

1 Introduction & Proposal

The proposal is to combine the existing office space (B1) at ground floor with the maisonette at first and second floor to create a single family house.



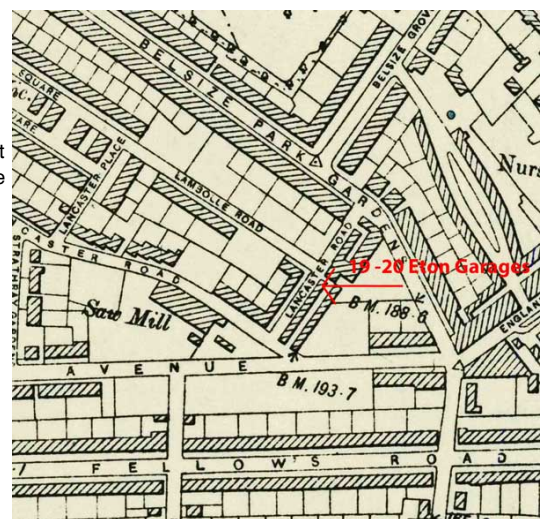
Photo of existing front elevation facing Eton Garages.

2 Site Context



Photo of existing elevation facing Lambolle Place showing entrance to Eton Garages.

Eton Garages is within the Belsize Conservation Area and is a typical late 19th century, mews development, running southwest to northeast, with entrance/exits at both ends. Originally the mews provided garaging for carriages and stabling facilities to the neighbouring residential streets. The northern terrace is unusual in that it has street frontages to both elevations; Eton Garages to the south east and Lambolle Place to the north west. No 19/20 is the end of terrace property on the south side of Lambolle Place next to the eastern entrance to Eton Garages. The entrance doors to both the ground floor office and the maisonette are off the mews, Eton Garages.



1894 map

Design and Access Statement for 19 Eton Garages, Lambolle Place, London, NW3 4PE.

The terraces were originally two storey properties with pitched roofs however virtually all now have loft conversions and dormer windows. Many of the ground floors are now residential although there are still offices and a garage in the mews. The houses to the mews are predominately yellow stick brick with red brick detailing and slate roofs although a few properties have white painted brickwork. The flank elevation of no 19/20 is rendered. The Lambolle Place street elevation has slightly recessed arches and generally all the properties on this street elevation have small high level windows at ground level and there are no doorsgiving onto the street.

The mews retains much of the original cobbled paving and has a distinctive character with much charm.



Photo of existing rear elevation facing Eton Garages



Photo of existing rear elevation facing Lambolle Place

3 Planning History

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2016/0844/P	19 Eton Garages London NW3 4PE	Change of use from offices (Class B1a) to residential use (Class C3) at ground floor level to provide one self-contained unit (1 x 2 bed).	FINAL DECISION	25-02-2016	Grant Prior Approval
2007/6069/P	Ground Floor 19 Eton Garages London NW3 4PE	The change of use of the ground floor from business (Class B1) use to flexible business (Class B1), non-residential institution (Class D1) or assembly and leisure (Class D2) uses.	FINAL DECISION	10-12-2007	Refused
2006/4769/P	19 Eton Garages London NW3 4PE	Erection of dormer in front roof slope and alterations to the rear roof slope to create a flat roof at rear second floor level for use as a terrace in connection with existing first and second floor level maisonette (Class C3).	FINAL DECISION	23-10-2006	Refused
2003/2064/P	19 Eton Garages London NW3 4PE	Enlargement of windows to the ground floor rear elevation	FINAL DECISION	17-09-2003	Granted
PW9902695	FLAT 19, ETON GARAGES LAMBOLLE PLACE LONDON NW3 4PE	Additions and alterations including extension with terrace at second floor level over entrance to Eton Garages, in connection with existing residential maisonette, As shown on drawing numbers; 99/SILV/01A and 02; photographs.	FINAL DECISION	13-09-1999	Refuse Planning Permission
9005724	19 Eton Garages NW3	Refurbishment of residential unit. Application withdrawn before put on PLANAPS.	FINAL DECISION	26-11-1990	Withdrawn after Reg'n (not used on PACIS)



Photo of existing rear elevation facing Lambolle Place

Design and Access Statement for 19 Eton Garages, Lambolle Place, London, NW3 4PE.

4 Design Approach

The proposal is to rearrange the internal accommodation to provide a single family house with no changes to the external appearance of the property.

The applicant, who has lived in the maisonette above for over 20 years wishes to combine the ground floor, which was their office before they retired, and the maisonette into one dwelling. This will allow them to have the living/dining and kitchen at ground floor together with a bedroom and wet room shower at ground floor to make their home more easily accessible for themselves, friends and family. Currently the bedrooms and bathrooms are on the first floor and the kitchen, living and dining accommodation is at the second floor together with a small roof terrace garden.

The applicant has already received consent to change of use for the existing office to residential (2 bed flat) in Feb 2016 so the principle of residential accommodation at ground floor has already been established.

5 Access

Externally the access arrangements to the property are unchanged by this proposal. The existing front door to the maisonette will remain the entrance to the house. The parking arrangements (an off street space in the mews) will remain as existing. The double door entrance to the existing office will remain and form french windows to the new living area.

Internally the ground floor will have an open plan living/dining and kitchen arrangement. The stair will remain in a central position but a new stair is proposed with a shallower pitch of less than 42 degrees making it more accessible.



Photo of existing front elevation facing Eton Garages

Currently the kitchen, dining and living space is at second floor level in the loft conversion. By moving these activities to the ground floor the applicant is aiming to create a home that is accessible to any visitor or friend without worrying about whether they will be able to manage the stairs to the top floor living accommodation.

The existing refuse arrangements for the maisonette would transfer unchanged to the new house and no office collection would be required.