

Design and Access Statement
14 Eldon Grove, London NW3 5PT

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SCHNEIDER DESIGNERS
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This Design and Access Statement has been compiled as part of the preparation of proposals for alterations to No. 14 Eldon Grove, a terrace house within Fitzjohns Netherhall Conservation Area.

The house is located in the sub-area 2 Rosslyn on a gentle incline to the north. It is a straight and steady sloping short road and has a number of elements to it. No.14 is a terrace of 1910s red brick two-storey properties, that relate in design to properties in adjacent streets.

Schneider Designers has been appointed to prepare architectural design for the proposed excavation to extend the existing basement to create additional habitable space within the basement flat.

The excavation would incorporate the 'opening up' of the front garden of the property in order to provide an additional bay window at basement level on the front elevation and step access to a newly created front entrance.

The proposed development requires the submission of an application for planning development permission.

This document has been prepared with reference to a number of sources including relevant guidance from Camden regarding basement and lightwells (including amenities and transport policies) Camden's Local Development Framework 2011, The National Planning Policy Framework 2012, The London Plan 2011 and British History Online.



Location

14 Eldon Grove is located in the London Council of Camden within Fitzjohns Netherhall Conservation Area, but is not statutory listed.

The property benefits from good access to parks and leisure facilities within walking distance as well as public transport connections. No parking space will be required for the new basement development.

Description

The house is located on the northern side of Eldon Grove and comprises a two storey semi-detached residential building and the site does not fall into a Flood Risk Zone. There are currently No.4 1,2&3 bedrooms flats develop on different levels.

The property has gables with bargeboards, recessed entrance, double height squared bays and casement windows with multiple lights. The red brick facade dominates all four sides of the house.

The demographic of the area is largely family orientated and efforts have been made to consult the direct neighbours with regards to the proposal.



Site Plan 1:1250

Layout, Scale and Landscape

The proposed gross internal area of the basement extension is 59.65 sqm.

The proposed design remains in scale with the existing and surrounding buildings. The scale of the proposal is largely within the footprint of the existing dwelling other than the proposed well proportioned lightwells. The alterations will not affect the perception of the property from the street.

The opening up of the front side sits comfortably within a good sized front garden/off street parking area. The proposed lightwell will not affect the parking to the front of the property.



Front View of No 14 EldonGrove

Proposal

The project consists of extend the existing basement in order to create an additional No.1 two bedrooms flat to the existing building. The excavation will incorporate the “opening up” the front garden of the property in order to provide an additional bay window at basement level on the front elevation and step access to a newly created front entrance.

Internally the plan responds to the family’s needs. Environmentally conscious consideration will be made in the type and amount of insulation used, materials embodied energy will be considered as will the natural and artificial lighting of the proposal.

The front basement window will be wooden framed to match the existing and will be aligned with the openings above.

The proposal will also have longer term benefits to the residence of the property and the area as a whole. The resultant property would fit well with the local demographic and would help add to the variation in housing stock to the area.



Street View of No 14 Eldon Grove

Appearance and Access

The proposal has been considered with regards to its surroundings and the client's needs. The step access to a newly created front entrance will match the existing.

The internal space, outdoor amenity space, outlook, light levels and outdoor amenity space has been considered during the design process. No impact upon on-street parking in the vicinity

It is seen that the proposal will not have a detrimental impact on its surroundings as the design has taken into account its context with respect to the proposals scale, design and materials.



Side View of No 14 Eldon Grove

