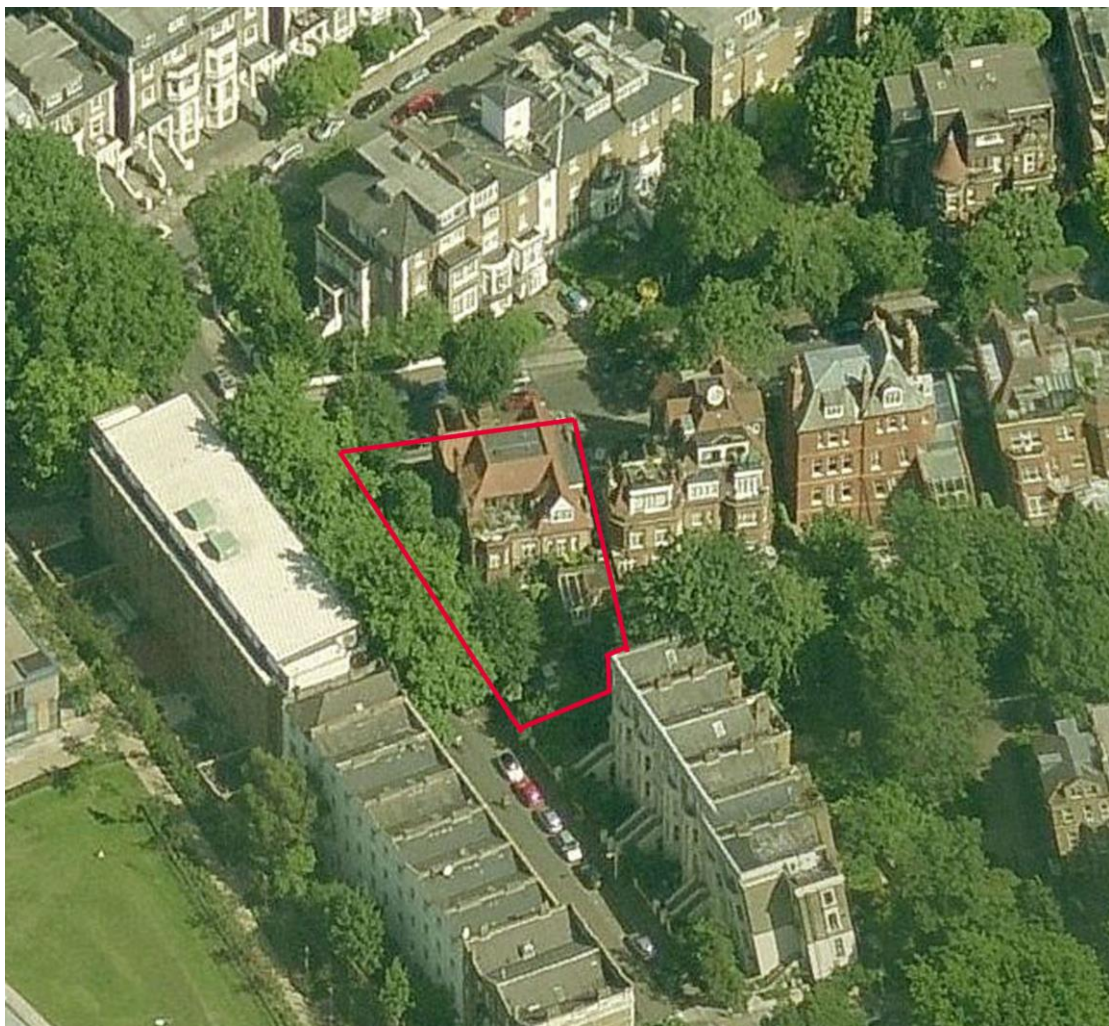


**Jones Lambell LLP Architecture and Interior Designers.**

**FLAT 2, 73 ETON AVENUE, LONDON.**

**DESIGN AND ACCESS STATEMENT**



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## **1. INTRODUCTION**

This Design and Access Statement has been prepared by Jones Lambell LLP to explain the proposed works to the existing property Flat 2, 73 Eton Avenue. It forms part of a Planning and Listed Building Application for:

*External alterations to provide a timber frame bay window extension on the side/ west elevation. Reconstruction and provision of new fenestration to existing infill extension below the brick arch on the side/west elevation. Internal alterations to improve the layout and standard of accommodation provided.*

This Design and Access Statement should be read in conjunction with the accompanying Heritage Report and Existing and Proposed Drawings.

This planning application follows a Preplanning submission ref: 2016/0132/PRE. The information submitted takes account the feedback received from the pre-planning application.

## **2. SUMMARY OF THE PROPOSED WORKS**

The proposals seek to preserve the character and status of the property, while upgrading the standard of accommodation within the ground floor flat. The owners of the flat wish to make some minor adjustments to the internal layout, so that is more in keeping with the needs of a young family.

Externally the proposals include provision of a small bay window extension on the side (western) elevation of the property. It is also intended to reconstruct and provide new fenestration to the 1970's built infill extension on the same elevation.

