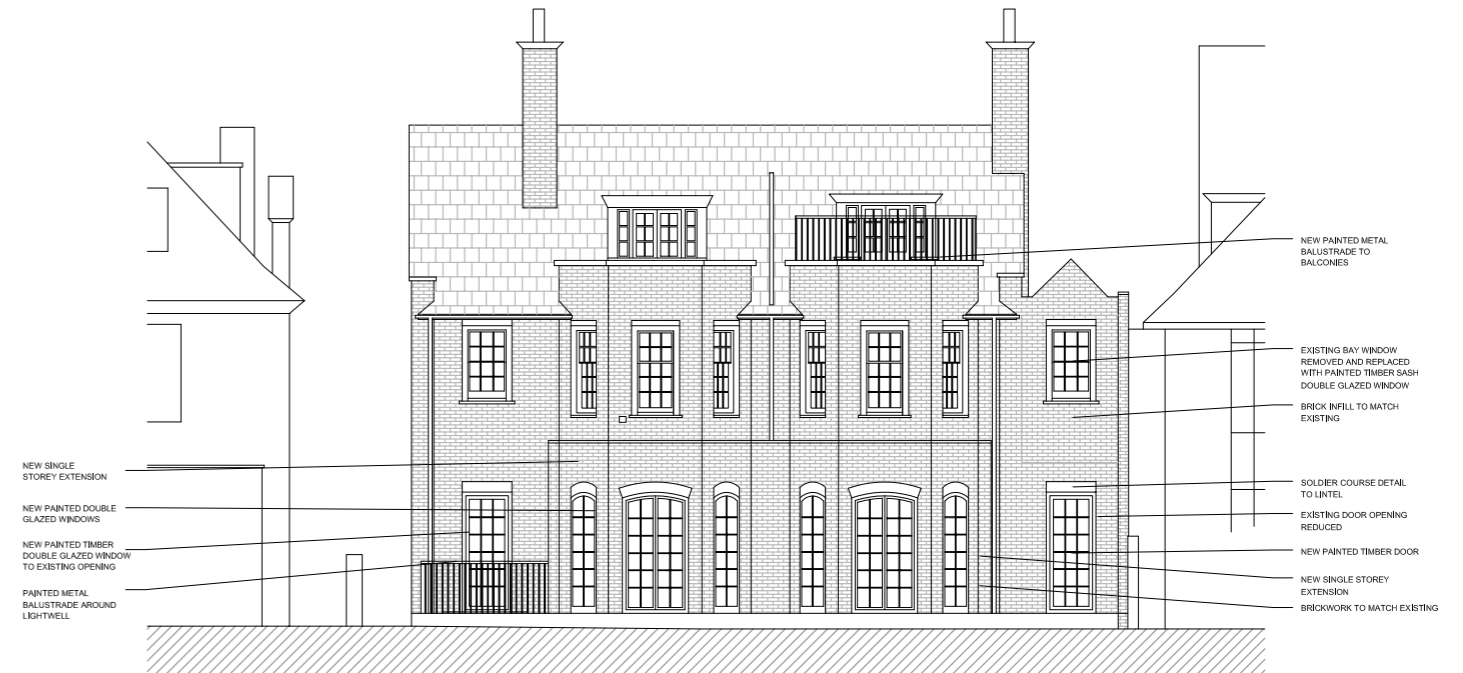


FIGURE.17: PROPOSED REAR ELEVATION

5.7 Landscape Proposals

For the full details of the tree survey and proposed tree removal please see the Arboricultural Impact Assessment Report by Landmark Trees. 8no existing trees are proposed to be removed as part of the development and they will be replaced with 19no new trees as shown on the Landscape scheme below.

