

PLA_DESIGN_ACCESS
Design & Access Statement
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Assessment

No. 9 Eton Road is currently a single family dwelling over raised ground, first and second floors with a separate self-contained lower ground floor flat. Eton Road is a residential street that runs between Haverstock Hill and Adelaide Road and is within the Eton conservation area. The group of which No. 9 is a part consists of large semi detached 4 storey 19th century villas built in brick and white rendered at lower ground level.

Planning Policy Guidance 15.4, Conservation Areas

Eton Conservation Area Statement

Approved Document Part M, Access to and use of Buildings



Location Plan

Summary of Proposal

The owner/applicants of No. 9 now own the flat at lower ground level No. 9B and wish to return the whole property back to its original form by reinstating a staircase to lower ground level. In the process of this conversion they also wish to add an extension to the rear of the property at lower ground level. It is proposed to retain and relocate an entrance at this level on the side elevation by revising an existing window.



Front elevation from Eton Road



Front elevation from front garden



Side passage towards front garden



Side passage adjacent to front stair

Existing window
to be replaced
with doorway



Screen wall in connection with planning application for adjacent extension and roof terrace

Rear elevation from back garden

Involvement

This application is a new application which was discussed with the council by the owner early in the design process and with Duty Planning Officer Alex Bushell on 30/10/07. The application was also designed in conjunction with a Structural Engineer

Evaluation

It was confirmed by the Planning Officer that the reincorporation of the lower ground floor flat into the main house was acceptable under planning policy. It was further discussed that due to the precedent of a full width extension with roof terrace to No.10 and the concealed position of the proposed extension sitting well below garden level, there should be strong grounds for the support of the extension element.

Design

The proposed reincorporation of the ground floor flat by reinstating the internal staircase will have negligible or no effect on the appearance of the building. A small window with obscured glass is proposed to the side elevation to allow light to the reinstated staircase. The character of the window repeats that of the existing windows above it. Since the insertion of the staircase to lower ground floor level will block the existing door it is proposed that it is moved to the side of the entrance stair in place of an existing window.

The proposed extension to the rear of the property will be invisible from the street and will be concealed further by the raised garden level and shrubs along the edge of the garden wall to No.11. It extends 3m into the garden with white rendered walls continuing the white rendered wall of the main building at lower ground level. The rear elevation is punctured by a single opening with 6 linear glazed folding sliding door elements with natural timber frames. The walls are capped by a stone coping inset with a frameless glass balustrade. It is proposed that the roof of the extension is made accessible by replacing the large window with glazed patio doors at raised ground floor level.

The design of the extension is intended to compliment the existing house by using a simple subservient palette of materials that will allow the base of the building to gently meet the garden while dissolving the boundaries of garden and building.

It should be noted that the extension to the adjacent house No.10 has been permitted a full width fully glazed extension with roof terrace Application Ref: 2004/2894/P. The screen wall identified on the drawings Application Ref: 2005/1612 also resolves overlooking issues between the existing and proposed roof terraces.



Extension and roof terrace at adjacent No.10 Eton Road currently in construction

Scale

The rear extension extends 3m into the large garden and roof terrace level aligns with that of the adjacent roof terrace

Access

Primary access to the property remains unchanged with new lower ground level side and rear access from re-incorporated lower ground level. Accessibility is unchanged.

Appearance

The rear extension is consistent in materiality with the existing building. The white rendered base of the house is continued and the transparency of the frameless glass balustrade allows a considerable proportion of the extension element to sink below garden level.