



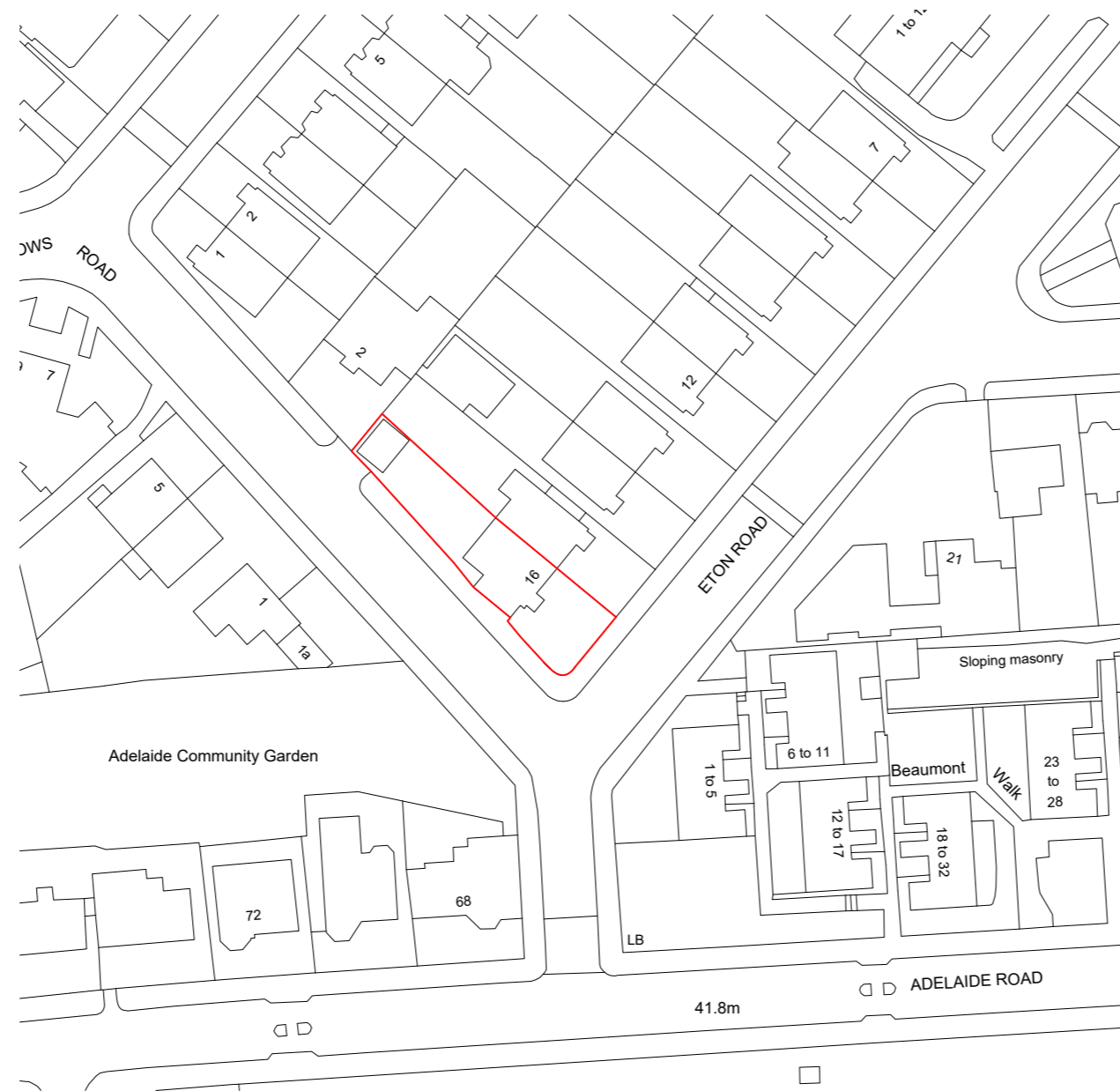
**16 Eton Road, London, NW3 4SS**  
**DESIGN AND ACCESS STATEMENT**

**PLANNING APPLICATION**  
[Replacement Windows and Rooflights / New Dormer Window]

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Revision: -  
RIBA Stage 3



OS Map 1:1000@A3

The following Design and Access Statement accompanies the planning application for proposed alterations at 16 Eton Road, London, NW3 4SS.

