

Flat 2, 51 Eton Avenue, London, NW3 3EP.

DESIGN & ACCESS STATEMENT FOR PROPOSED SIDE-RETURN EXTENSION

Flat 2 consists of the ground floor and lower ground floor of a five-storey mansion block at 51 Eton Avenue. The maisonette has exclusive access to the rear garden of the property.

The property is located within the Belsize Conservation Area. The Belsize Conservation Area Statement describes Eton Avenue on pp20-23, under "Sub Area Three". No. 51 is mentioned as part of a "*group of Willet houses of different designs, with consistency of height, materials and boundary walls*".

The application proposes a single-storey side-return extension at the rear of the property to replace an existing lean-to structure.

1. Amount

The proposed extension adds around 6.5sqm of internal floor space to the lower ground floor of this family home, allowing the creation of an en suite bathroom to the main bedroom.

2. Layout

The proposed extension occupies the side-return space between no. 51 Eton Avenue and the adjacent building. It replaces an existing structure on this site, and as such there is no increase to the building footprint.

3. Scale

The proposed side-return extension is subservient to the main building in scale and positioning.

The proposal replaces an existing lean-to garden structure (at the rear), and part of a bin store (to the front), which fill the side-return between no.51 and the adjacent building. The extension proposes a slight increase in height at the rear, above the existing roofline of the lean-to structure, however this does not extend above the parapet of the existing structure to the front.

The proposed extension is therefore not visible from the street, and has no impact on the frontage of the building, including the boundary treatment. As such we consider that the proposal would have a minimal, if any, impact on the Conservation Area.

4. Landscaping

No changes to landscaping are proposed.

5. Appearance

The proposed finishes will closely match the existing wherever practicable. The rear external elevation is

proposed as red brick to closely match the existing external elevation of the main property, and the roof is proposed as standing seam zinc, which will be similar in colour and appearance to the existing bituminous roofing. The proposed new roof light will be in obscured glazing.

6. Use

No change of use is proposed. The proposed extension enlarges the usable internal floor space of the lower ground floor, to create an en suite bathroom.

7. Access

Access to the property is unchanged and the proposal does not affect access to any other property.