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Planning Dept

Flat 2  
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## DESIGN AND ACCESS STATEMENT

### PROPOSED REAR SINGLE STOREY EXTENSION

Pevsner's description of Eton Avenue in The Buildings of England ( London North) series States *Eton Avenue continues Englands Lane, is the latest and most characterful part, a Willett development begun in 1886 with houses designed by H B Measures, their terra cotta trimmings and shaped gables acknowledging the artist trends of the 1870s..*

The building lies within the Belsize Park Conservation Area.

The main building of No 32 displays all those characteristics, however in the 20<sup>th</sup> century there have been several rear extensions that do not emulate the artistry of the original building.

The property was divided into flats some time ago and a simple brick, flat roofed single storey extension was added to the rear of Flat 2 creating a living room with views across the communal, secluded garden.

The proposal is to enlarge the existing single storey extension by widening the building by (approx 2.8m) creating a larger and better proportioned living room.

This larger space will have large opening doors onto the garden, allowing the introduction of an additional bedroom to the inner space.

The existing large fig Tree will be retained against the flank wall of the extension to maintain the leafy green nature of the area.

The existing access to Flat 2 remains unaltered, along a level paved walkway to the side of the building.

The existing parking bays in the front garden area will also remain unaltered, along with the current waste and recycled bin storage areas.

The proposed rear / side extension is not visible from the street and does project any further into the plot.

Alan Gosling MRICS

