

SITE

Figure 2.1

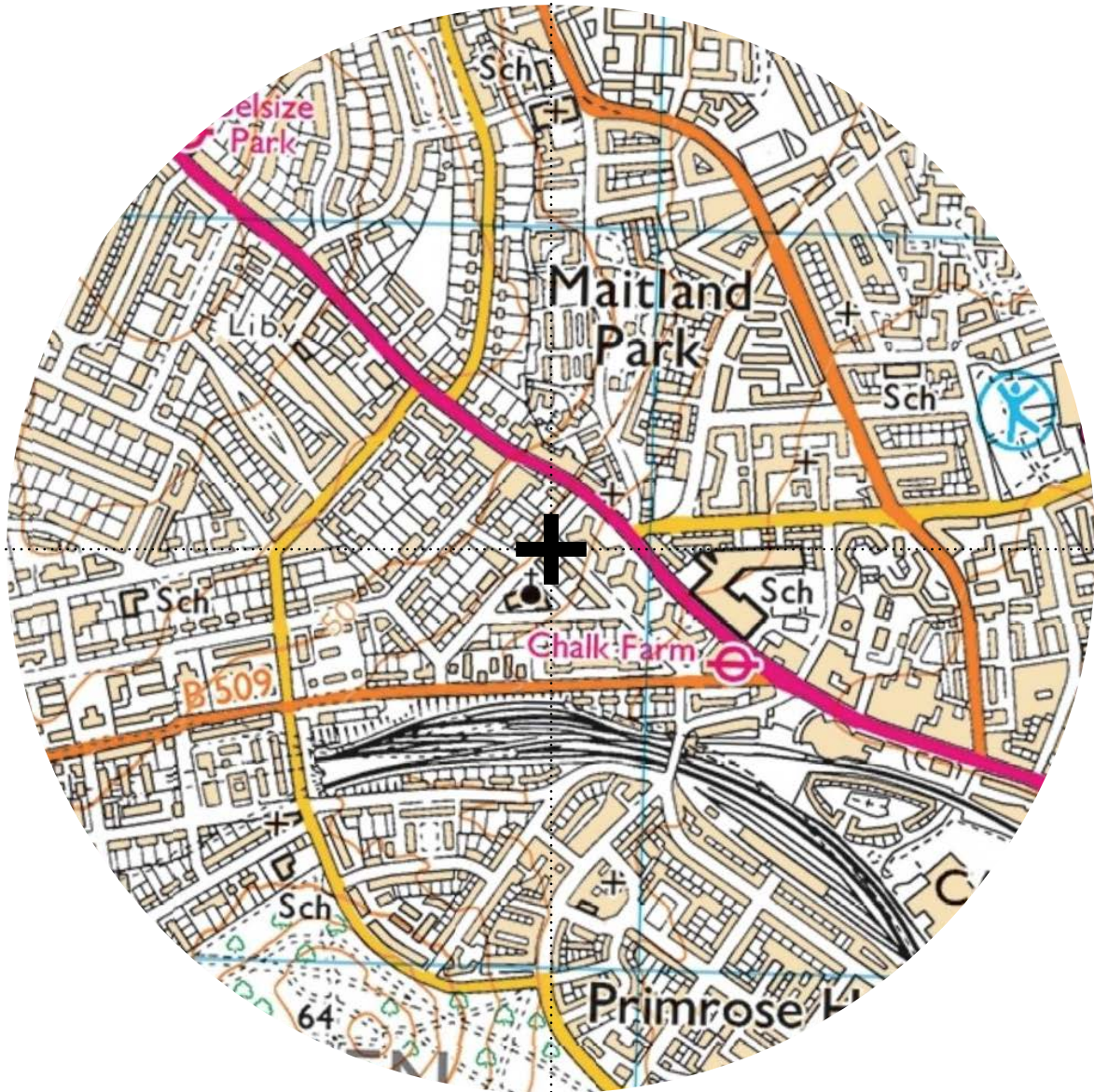


Figure 2.2



Figure 2.3



Location

14 Eton Road is set in North West London, within the London Borough of Camden and is a part of the 'Sub-area 1' of the Eton Conservation Area. This is the largest of the sub-areas, the core of which focuses on the Conservation Area's set piece, St Saviours Church.

The property is located within close proximity to the junction with Fellows Road. The area is predominantly residential and is characterised by consistency in plot size and in buildings height, scale and mass.

