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Design & Access Statement

Attn: London Borough of Camden
Project: Garden pavilion to the rear garden of existing mid-terrace property
Site Address: 9 Eton Avenue, London NW3 3EL

The proposed works include the construction of a small single-storey, garden pavilion to the south-eastern end of the rear garden at 9 Eton Avenue, an apartment to the first, second and third floors of an existing Victorian detached property. It is located in the London Borough of Camden and the Bartholomew Estate Conservation Area.

The pavilion is to be discretely located at the rear of an existing garden, a significant distance from the main house, concealed by existing brick walls and high fencing, whilst also be concealed by surrounding mature vegetation. The impact on the amenity of the adjoining occupants will be minimal.

The garden room is proposed to be finished in timber shingles which will silver over time and provide an aesthetically pleasing appearance, which will be sympathetic to its surroundings and in keeping with traditional garden structures. The doors to the pavilion will be aluminium-framed, with concealed framework to the head, sill and jambs of the extensions where possible, further reducing the visual impact of the proposal. Fixed windows and rooflight will have concealed frames to minimise their appearance.

The above proposals ensure that the design is sympathetic to its surrounding context whilst also being visually and physically separate from the original dwelling house and neighbouring properties. The proposal will also be energy efficient and meet current Building Regulations.

Conclusion

The bulk, position and scale of the pavilion have been designed to minimise the visual impact of the proposal and its massing is sympathetic and proportional to its surrounding context. The scheme described above and in the accompanying drawings is of high quality, both in terms of design and materials, and proposes a sympathetic addition to the host property that will add to the appearance and character of the surrounding area, without detriment to the neighbouring properties.

The proposed works do not alter the existing use, pedestrian or disabled access and the existing vehicular and transport links remain unchanged