

Design and Access Statement:

2+3 Eton Garages, off Lambolle Place NW3

6th January 2010

Nos 2+3 Eton Garages are terrace houses with commercial garage accommodation at ground level and residential flats on the 1st and part 2nd floors.

The houses are built from yellow London stocks, with painted softwood sash and casement windows, painted timber doors and surrounds to the front elevation.

The roofs are natural slate pitched roofs with a two dormers to the front pitch only of No. 2.

The proposal is to rebuild the existing dormers and add dormers to the rear of both houses plus additional dormers to the front of No. 3. Also to re-glaze the existing rear window and add 1 no. additional rear window to No.2. The front access to the flats will be altered with one door being infilled with the doors altered to accommodate bike, bin and recycling storage.

The materials would be sympathetic to the existing buildings. The 2 windows to the rear at 1st floor level being painted white glass double glazed softwood fixed casement windows with small opening clear glass casements to the top of each casement and the new casements to the 2nd floor dormers standard white painted clear glazed double glazed sashes. The dormer cheeks clad with natural slate and roofs in mineral felt. All rooflights Velux Conservation type top hung windows.

The proposed development will not have any impact on the existing matter of access as the proposed development is very similar to that which exists at present.

The project is, by it's very nature, solely residential and involves only the house's owner; there is therefore no relevance regarding mixed use, density, public spaces, landscaping and access.

There is obviously the matter of overlooking of the gardens of the houses to the rear which we believe to be of minimal impact for the following reasons.

The existing window and new window to No. 2 will be a fixed double glazed panel in white glass offering no view out towards the gardens or houses of Eton Avenue. The top section only (as shown on the drawings) will be clear glass in a small opening top hung casement. The view from this high level window will be upwards towards the tree tops and sky and not of the gardens and houses on Eton Avenue. These two windows can barely be seen from the houses and gardens of Eton Avenue due to the trees and vegetation immediately adjacent to the rear walls of the houses on Eton Garages. It must also be borne in mind that the Eton Garages properties run away from the Eton Avenue properties in an oblique angle with the rear of No. 10 Eton Avenue approximately 50 metres from the rear walls of No. 2 Eton Garages. The rear walls of No. 2 Eton Garages are angled at approximately 45 degrees away from the faces of the houses and gardens on Eton Avenue.

We believe the benefits to the occupants of the flats at nos. 2+3 of this small amount of natural light will be inestimable whilst impacting minimally on the gardens and occupants of the buildings on Eton Avenue.