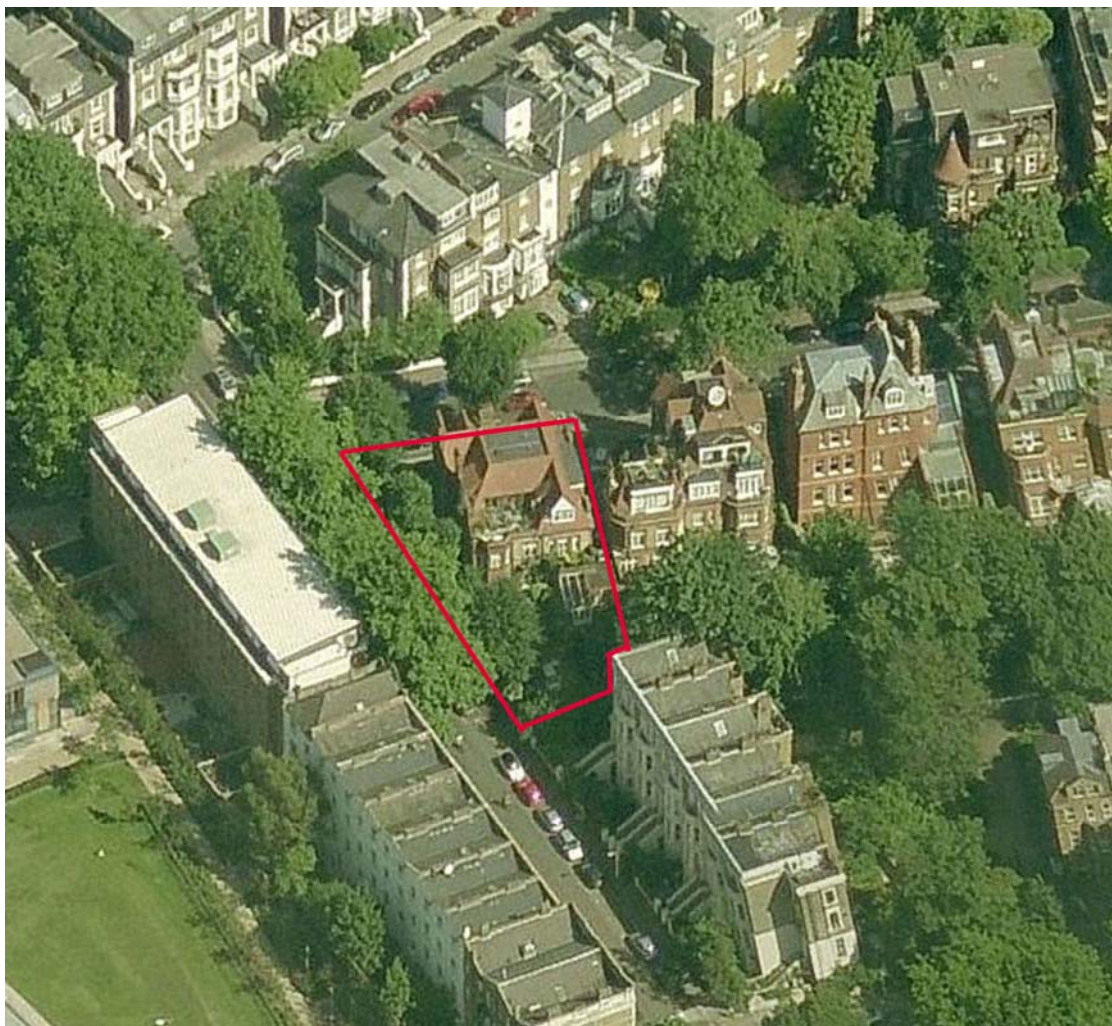


Jones Lambell LLP Architecture and Interior Designers.

FLAT 2, 73 ETON AVENUE, LONDON.

DESIGN AND ACCESS STATEMENT Rev A



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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 Listed Building Application for:

*Internal alterations to remove a partition wall and provide a bedroom with ensuite shower room. Adjustment to the layout of the master bedroom and provision of an ensuite bathroom. Adjustment to the living room ceiling to remove the step and provide a level decorative plaster ceiling throughout.*

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

This Listed Building application follows on from a recently consented Planning and Listed Building application for works to the property (Ref 2016/3359/L and 2016/3119/P).

Following feedback from Camden Council the proposal has been updated in relation to the layout of the master bedroom and to provide more information on the Living Room ceiling.

## 2. EXISTING PROPERTY – FLAT 2, 73 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.

## 3. THE PROPOSED SCHEME

### **Proposed Internal Alterations within Flat 2, 73 Eton Avenue.**

The proposals are concerned with improving the internal layout of the apartment as follows:

- The intention is to provide a level ceiling across the living area and remove the change in level. The existing ceiling is formed from plasterboard and the existing cornice appears to be non-original. A new section of ceiling will be installed to line through with the lower section of ceiling. A section of the cornice will be replaced to match and join onto the existing.

The new section of ceiling will be completed with soundbloc plasterboard to improve the acoustic performance to the first floor flat above. The ceiling will

incorporate decorative plasterwork as a feature. This will significantly improve on the appearance of the front room.

- In the centre of the flat the proposals include removal of a partition wall to create a more practical spare bedroom. The existing ensuite bathroom (for the master bedroom) will also be removed. The larger spare bedroom will incorporate a small ensuite shower room.
- A small ensuite bathroom has been proposed for the master bedroom. This will be located on the east wall of the bedroom opposite to the existing niche/alcove.

An appraisal of these proposals and the impact they have on the property is included within the accompanying Heritage Report.

#### **4. ACCESS**

The access to the apartment from the street via a communal entrance hall will remain as currently exists and is not affected by these proposals.

#### **5. REFUSE**

The arrangement for the collection and storage of refuse will remain as currently exists and is not affected by these proposals.

#### **6. CONCLUSION**

The internal proposals included within this application are minor in nature and are concerned with the interior of the property only. They provide a small adjustment to the recently consented internal layout/scheme (Ref 2016/3359/L and 2016/3119/P). We believe that they will provide a benefit to the apartment and will have no adverse impact on the status of the property as a listed building.

**Jones Lambell LLP Architecture & Interior Designers**