

Design and Access Statement

Internal alterations to Flat 5, 30 Eton Avenue, NW3 3HL

Design Approach -

We have considered the proposed Grade II listing description for Flat 5, 30 Eton Avenue, NW3 3HL that reads -

“Detached house. 1898. By Amos Faulkner; built by William Willett & Son; timber framing added 1925. Red brick with tile-hanging and timber framing. Tiled hipped and gables roof with tall brick clustered chimney-stacks with moulded cornices and dormers. Asymmetrical design. 2 storeys and attic. Irregular fenestration of transom and mullion windows with glazing bars and 1st floor half timbered aprons. Entrance bay with gabled half timbered and tiled porch hood; 3-light window above. To right, a narrow gabled bay and then a 6-light canted bay rising through both storeys. To left of entrance a 5-light flat bowed bay rising through both storeys and supporting a half timbered gable with oculus set in timber rectangle and carved bargeboards; tile-hung 1st floor. Right hand return with canted bowed bay. INTERIOR: not inspected.”

Our understanding from the above description is that the most important aspect of the above property is the exterior appearance.

Our interpretation of the above is that the most important element of the building is its exterior. The building's exterior will be enhanced by our proposals, where rotting timber windows will be replaced by high quality timber units with original profiles and detail (restoring the character of the 1898 building).

Our approach is to respect, restore and enhance many of the remaining original features of the building. The small number of alterations we propose will not affect any of the original features of the buildings interior's, only replace poorer quality elements added during the 20th Century, such as sub-dividing walls and additional doors. For example, we propose to replace poor quality flush doors with new bespoke 4 panelled doors with mouldings to respect the original character of the building. When the house was divided into apartments during the course of the Twenty Century, a partition wall was erected between the top of the main staircase and top floor to create the apartment. This wall includes poorly detailed joinery and a glass screen above dado level that is totally out of character with the original building.

Listed building consent for the alterations for this property was already granted on 4th October 2016 (Reference: 2016/2774/L). This application is being submitted to address items of detail not addressed in the original application.

Access Approach -

Our proposals will not compromise the existing access around the building or the apartment and the minor alterations which moving door positions and some minor internal re-planning. We will also be replacing tired sanitary ware with a far higher standard and the new bathroom layouts will make the apartment more usable as a lifelong home.