

# **Design and Access Statement**

---

**63 Eton Avenue London NW3 3ET**

---

20<sup>th</sup> July 2104

## **Proposal**

To create a new entrance way to Flat 14. The installation of metal stairs and railings. Changing existing window to door as requested by Camden Council's Environmental Health Department.

## **Existing Property**

This property is a Grade II listed five storey detached house registered as an HMO.

## **Neighbourhood and Streetscape**

This house is typical in the street scene.

## **Design and Layout**

The works have been designed in accordance with the Borough Plan and based on the following principles:-

The works, new materials and windows will match existing.

The proposal is within the borough guidelines and none of the proposed work should disturb the neighbours amenity.

No material changes of use are proposed, no underpinning or excavation will be necessary, no trees will be affected and no hazardous waste is involved.

No corner cutting has occurred to facilitate cheaper building costs. We have tried to mirror design elements that adjacent approvals have incorporated.

### **Heritage Assets and climate change**

These alterations provide an opportunity to reduce carbon emissions and modify the absence of new insulation standards not required at the time of the buildings construction.

No significant conflict should occur between conserving the heritage asset and benefiting the property with sensible modifications.

### **Consulting neighbours**

No discussion with neighbours has taken place.

### **Impact on amenity, outlook and privacy of neighbours**

There will be no negative impact on the amenity or privacy of the neighbours.

## **Parking and Access**

There is no off street parking. Swiss Cottage underground station and several bus routes are five minutes walk away.

## **Conclusion**

The neighbourhood will not be subject to any extra disturbance. No removal of major landscaping is necessary and security arrangements have been maintained.