

Design and Access Statement:

2+3 Eton Garages, off Lambolle Place NW3

20th July 2009

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 double dormer to the front pitch only of No. 2.

The proposal is to rebuild the existing dormer 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 3 no. additional rear windows. The front access to the flats will be altered with one door being infilled.

The materials would be sympathetic to the existing buildings being painted white glass double glazed softwood fixed casement windows with small opening clear glass casements to the top of each casement.

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 its 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.

As can be seen from the accompanying photographs, the rear elevation of Nos. 2 + 3 Eton Garages in which the new windows are situated does not directly face the rear elevations and windows of the houses on Eton Avenue. The rear gardens of these houses are protected by the majority of the glazing of the 4 windows being fixed obscured glass affording no view of the gardens from within the flats. The top one third of the new windows only to be openable and clear glass affording views only of an upward trajectory. As can be seen from the photographs, the views through this small section of glass will be of tree tops and roofs.

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.