Figure 2.1 OS Road Map showing location of 14 Eton Road, set within the London Borough of Camden **Figures 2.2** View showing Eton Road Street **Figure 2.3** View showing entrance to 14 Eton Road

EXISTING

Figure 4.1



Figure 4.2



Figure 4.3

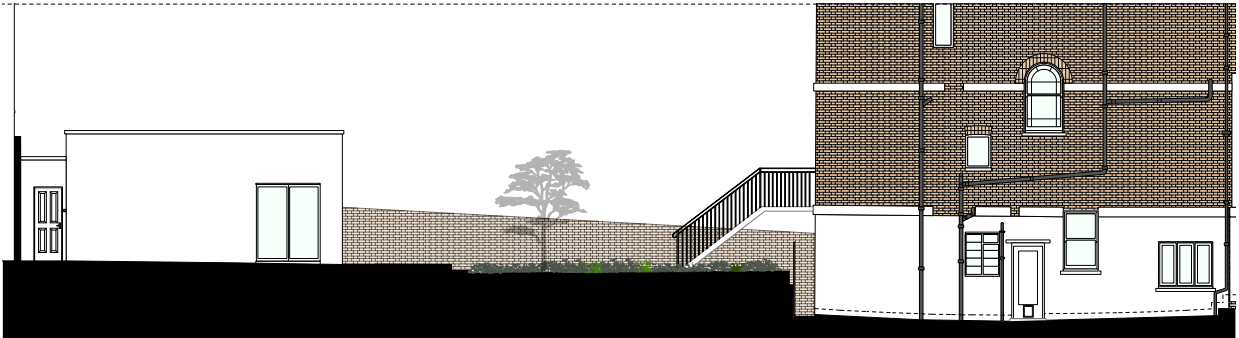


Figure 4.4

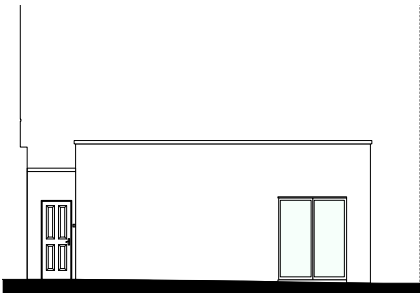


Figure 4.5

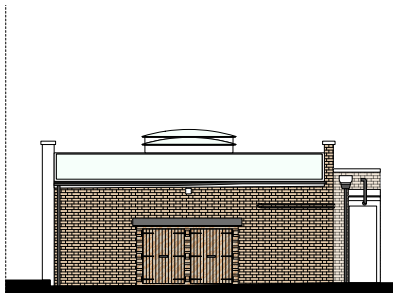
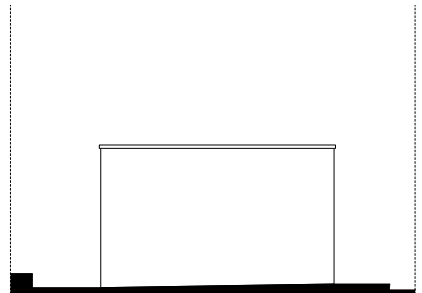


Figure 4.6



Present Day

The property is a semi-detached four storey dwelling house comprising the whole No 14, including a front and a rear garden and a studio dwelling at the rear of the garden. The house is faced in stucco at the lower ground and ground floor level with projecting porches supported by iconic columns and with yellow stock brick used on the upper floors.

14 Eton Road used to be separated into 2 distinct dwellings. The main house was accessible from the front stair and was arranged over the upper ground, first and second floor with an attic studio space. The lower ground floor was arranged as a separate apartment accessible from the side of the property. The studio dwelling building at the rear of the garden was constructed in 1963. It was extended in 1975 on the condition that it would not be used as a separate dwelling.

In 2014 the two self-contained flats inside the house have been converted into a residential unit and the studio also suffered alterations; the front extension have been demolished leaving a plain 3.7m height wall facing the main house. Externally the studio building does not correlate with the style of the rest of the house, appearing massive in form. The absence of fenestrations on the front elevation is obstructing any connection between the studio and the main house or the garden. The building occupies a significant proportion of the garden. In addition to the studio, garden space is also lost to a cement terrace which is currently mostly unused due to it not being directly accessible from the studio.

