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Proposed replacement windows

To

The Cottage, 28 Eton Avenue

London NW3 3HL

Design, Access and Heritage Statement

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A DESIGN

1.0 Introduction

28 Eton Avenue is a large detached residential building, originally a single dwelling, now extended and converted into nine flats. The property lies within the Belsize Park Conservation Area.

'The Cottage' is a modestly sized two /three bedroom duplex flat at the rear of the property, and enjoys its own private garden area. The proposal is to replace the ground floor windows and glazed doors to the property, as part of a programme to refurbish the interior as a small family home for my client and her husband.

2.0 Context

28 Eton Avenue sits between two similar sized buildings, 26 and 30 Eton Avenue, both of which are Statutory Grade II Listed buildings. The Heritage England Listings are attached in Appendix I.

The immediate surroundings are mature rear private gardens, with plenty of screen planting giving total privacy. The garden to 28 is only overlooked by the second floor apartment above The Cottage. Photographs of the rear of the property are included in Appendix II.

3.0 The Design

The drawings relating to this application are numbered PL-301 to PL-304 inclusive. The Living Room has a single window and glazed door, which is surmounted with a timber canopy. These will be replaced with a pair of glazed doors and fixed side panels. This will improve the outlook from the living room to the garden and also allow more daylight into the room

Similarly the two windows to the Dining Room will be replaced with identical doors and side panels to similar effect.

4.0 Amount

There is no increase in size of the property

5.0 Layout

There is no change to the layout.

6.0 Scale

The scale of the proposed doors and side panels are within the scale of the existing, albeit that they are wider for increased visibility.

7.0 Appearance

The appearance of the white timber glazed doors and side panels are complementary to the existing. Aesthetically this will preserve and enhance the character and appearance of the Belsize Park Conservation Area.

8.0 Heritage Impact

There will be no impact upon no 30 Eton Avenue, the heritage asset.

9.0 Landscaping

Externally, it is proposed to also increase the size of the patio and build a new curved dwarf wall and new steps, as shown on the proposals. It is intended to pave the current lawn area, and to replant the perimeter beds. The current shed is also to be replaced.

B ACCESS

10.0 Access

Vehicular and Transport Links

The public transport provision and links close to the property are good, close to a convenient bus and tube network. The closest tube station is Swiss Cottage, and by road the A41 gives easy access to the north via the north circular, M1 and M25.

Internal Access

As the residence is an existing property, it is not desirable to introduce barrier free access.

Appendix I: Heritage England Listings for 26 and 30 Eton Avenue

APPENDIX II: Site photographs



1. View of the living room to the left



2. View of the dining room to the right



3. View of the rear at high level



4. View of 30 Eton Avenue