The proposals include; replacement of existing windows with double glazed hardwood timber windows to match existing, replacement of existing rooflights, handrails to the entrance steps, creation of a new dormer window at third floor.

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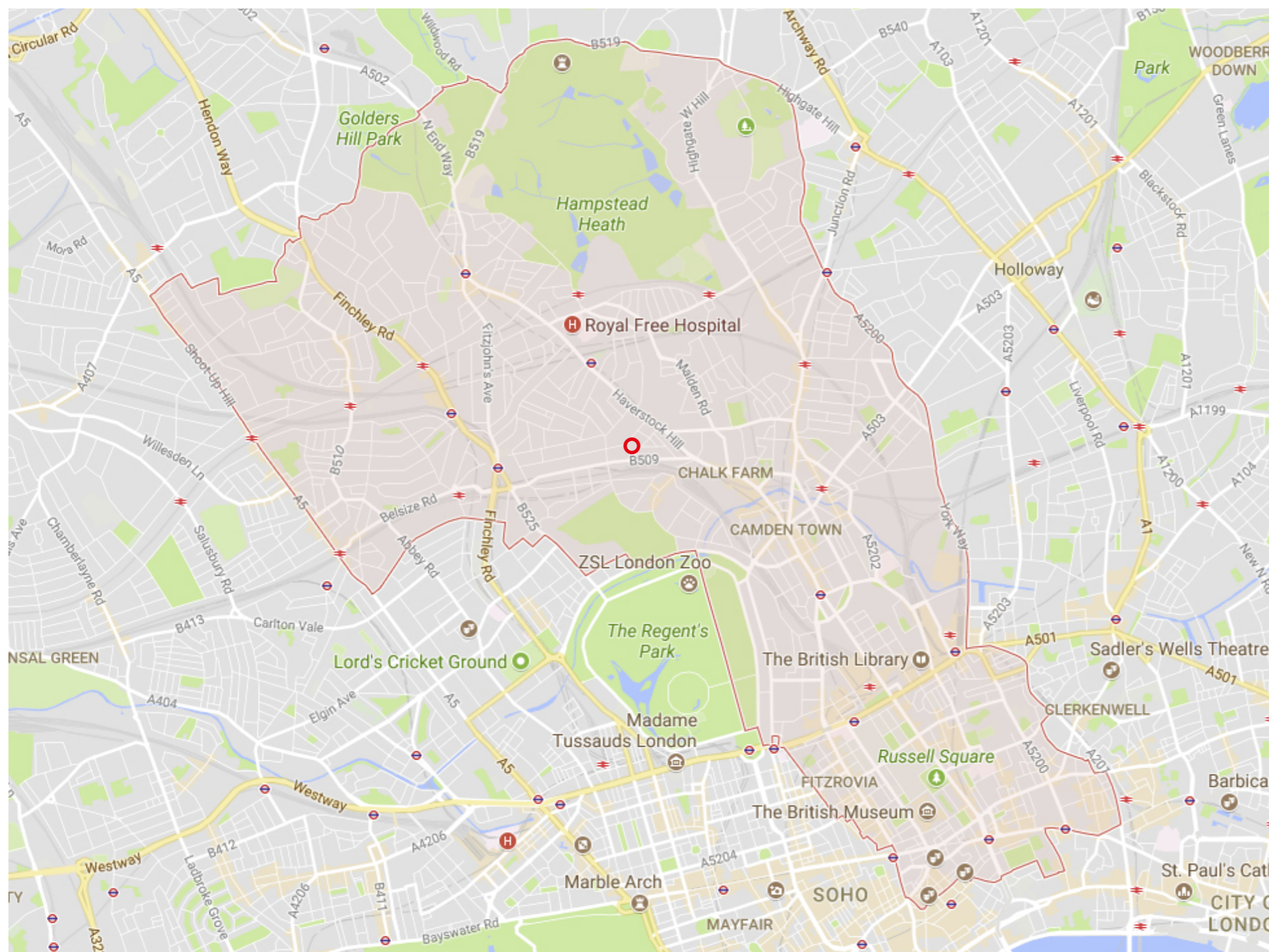
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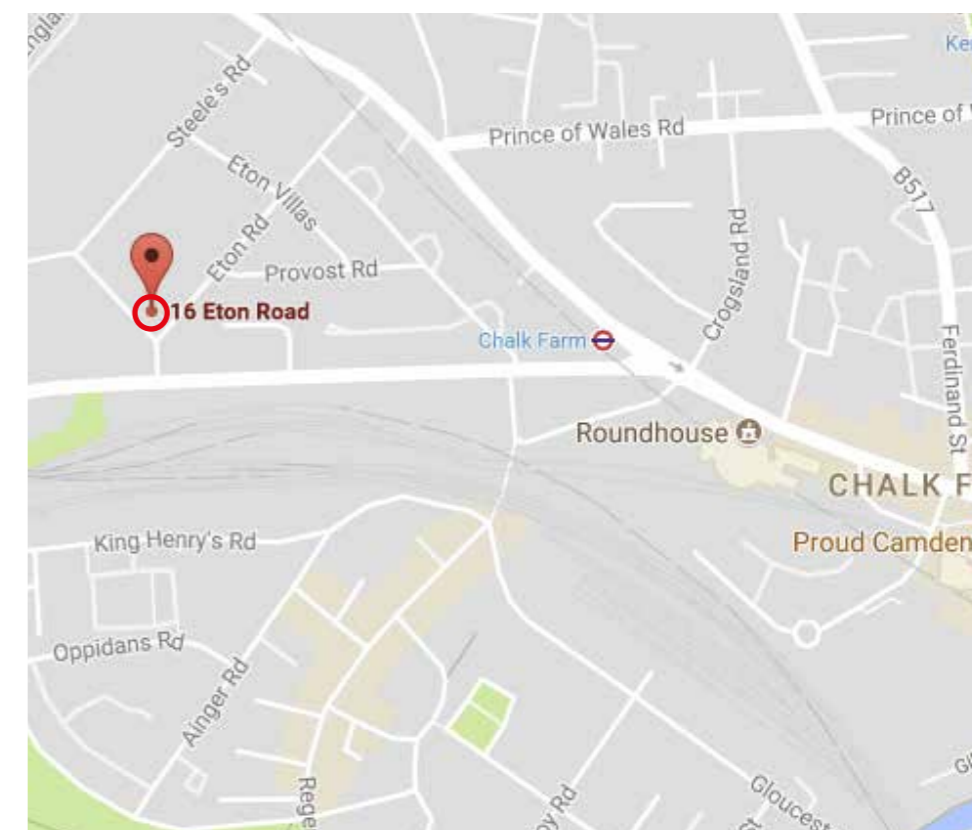
## 1.00 Site Location



