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Design & Access Statement

Attn: Camden Council
Project: Alterations to access arrangements
Site Address: 9 Eton Avenue London NW3 3EL

Introduction and description of proposal:

The proposal is to provide an additional entrance door to serve the upper floors of the property in place of an existing window. The Edwardian detached property is located on 9 Eton Avenue, within the Belsize Park Conservation Area of the London Borough of Camden.

In compliance with policy DP24 - securing high quality design, the detailing and materials of the proposed entrance door will respect the local character of the host property and surrounding area. The new entrance door is proposed to be of a similar style, appearance and proportion to the existing entrance door. The detailing and materials of the new door will closely match the joinery, framework and reveals, and decorated lintels of the existing property, so far as practicable. This ensures that the proposed door is sympathetic and sensitive to the original dwelling house and neighbouring properties and will preserve the character and appearance of the Conservation Area.

Access:

In the proposal the existing entrance door will provide private access to the raised ground floor flat, the proposed new door will provide access to the upper floor apartments. The access arrangements of the property will be significantly improved by providing the additional door by allowing the occupants and users increased privacy and security. This will greatly enhance the amenity and enjoyment of the existing building for the occupants and users.

The proposal conforms with the policies set out in the Camden UDP, Core Strategy and Urban Design Guide documents and London Plan. In particular, the design respects the principles laid out in the following policies:

DP24 - Securing high quality design
DP25 - Conserving Camden's heritage
Belsize Park Conservation Area statement

Conclusion

We believe that the above proposal is of high quality, both in terms of design and materials and proposes a minor sympathetic alteration to the host property that will respect the local character of the surrounding area.