## **3. EXISTING PROPERTY – FLAT 2, 77 ETON AVENUE**

73 Eton Avenue is a grade II listed property, located within the Belsize Conservation Area. The property is a late Victorian detached house, constructed in 1890 by William Willett & Son. Architecturally it is characterised by a red brick exterior with tile-hung and relief plasterwork gables. The hipped and gabled roof is completed in tiles and contains tall brick chimney stacks and dormers.

The house is located on the corner of Winchester Road and Eton Avenue. It has previously been sub-divided into flats. Flat 2 is located on the ground floor on the western side of the property. The rear garden has been split for the use of the two ground floor flats. The western half of the rear garden alongside Winchester Road is within the demise of Flat 2.

For further information on the property, please refer to the accompanying Heritage Report.

#### **4. CHARACTER OF BELSIZE CONSERVATION AREA.**

Belsize Conservation area was established in 1973. The conservation area is made up of six sub areas. Eton Avenue forms part of sub area 3. Eton Avenue/ Area 3 is characterised by Victorian detached red brick houses and tree lined streets. The majority of houses are constructed in a Queen Anne Style, however several also have Arts and Crafts influence. Common architectural features of houses, as described in the Conservation Area Statement are ‘asymmetrical elevations, canted and curved bays, large slab chimneys, gables, white painted timber framed casement and slab windows’.

#### **5. THE PROPOSED SCHEME.**

##### **Proposed External Alterations**

The proposal includes a small extension on the western side of the property to provide additional living space for the occupants. This extension has been designed as a timber framed bay window, which will provide access to the external terrace. The design of the extension has been carefully considered to compliment the architectural features of the property. The form of the extension echoes the projecting bay/octagonal window at the front of the property. The new extension has been designed to integrate neatly and enhance the appearance of the western elevation.

On the western elevation it is also proposed to reconstruct the 1970’s built infill extension below the brick arch. It is intended to provide new fenestration and brickwork below to tie in more neatly with the original fabric and architecture of the property.

##### **Proposed Internal Alterations within Flat 2, 77 Eton Avenue.**

Internally the proposals are minor in nature and involve adjustments to non-original internal partitions to improve the layout of the apartment. Centrally this includes adjusting the size of the ensuite bathroom (to the master bedroom) to increase the size of bedroom 2. At the rear of the property a small adjustment to the plan has been proposed to provide an ensuite shower room to bedroom 1 and a laundry accessed of the entrance hall.

In the front room it is proposed to remove and replace the existing kitchen. The new bay window extension provides additional space to the kitchen and will be of great benefit to the apartment.

## 6. ASSESSMENT

In the development of the proposals both national planning policy and local planning policy have been consulted.

### **National Planning Guidance – NPPF**

National planning policy concerning the conservation of the historic environment is set out in the NPPF. Applicants are required to describe the significance of any heritage assets affected and any contribution made by their setting. The assessment of proposals concerning heritage assets should also take into account the following:-

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- The desirability of a new development making a positive contribution to the local character and distinctiveness.
- When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the asset's conservation.

The impact of proposals on a heritage asset should also be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposals are concerned with enhancing the internal accommodation provided within the apartment, while conserving the heritage status of the property. The internal proposals are minor in nature and do not involve the removal or alteration to historical features. The proposed small bay window extension is intended to compliment the architecture of the property and it will not detract from the contribution of the house to the conservation area. The refurbishment of the apartment will help secure its use and preservation as a heritage asset for the future.

We are therefore of the opinion that the proposals comply with the aims of NPPF. We also believe that the proposals are consistent with the aims of Camden's Core Strategy policy CS-14.

## **7. ACCESS**

The access to the apartment from the street via a communal entrance hall has been retained as existing.

## **8. REFUSE**

The arrangement for the collection of refuse will remain as existing. Suitable space for the storage of bins/refuse will be provided within the proposed new kitchen. On collection day sacks and bins can be brought out onto the street by the occupiers.

## **9. ENVIRONMENTAL PERFORMANCE**

The proposals will improve the environmental performance of the property. The existing fabric will be repaired and upgraded with additional insulation incorporated as space allows. New studwork walls will also be lined with acoustic insulation to help achieve a more comfortable internal environment.

It is intended to install secondary glazing in the bay window at the front of the property. The existing single glazing to the bay window is a large source of heat loss, which can be reduced with secondary glazing to provide a more comfortable internal environment.

Internally new/upgraded mechanical and electrical services will enable the property to operate more efficiently in terms of energy consumption. This will include the use of fuel condensing boilers, low energy lighting and appliances.

## **10. CONCLUSION**

The proposals seek to upgrade the existing accommodation provided by Flat 2 while preserving the status of the property as a heritage asset. The internal proposals to adjust the layout are minor in nature and do not affect any original or historic features. Externally the proposed bay window extension and new fenestration to the existing infill extension are in keeping with the architecture and period of the property. The proposals will provide an overall benefit to the apartment and are consistent with the aims of national and local planning policy.

**Jones Lambell LLP Architecture & Interior Designers**