Site Location - The London Borough of Camden

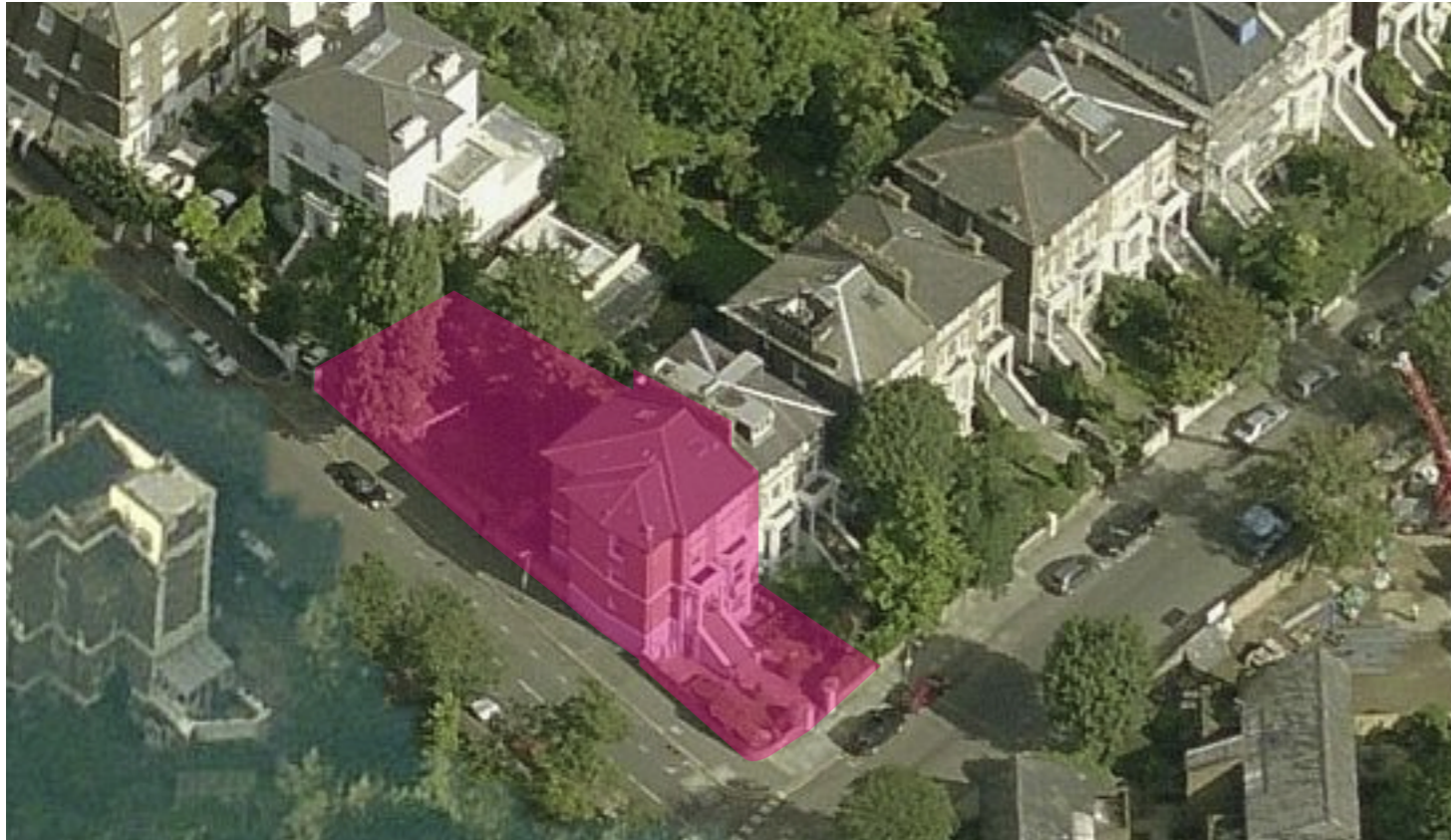
16 Eton Road is located in the London Borough of Camden. The property is in the South-West of the Borough, west of Chalk Farm and north of Primrose Hill. The site falls on the westerly edge of the Eton Conservation Area. The building and curtilage is not listed, however it is noted as a 'Building which makes a positive contribution' to the conservation area.

The property is well served by public transport links and is a short walk from Chalk Farm Underground Station served by the Northern Line and bus stops located on Haverstock Hill and a 10-15 minute walk from Swiss Cottage Underground Station served by the Jubilee Line.



