

## Design & Access Statement



## Application Site

The site comprises a three-storey detached property on Eton Avenue's southern side. The building has been divided into four flats. This application relates to flat no.3 only.

The building is not listed but is located within the Belsize Conservation Area (refer to appendix) and identified in the conservation area statement as positively contributing to its character and appearance. The area was added to the conservation area in 1985—an extension to include Eton Avenue/ Fellows Road/ Lancaster Gardens to protect “distinctive groups of large detached houses and some terraces.”

The Belsize Conservation Area Statement notes that Eton Avenue and Strathray Gardens ‘are relatively quiet, straight residential roads of large, detached red brick houses. They were developed over a period of approximately fifteen to twenty years starting in 1885, with much of the development at the eastern end of the area being undertaken by William Willett and Son’. The conservation area statement identifies the houses on Eton Avenue ‘as predominantly of Queen Anne style but with groups of buildings showing some Arts and Crafts influences. However, as is typical of the period, there are a variety of domestic revival influences. The predominant materials are red brick, red clay tiles and tile hanging. These are contrasted with a variety of materials including London stock brick on upper floors, roughcast render and half-timbering to give visual interest. Despite the differences in the elevational treatment along the street, there are a number of recurrent themes: asymmetrical composition of the elevations, canted and curved bays, large slab chimneys, gables and white-painted timber casement and sash windows sub-divided by glazing bars into smaller panes.’

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FLAT 3, 5 ETON AVENUE LONDON NW3 3EL

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### Associated Documentation

This report should be read in conjunction with the existing and proposed sets of drawings.

### Associated Planning Guidance

The design proposal has been carefully considered with reference to the following documents:

- Camden Planning Guidance Design CPG1 July 2015 ; The relevant policies in the Camden's Local Plan 2017; Camden Planning Guidance Home Improvements.

### The Proposal:

**Local Context:** The flat is accessed directly from the communal staircase, with a balcony facing the rear elevation. The current brick wall balustrading on the balcony is weathered and shows signs of dampness overall.

The Applicant wishes to gain permission to replace the brick wall on the rear balcony by lowering it to match the already lowered section to the sides, reinstating the coping stones, and building wrought iron decorative railings to act as balustrading.

The proposed wrought iron railings are in keeping with the area's neighbouring properties, surroundings, and character.

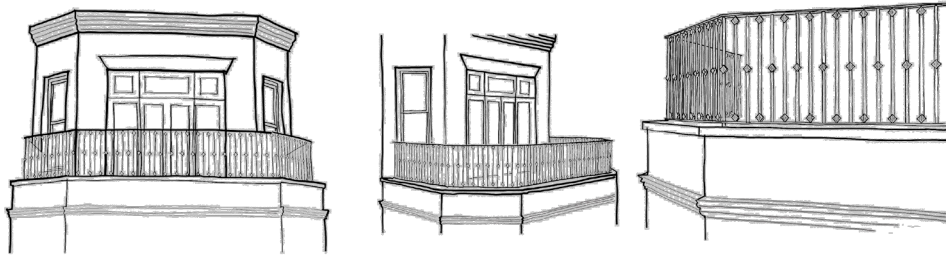


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## Conclusion:

We believe the design of the railings to the rear balcony has been sensitively considered and respects the requirements of the planning policy of the local authority. The existing masonry wall is weathered and damp, obstructing the view, and is considered to have little architectural integrity. The proposal provides a consistent design language for the elevation.



We have approached this design by addressing 3 key issues that we feel will guide the council in their decision.  
 The scale and appearance of the proposal.  
 The impact upon the surrounding area and adjoining neighbours.

The rear elevation of Eton Avenue shows both railings and brick balustrades to the rear balconies. These proposed railings will have little impact on this rich texture, and the materials will contribute to the area's integrity and character or appearance.

