

Flat 1, 71 Eton Avenue, NW3
Design Statement

Introduction

This is a ground floor flat in the side wing of a large Victorian house which already has its own entrance to the front, currently with flat modern brickwork over (see photo). We have already approval for a new door at the rear of the flat and related works. (Ref.: 2006/2480/P).

The owner wishes to build a new entrance porch to flat 1, which will include concealed bin storage.

Eton Avenue is in the Belsize Park Conservation area. Nos.69 and 73 to either side are listed, but no. 71, whilst part of the same series of houses, is not.



House no. 71 Flat 1



House no. 71

Design and Materials

The proposed porch has been designed to be in keeping with No.71, and the adjacent houses, by reflecting elements of the existing front porches on both of no. 71 and no. 73, but is smaller in scale to ensure that this side entrance, whilst made more clearly visible, remains subsidiary to the main front door to no.71.

Both adjoining porches share common elements of an arched main opening, with a row of four small fanlight openings above, separated by moulded terracotta mullions, but differ in the head shape of both the main arch and the openings above. The proposed porch reflects this layout, with a round main arch and four flat topped openings over.

The main porch to No.71 is topped by a shallow portico, on the face of the balcony wall above. As the subsidiary entrance, the new porch omits this portico, ending with a parapet on the line of the adjacent walls.

The new porch will be in brick with terracotta mouldings matching the existing colour and texture of the red brick lower storeys no. 71.



House no. 73



Porch no. 73

Daylight / Sunlight / Privacy

The porch will not cause any loss of daylight because it is facing a flank wall.

Parking and Access

There is an existing parking space that will not be modified.

By protecting the actual entrance door from rain, this will allow the provision of level access.

Conclusion

The porch will create a new entrance for no. 71/ flat 1, which, by appropriate scale, design and materials will reflect the distinctive elements of and enhance this part of the Belsize Park Conservation Area.

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