Site Location - 16 Eton Road, London

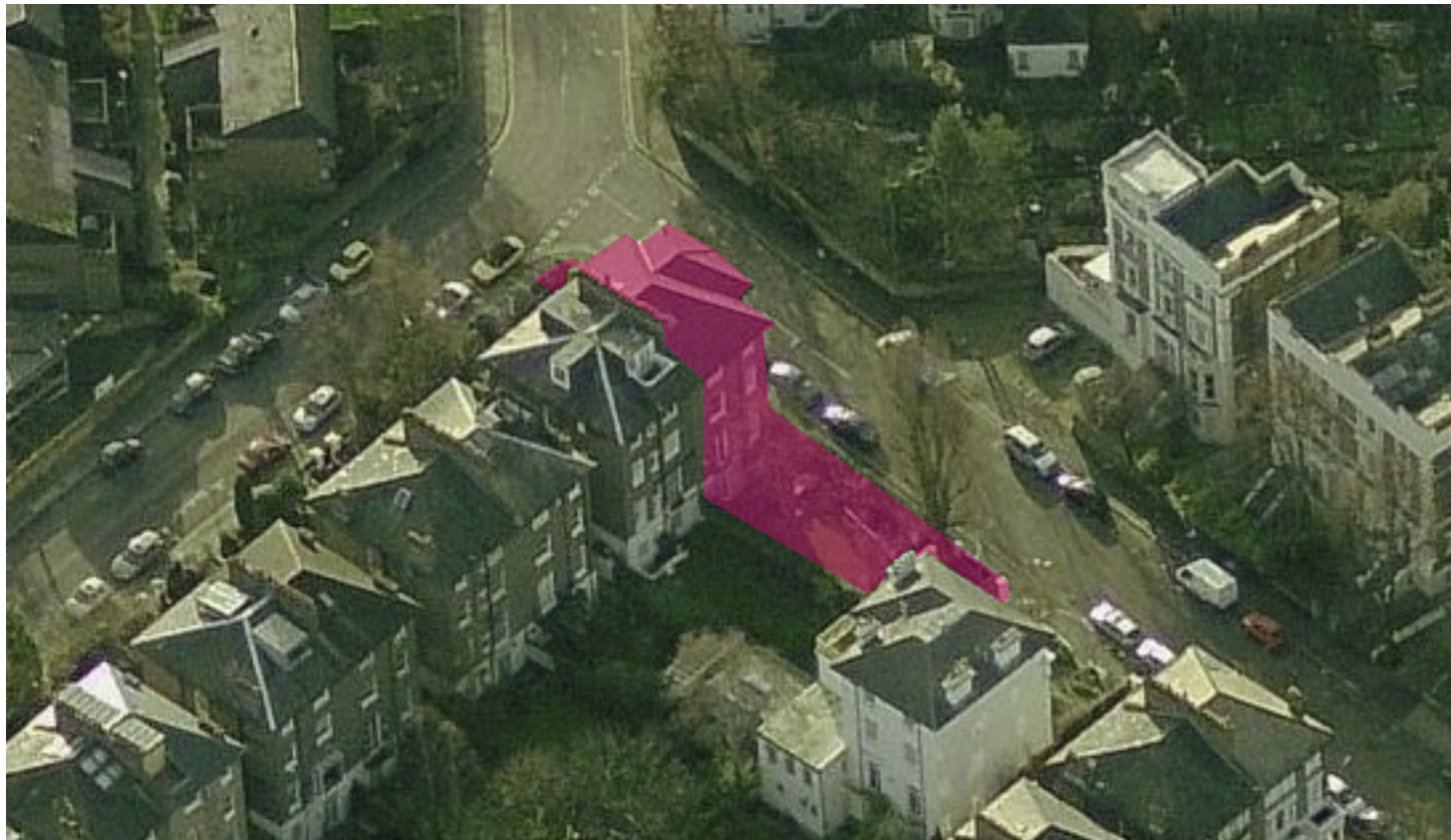




Ariel view to the North



Ariel view to the West



Ariel view to the South



Ariel view to the East

## 1.02 Site and Existing Building

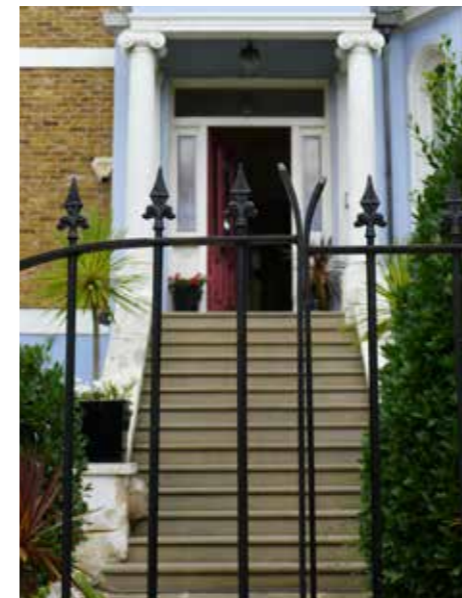


View from Eton Road / Fellows Road

16 Eton Road is a substantial semi-detached Victorian villa dating from the C19th. The property is fairly typical of the other semi-detached villas located along the road and in the wider Eton Road Conservation Area, however it is unique in the fact it is located on a corner plot with Fellows Road on the very edge of the conservation area, and has had a substantial