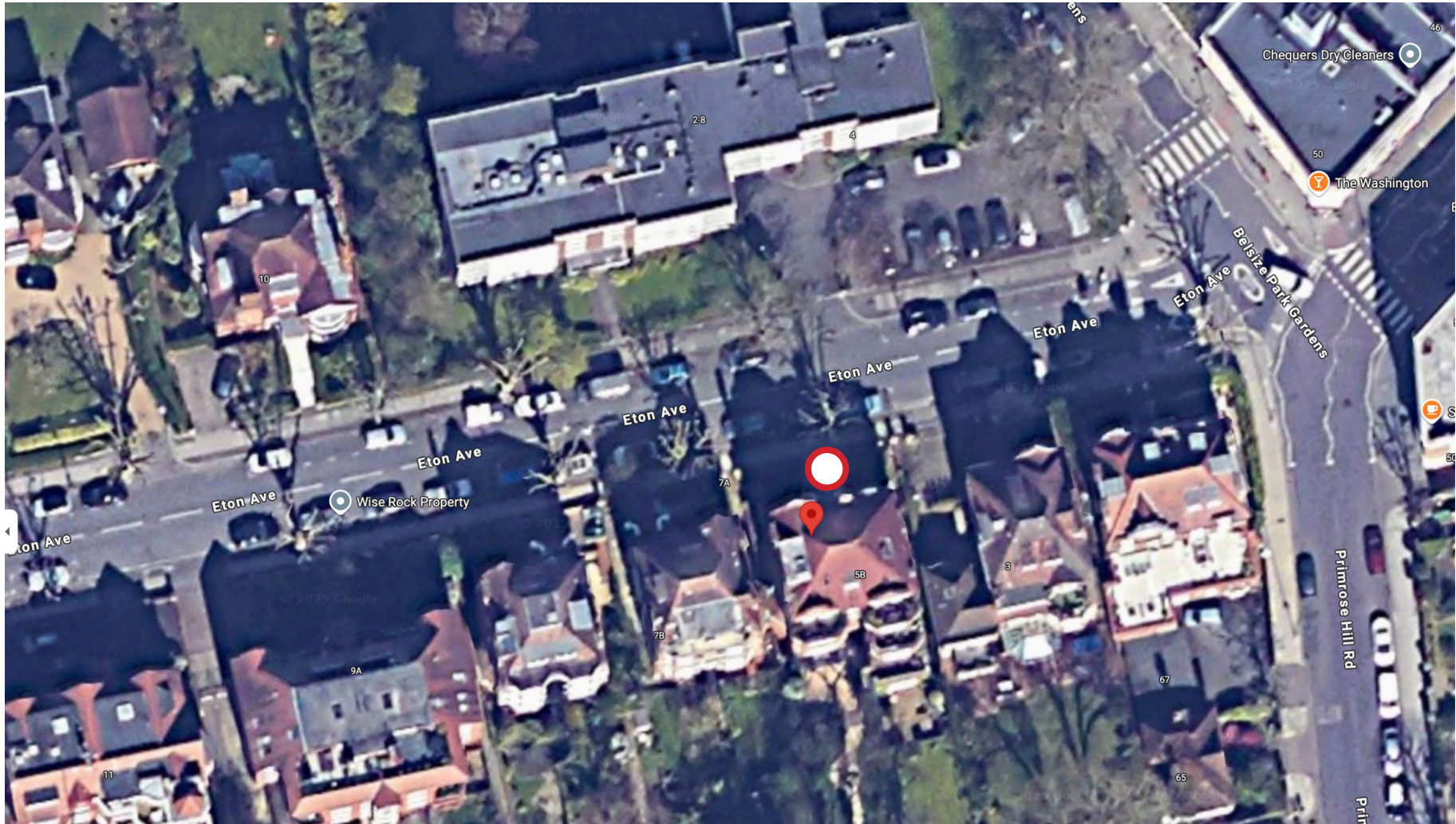
There ought to be no amenity issues arising from this change.

