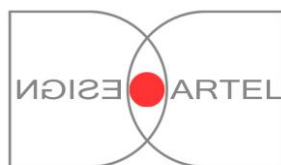


ETON AVENUE

HERITAGE, DESIGN & ACCESS STATEMENT

Proposal for Interconnection
Of Ground Floor and Lower Ground Floor flats
36 Eton Avenue, London, NW3 3HL



DARTTEL DESIGN LIMITED ARCHITECTURE & DESIGN

London - January 2016

1. The Design Concept & Heritage Statement:

36 Eton Avenue - is typical residential address on London's city map. However, this house between other similar properties built along this Avenue is a Listed Building Grey II. Analysing the substance of neighbourhood, we got to conclusion that at least 35% of listed properties in this street have been extended (specifically loft conversion) without any thoughts to follow the existing style, totally ignoring the mass of the building, simply tasteless and unsophisticated.

Our intention as architects based on a client's wish to connect two flats, Lower Ground Floor/Garden Flat and Ground Floor Flat, was to make this interconnection as gentle as possible, keeping the existing substance without any visible changes. And we hope we have succeeded in this work.

There are only two external interpositions in our proposal:

1. Front/Street Elevation: Rearrangement of main entrance to the Garden Flat by moving this and replacing the existing small window in formal utility room and
2. Side/West Elevation: Blocking of one existing small windows in formal garden storage and arranging one equally sized windows above the existing one for the new bathroom planned for the Ground Floor Flat, which will be hardly seen behind the existing fire escape stair.

Those amendments can be easily find on the uploaded drawings, as well in section and elevations provided. The first one is due the readdressing the main entrance to the new duplex flat to the Ground Floor Level, so the door in the Lower Ground Floor will now be used as the fire escape door or as an access to the garden. This new door like the previous main entrance door to the Lower Ground Floor Flat is not visible from the street level, so has minimum impact on the existing façade masses balance. The bathroom windows rearrangement on the side elevation is also not readable as the houses filling the street scene have a relatively narrow gap in-between, additionally covered by matured greenery.

Therefore, considering all mentioned above, our design approach was based on respect to existing property, which in our opinion presents one of the best architectural example of its époque, kept in style and well sized proportions. This dictated us the most careful attitude as designers to the existing property to achieve both the desirable layout and heritage aspects.

We hope that proposed scheme will be accepted by the Camden Council and Planning Authorities and would be happy to meet you on site to discuss any questions and issues raised during the consultation period.

Below some site photographs helping to give you a full picture of existing building:



House Main Entrance



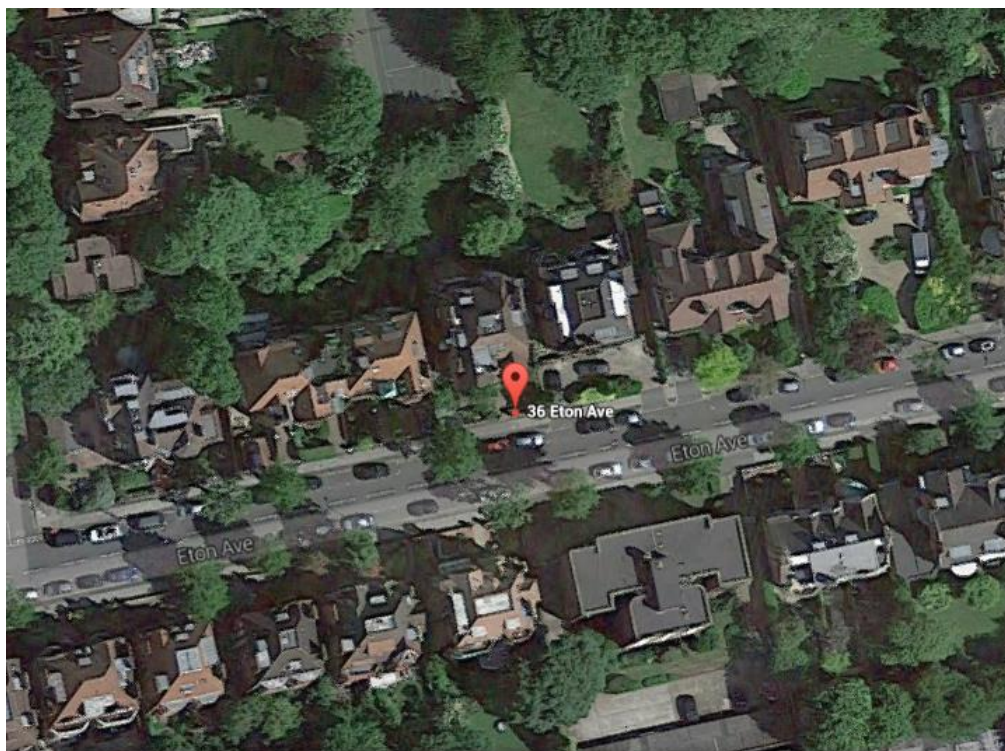
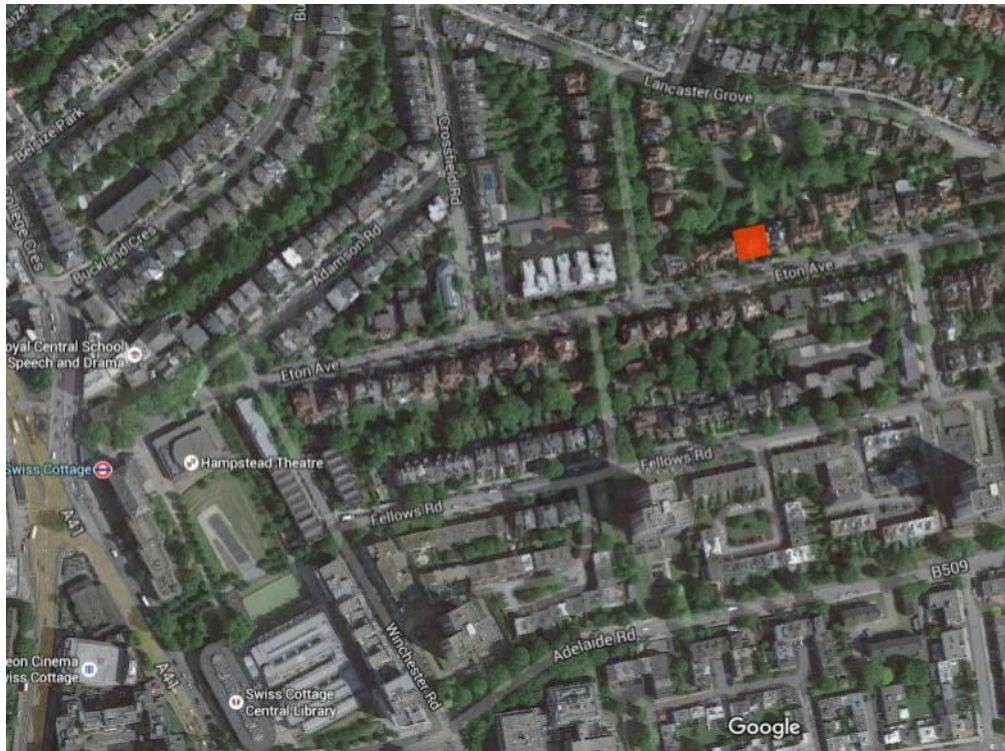
House Rear Façade with Garden



