

DESIGN AND ACCESS STATEMENT

43 Eton Avenue, London NW3 3EP

The Property

The property is a large redbrick building standing on the southern side of Eton Avenue built c.1890 by Harry Measures. The house is Grade II listed and is within the Belsize Park Conservation Area.

Planning History

From the planning history provided it seems that the property was converted to 4 No. flats and a maisonette with the benefit of a planning permission granted in 1956 (ref: TP/7902/NW/271) and a second subdivision was approved in 1973 (ref: CTP/H8/4/4/15510(R)) for conversion to 7 self-contained flats

There have also been permission for works to the property, in particular two consents referring to a grant in 1989 for a side dormer and front roof light (ref: PL/8905184/H8/4/4) and for patio doors to the rear elevation in 1992 (ref: 9200687)



Overview of proposed changes and materials

Basement

- New small window to side elevation to allow natural light into an existing shower room. The window will be 1800mm from finish floor level. Materials will be timber framed, painted finish and with obscure double glazing.

First Floor Rear Flat (Flat 4)

- New painted timber framed window to side elevation to allow natural light into the existing bathroom. It will be an inward opening casement window to allow maintenance from the inside, without the need of scaffolding onto the neighbouring property. There are casement windows on the front elevation of the property. The window details and proportions will resemble the existing as much as possible.
- Refurbishment of the interior of the flat, mainly affecting the changes done during the 1950's and 1970's conversions.
- Partitions built during these conversions will be removed and new ones built in new position.
- Wall between living room and kitchen, which was built as part of the 1950's conversion (see hatched wall in the plan attached) will be partly removed to create a direct connection between the 2 rooms and at the same time create better storage in the flat.
- Upgrade the sound insulation between the flat and the one below by adding a layer of acoustic material on top of the floor boards.
- The intention of the refurbishment is to upgrade the general standard of details throughout the flat. To try to reinstate, where possible, the original features of the building which were lost or changed during the previous interventions and at the same time, improve the layout to suit modern standards of living.

Sustainability

New windows will be double glazed and to the current standards of building regulation. By bringing natural light and ventilation to otherwise internal rooms, energy savings will be made

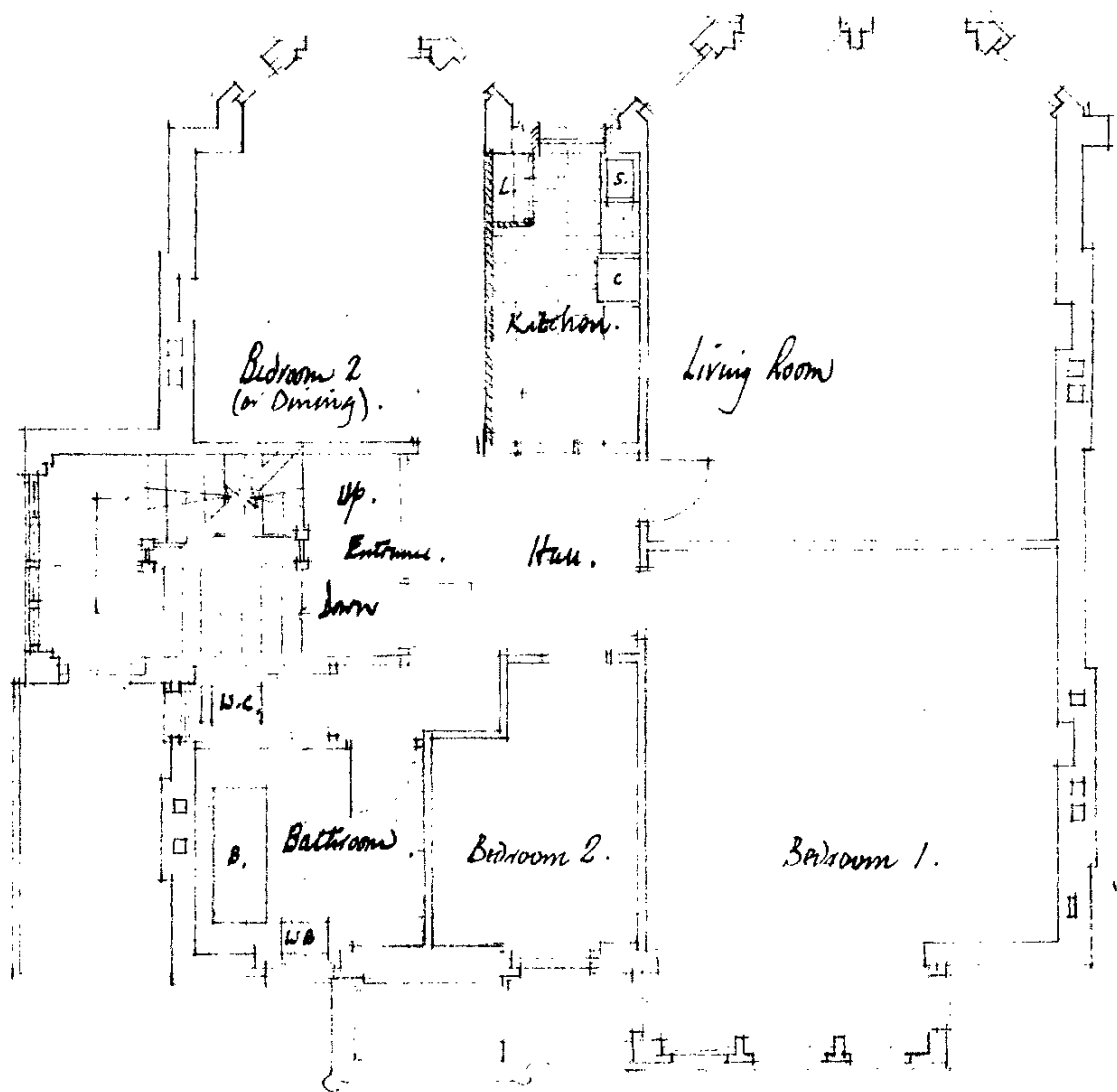
Trees

No trees are affected by the development

Preliminary Consultations

Preliminary Consultations were with Charles Rose through email correspondence dated 11/03/2010. Mr Rose thought that the works look acceptable from an historic building point of view subject to an internal inspection.

Neighbours in the basement flat in No 45 were also consulted and did not have any objections to the windows.



First Floor Plan.

revisions made. 14.3.56. JH.