



## Submission

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OS Map 1:1000  
Existing Plans 1:100/1:200  
Existing Sections & Elevations 1:100  
Proposed Plans 1:100/1:200  
Proposed Sections & Elevations 1:100  
Proposed Demolition & Construction Plans 1:100

### **Reports**

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**01.03** Arboricultural Report  
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# INTRODUCTION

**Figure 1.1**



## Overview

This Design & Access Statement accompanies the planning application to Camden Council for full planning permission to carry out refurbishment and internal alterations, erection of a rear extension with enlarged roof terrace and erection of an infill extension to the flank elevation at 14 Eton Road. It also seeks approval for demolition and erection of a single storey studio at the rear of the garden, following the lowering of the existing garden level.

In the front garden it seeks permission to erect an enclosed cycle storage and a bin storage.

The internal alterations will affect just the lower ground and ground floor. The proposed works seek to enhance the layout of the existing rooms, making more efficient use of the living spaces.

The rear extension aims to open the lower ground floor out into the garden, improving the amenity of the rear elevation. The rear garden will be lowered and reconfigured to create a direct access to the Lower Ground Floor. The new design of the garden would consist of landscape steps covered in grass. These would prevent the abrupt change of the levels between the garden and the lower ground floor and would allow a good amount of light into the house.

The new design of the studio building will allow for fenestrations in the front elevation, opening the space toward the garden and the main house. It will have a green roof that will tie it into the landscape.

14 Eton Road is not a listed building but it lies within the Eton Road Conservation Area. Every effort has been made in the design of the proposed works to maintain and enhance where possible the original character of the property.

**Figure 1.1** OS Map at 1:1000, showing the property's demise in red. **Figure 1.2** Proposed Front Elevation **Figure 1.3** Proposed Rear Elevation **Figure 1.4** Proposed Garden Room Front Elevation



**Figure 1.2**



**Figure 1.3**



**Figure 1.4**