

**FLAT 1, 16 ADAMSON RD, LONDON NW3 3HR**

**DESIGN & ACCESS STATEMENT**

The ground and lower ground floors of No 16 Adamson Road form Flat No 1 of three flats in the property.

No. 16 is the third house in a terrace of four on the south side of Adamson Road. Adamson Road falls within the Antrim Grove/ Antrim Road 1991 extension of the Belsize Conservation Area.

The Conservation Area statement describes the area as “having a pleasing distinctive and unspoilt character which together with adjoining gardens and allotments should be preserved or enhanced” and that the houses within the Adamson Road/ Crossfield Road/ Lancaster Grove area “form an intrinsic part of the western end of the Belsize Conservation Area and are typified by a distinct style of mid-19th century houses”.

These streets formed part of the Eton College Estate granted to the school by Henry VI. They were developed speculatively by a number of different developers in the 1870's and 1880's. There is a wide variety of building type and style. The houses are for the most part built of brick. The building line along these streets is generally consistent as are the heights of the buildings.

Adamson Road is a short, mainly residential road with semi-mature cherry trees planted on the pavement.

No. 16 has a very large lime tree in its short front garden which takes away the view of the facade. The ground floor is raised over a semi basement at the front which becomes ground level at the rear. There is an area at lower ground level at the front of the building.

The existing building is red brick on the street side with traditional windows. The rear is of London stock with red brick arches over doors and windows.

The house has had several alterations.

The proposals are only concerned with the rear elevation, mainly the lower ground floor. It is proposed to remove the small sash window tight against the boundary wall, together with the door and small window to the left of the door (viewed from the rear garden). This area is partly obscured from view by the stairs to the ground floor terrace. These would be replaced by one opening with a painted timber sash window to match the one directly above and to line through with the sash windows in the adjacent bay. This would allow the soil and vent pipe that comes from the top of the building to run straight and not turn across the ground

floor elevation where it is currently boxed in. This ground floor boxing could then be removed and the the original brickwork exposed. The brickwork around the new sash window would mirror that on the adjacent bay openings, with a red brick arch over.

The single door would be removed from the bay and the opening enlarged slightly with a red brick arch to match existing. Double painted timber and glass doors to match the ground floor bay doors would be installed.

The proposed alterations would enhance and not detract from the character of the area.

Pedestrian access to the property would remain as it is currently.



Existing Rear Elevation