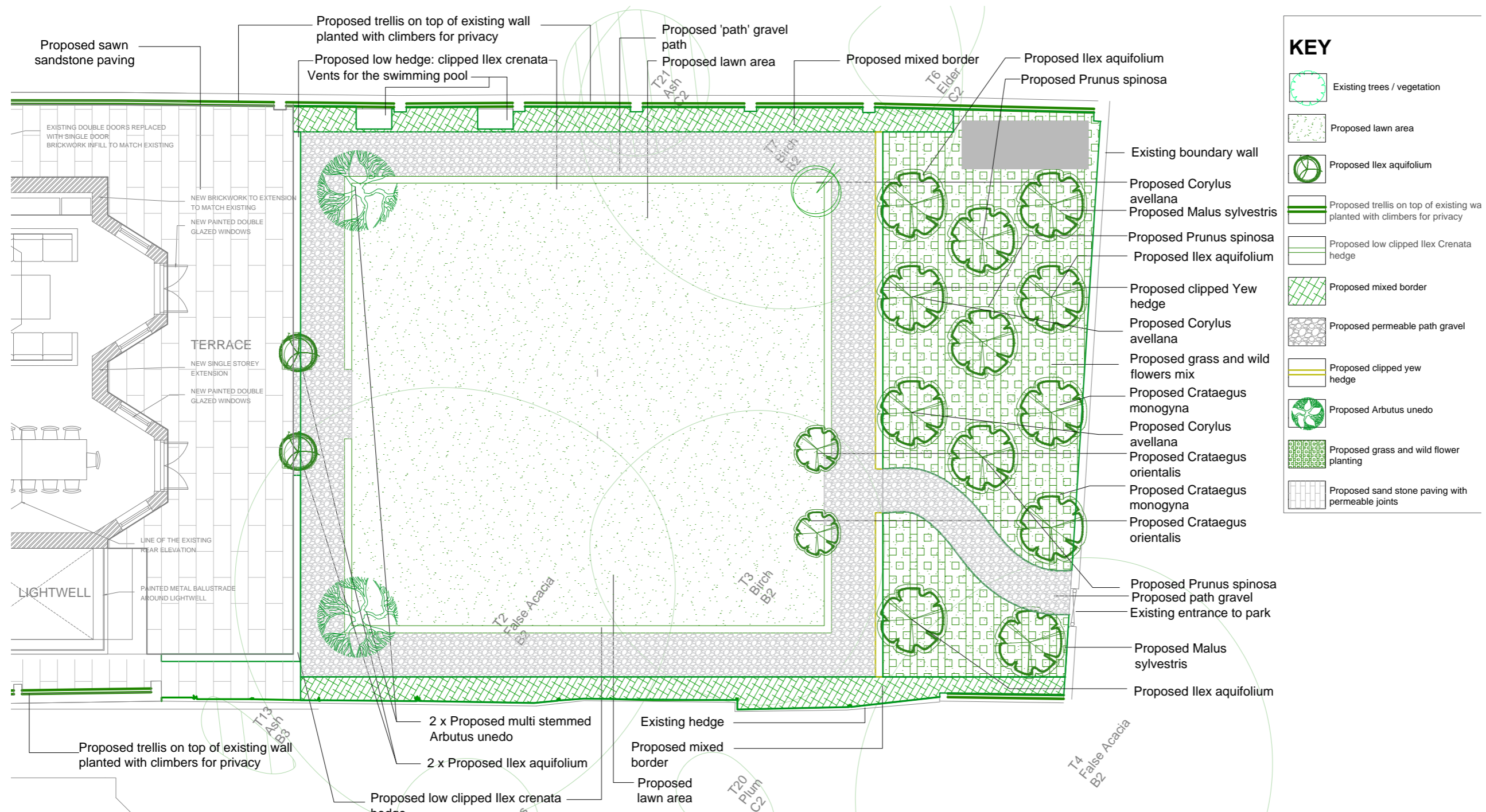


FIGURE.18: PROPOSED LANDSCAPE SCHEME FOR THE REAR GARDEN

6. OTHER MATTERS

Parking

The existing parking to the front driveway will remain unchanged.

Bin Storage

A bin storage arrangements will remain as existing.

Amenity

The amenity area will not be affected as it is proposed to reinstate the garden on top of the new basement.

Air Conditioning and Swimming Pool

A statement and drawings regarding the design of the plant for the swimming pool strategy have been prepared by Carnell Warren Associates.

A noise survey has been carried out and acoustic attenuation proposals have been designed to ensure there will be no noise disturbance suffered by the adjoining properties (see Noise Impact report prepared by Emtec).