DESIGN & ACCESS STATEMENT (Rev B)
50 ETON AVENUE
NW3 3HN LONDON

The property is located in the Belsize Conservation Area. It is one of two townhouses set in a street with mostly red brick Victorian buildings. On one side it abuts a high brick wall being the flank wall of a six storey block and on the other side it abuts a townhouse of similar design.

The proposal has been designed in accordance with "Replacement Unitary Development Plan, 2006" and "Camden Planning Guidance, 2006" with the respect to the site and surrounding area.

The salient design principle has been to try and make the building sustainable and to make sure it is designed to the highest standards.

The house was originally constructed with very poor sympathy to the CO2 emission guidelines for construction that are now being actively promoted by the Government. The heat pump and solar panels being proposed together with double glazing is an attempt to make 50 Eton Avenue a viable sustainable living unit. The existing heating and hot water system and some of the existing building fabric is environmentally unacceptable and below the standards of present day acceptability.

The proposed solar panels energy system has been designed by 'free source energy' design engineer.
The most prominent panel located in front of the tank room/storage has been laid on its shorter side. The installation angle of all panels is 40deg.(ref.dwg. PP05). The proposed panels are not visible from Eton Avenue (ref. dwg PP06) which was the main concern of the Planning Officer & the Conservation Officer with whom pre-planning discussions took place. The existing tank room has been only marginally extended to suit the technical space requirements of new tank equipment. The proposed heat pump has been placed on roof and will be provided with regulatory insulation both for heat loss and noise.

The design of the front and rear extensions are modest in scale and new first floor balcony treatment improves the front elevation and has kept to the same module format. The existing wired glass balustrade panels of the balcony which have cracked and look unseemly are to be replaced with frameless obscure toughened glass panels in similar module format as existing.

Architectural detailing will be carefully integrated into the proposed facade. The front extension will however not be highly visible from the street as a high surrounding wall enclosure already exists around the front garden. The next door neighbour at No 52 Eton Avenue has constructed a similar, front garden extension which is larger than the proposed extension at no 50.The planning application for No 52 extension was granted ref. planning application no 8400557.

The rear extension has been designed in similar manner to the proposed front extension. This single storey contemporary structure is a sympathetic addition to the house. The scale and design does not a negative impact on the character of the existing dwelling or adjoining buildings.

The proposed extension does not overlook neighboring dwellings. The side elevation of the rear extension has been designed with a narrow strip of glazing located below eye level to avoid overlooking the rear patio of No 30 Crossfield Road and retain privacy

The size and position of proposed front and rear extension does not affect the amount of light available to neighboring properties and is in any case located underneath a protruding existing balcony.

Proposed alterations and extensions to 50 Eton Avenue will improve a) our quality of life b) contribute positively to the street and c) reduce emission of CO2 to the atmosphere thus contributing to the overall environment.

The existing access to the building has been maintained.

11th November 2009