The lower ground floor is set 1.3m lower than the garden level. The rear windows face an imposing retaining wall that stands less than 0.5m away. Therefore, not only is the distance between the rear facade and wall too narrow to be inhabited but the view to the garden from the lower ground floor is restricted by the unappealing retaining wall that is also obstructing daylight and making the rooms less enjoyable. The restricted and unattractive view is further exacerbated by the barren and obtrusive elevation of the Garden Room at the rear of the property.

The only access from the lower ground floor to the garden is at the side of the property through the pathway flanking the house.

Figure 4.1 Existing Front Elevation. **Figure 4.2** Existing Rear Elevation **Figure 4.3** Existing Garden Section **Figure 4.4** Existing Garden Section **Figure 4.5** Existing Garden Room Side Elevation **Figure 4.6** Existing Garden Room Front Elevation **Figure 4.7** Showing the retention wall facing the Rear Elevation **Figure 4.8** View of the Existing Garden Room

Figure 4.7

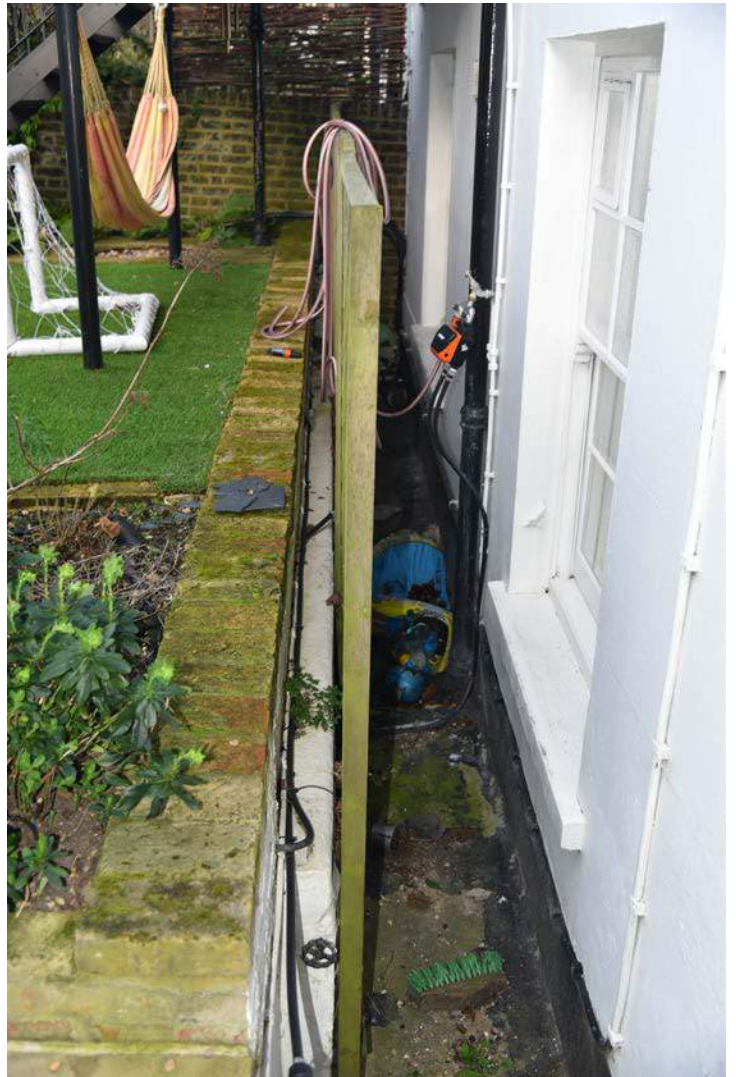


Figure 4.8



EXISTING

Figure 4.9



Figure 5.0



Schedule of Significance

The current property forms a part of a group of imposing and consistent group of villas along Eton Road. The similarities in frontage, mass and form between the property and its neighbours mean that the current property has a strong historic character to its front facade. For this reason most of the proposed alterations will take place internally and at the rear.

The house is constructed with yellow brickwork and a grey clay tiled roof. The proposed extensions to the side and rear elevations will be constructed in matching materials, also with yellow brick cladding so as to appear subordinate.

Figure 4.9 View of the front Elevation **Figure 5.0** View of the back Elevation **Figure 5.1** Existing Garden Room **Figure 5.2** Showing the existing staircase and balustrade **Figure 5.3** Showing the Rear Garden **Figure 5.4** Dining Room

Figure 5.4



Figure 5.5



Figure 5.1



Figure 5.2



Figure 5.3