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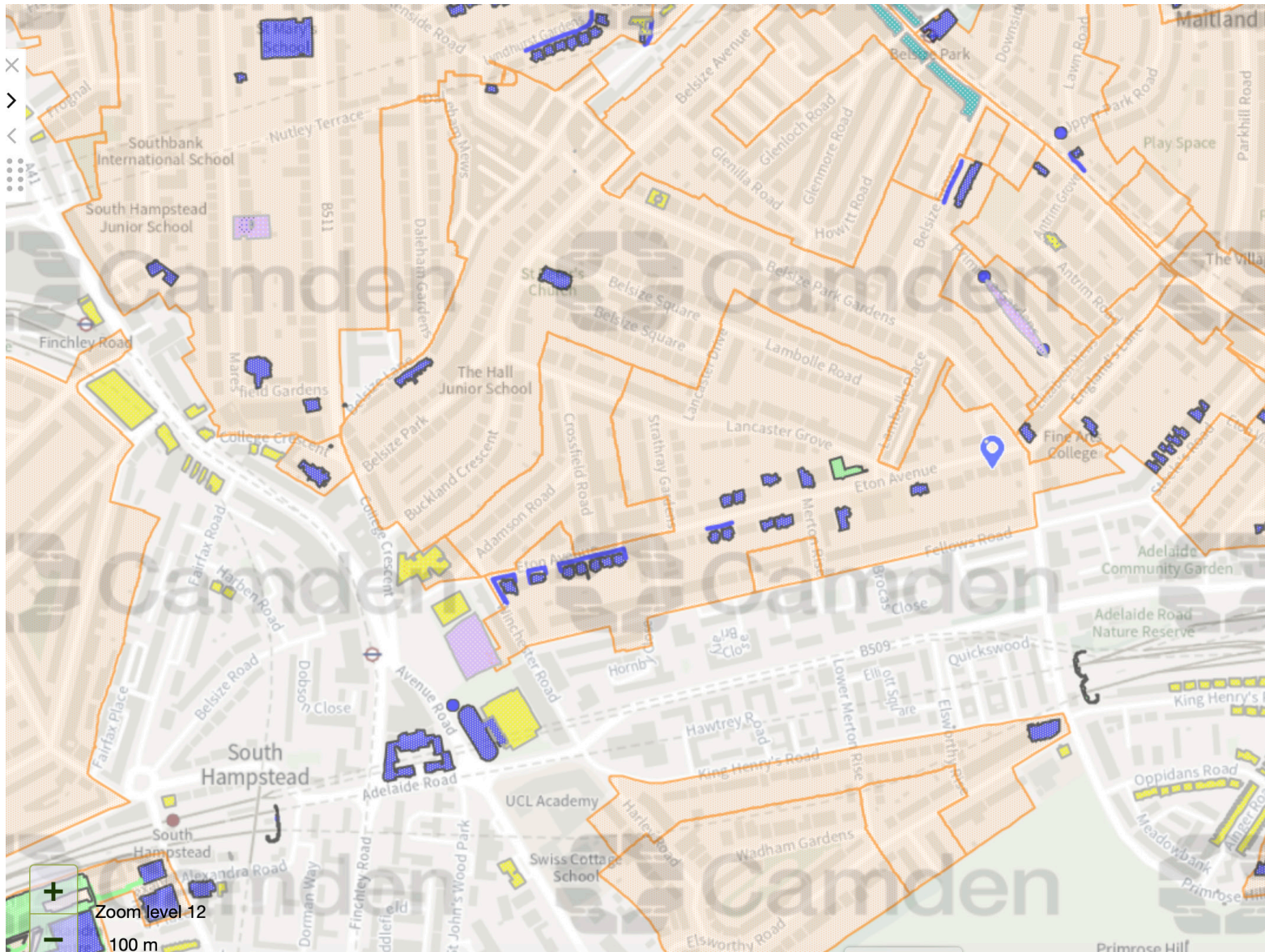