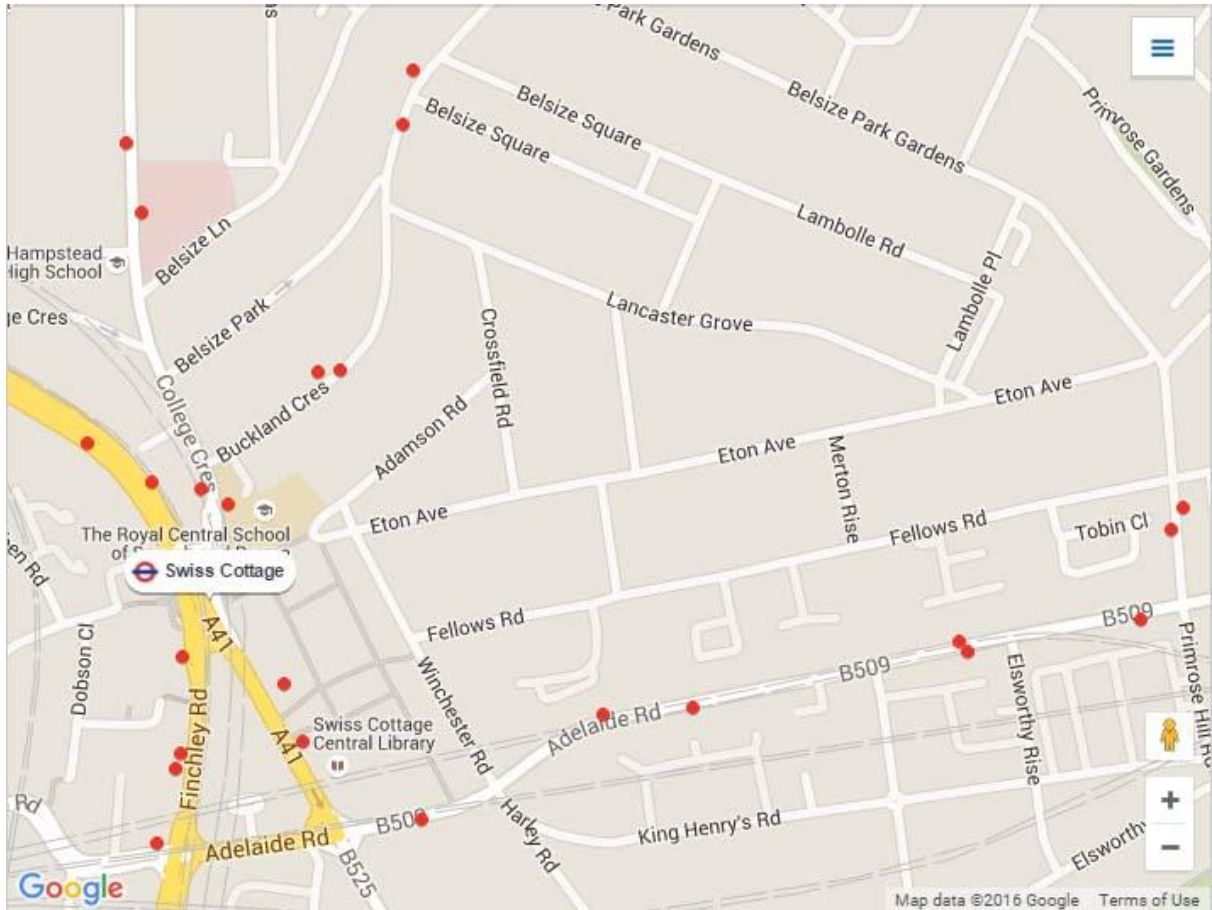
The Entrance door to the Lower Ground Floor/Garden flat

2. The Site Location & Access Statement:

The Site Location: The site is located in close proximity to Swiss Cottage tube station (5-7 minutes' walk) and a number of buses circulating in this area: 31, C11, N28, N31:



Google maps site aerial photograph



Map showing Swiss Cottage Tube Station and bus stops with red dots in the neighbouring area