

13th August 2015

Design & Access Statement

Flat 3, 1 Eton Avenue, London NW3 3EL

Design

The existing building is a detached 3 story + roof building, located within the Belsize Park Conservation Area, at the corner of Eton Avenue and Primrose Hill Road.

The main communal entrance to the building is located on Eton Avenue. There is an additional private entrance to the ground floor flat from Primrose Hill Road.

The building has gone through several alterations throughout its history and at present consists of 4 flats, a communal terrace at first floor level and 3 garages at the rear of the site which are accessed from Primrose Hill Road.

Flat 3 is located on the first floor and is accessed via the main entrance on Eton Avenue via the communal stairwell. The flat currently include windows on 3 elevations: the front (north), rear (facing the communal terrace) and western flank wall toward a side alleyway between no 1 and no 3 Eton Avenue.

This application is for alterations to the existing windows including the following:

- Construction of a new window in the western flank wall for an existing bathroom which currently has no window. The window is to be in white painted timber frame to match the existing windows and the glazing to be obscure to avoid overlooking. Please note that planning permission for this window has been granted in the past but the window was not constructed.
- Alteration of an existing window in the kitchen to form a new door opening leading to the communal terrace. The proposed opening includes double doors and sidelights in white painted timber frame to match existing.
- Alterations and repositioning of an existing window in the second bedroom (facing the communal terrace) to match the original windows of the building. The repositioning of this window also includes repositioning of an existing rain water pipe
- Installation of a roof light in Garage 3
- Replacement of all the windows to double glazed windows in white painted timber frame to match the existing

Minor alterations to the external waste pipes are also proposed on the western and eastern elevation. All new pipe-work connected to existing cast iron pipes, is to be in cast iron to match the existing

Access

Access is to remain as existing, with the additional access from the flat (kitchen) to the terrace

Photograph of the existing rear elevation



Illustration of the proposed rear elevation