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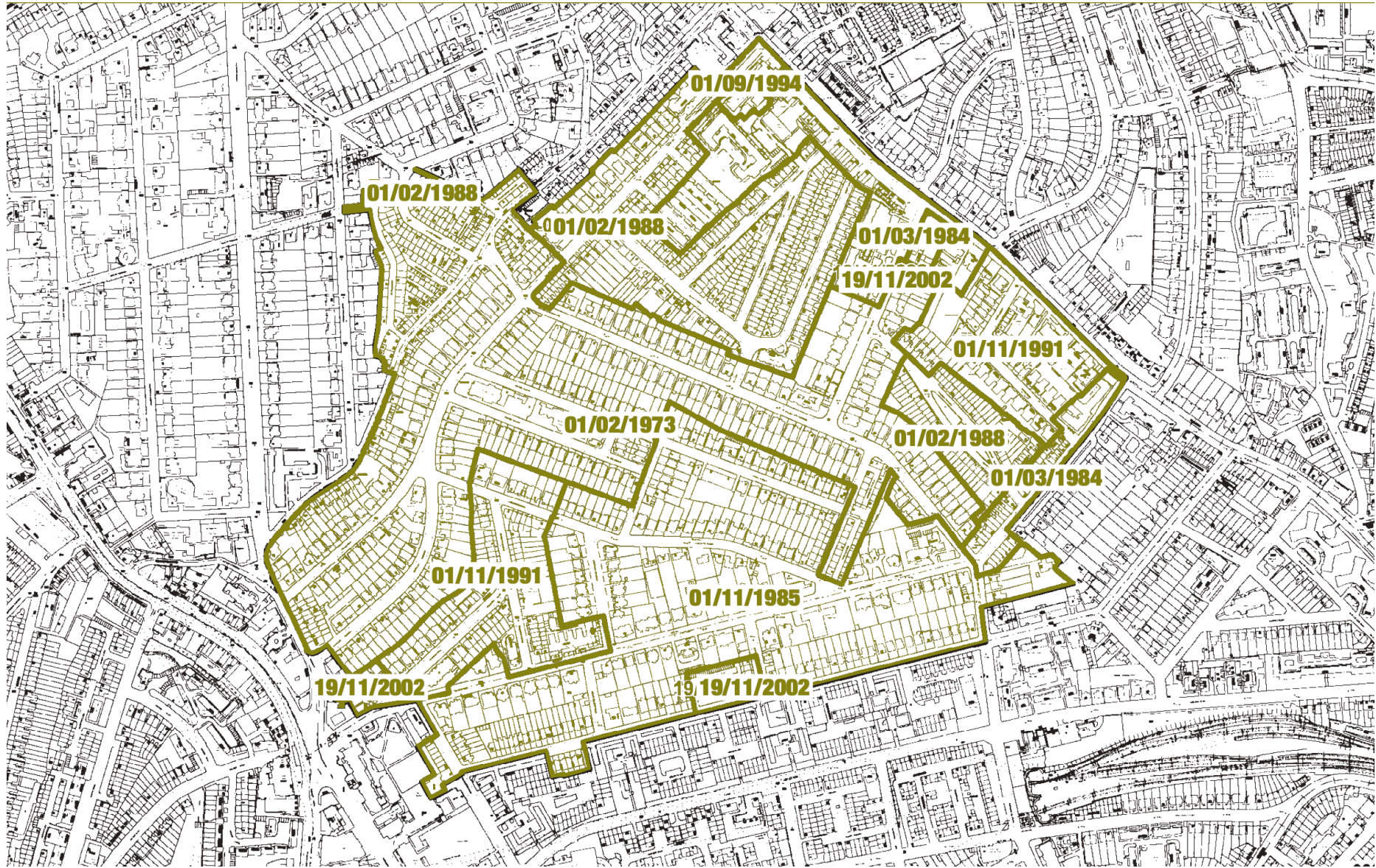
Map layers 

