

Flat 1, 65 Eton Avenue, London, NW3 3EU

1902/D&A

DESIGN & ACCESS STATEMENT

04/09/2014

1.0 Access.

- 1.1 There is no change to the existing access to the dwelling
- 1.2 The access to the rear garden is improved as a consequence of the increased door opening width.

2.0 Design.

- 2.1 The proposal is for a very small rear extension formed with a glass enclosure (both walls and roof) to create a modern element to contrast with the existing masonry building and also produce a (neutral) edifice which will not impact adversely on the existing (grade 2 listed) property.
- 2.2 The bulk / volume of the proposed extension is de-minimis in comparison to the existing dwelling, ensuring it is subordinate to the building.
- 2.3 Its scale is respectful of the immediately adjoining rear extension on lower ground and ground floor level.
- 2.4 Its style is such that it will not affect the character of the listed building.
- 2.5 It has no adverse impact on the amenity, privacy or outlook of any adjoining owner.
- 2.6 It is not visible from the public realm.
- 2.7 The townscape of the Conservation Area is not adversely affected.
- 2.8 It will facilitate an improvement to the quality of life of the owner by providing enhanced living accommodation.
- 2.9 The proposed extension will result in an attractive modern high quality addition to the existing property, thereby enhancing the conservation area.
- 2.10 The modified existing door opening will be replaced by a traditional timber window in the existing masonry enclosure.
- 2.11 The infilled window area will have brickwork to match the existing on the side elevation.
- 2.12 The design improves the relationship of the dwelling to its garden area.