-  CamdenConservation
  -  LocalList
    -  Building or Group of Buildings
    -  Natural Features or Landscape
    -  Street Feature or other Structures
  -  ListedBuilding
    -  Grade I
    -  Grade II
    -  Grade II\*
  -  ConservationArea
-  Administrative
  -  Ward
  -  Ward Pre 2022
  -  Camden Boundary
    -  Region
    -  Region

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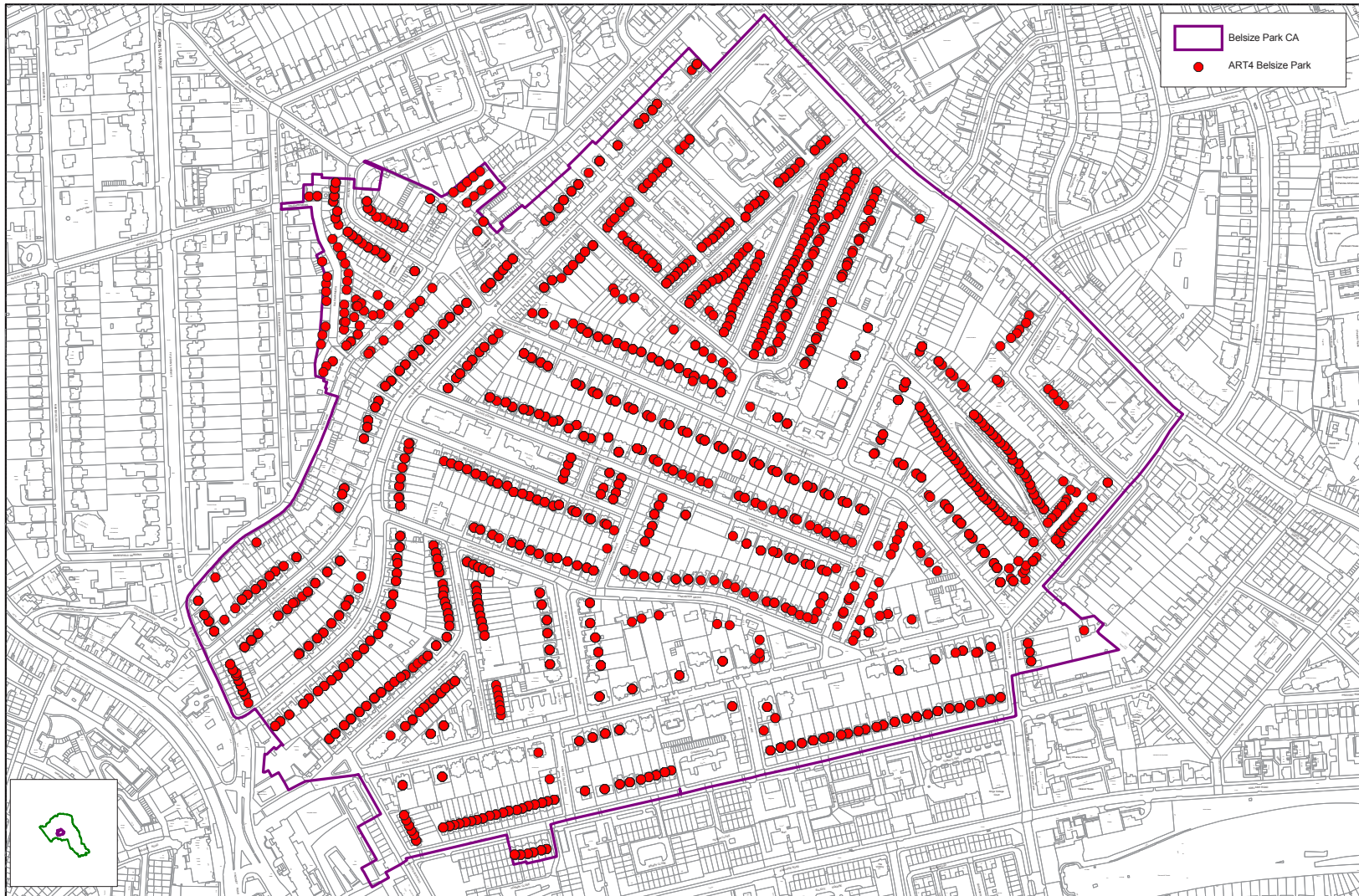
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**Article 4 Belsize Park CA**



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Scale 1: Not Usable Scale

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