side extension added in the early 1990's alongside internal alterations. The house is four storeys with a fifth mezzanine roof storey added in the roof space.

Material-wise the building is faced with stucco at lower ground level and in areas at ground floor level (with projecting porches supported by ionic columns) with yellow stock brick used on the upper floors.

The windows are single glazed timber sash some of which are currently in poor condition.



1.03 Site Photographs - Exterior (Rear Streetscape)



View from Fellows Road



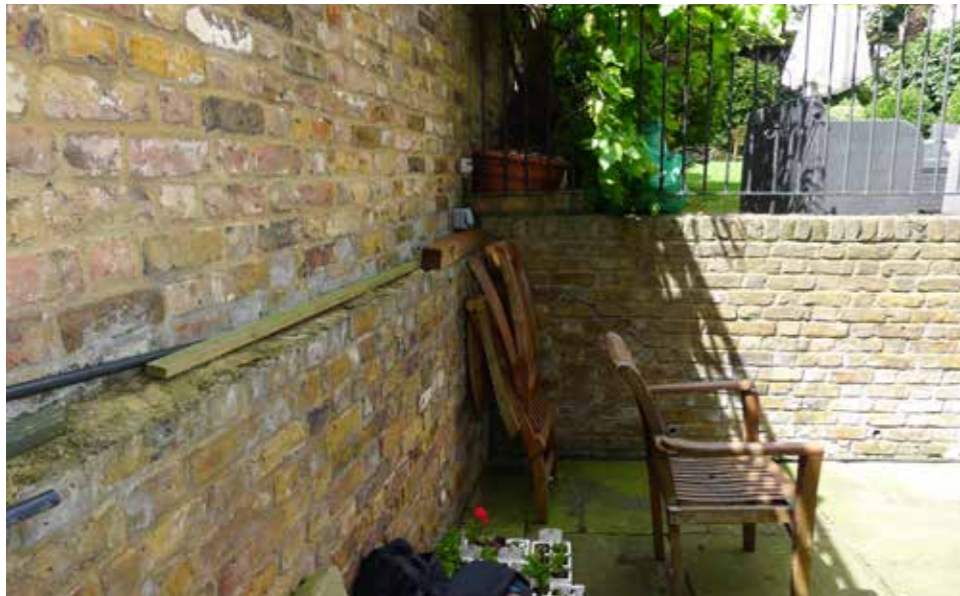


View from Fellows Road





Garden gate to Fellows Road



Steps up to main garden



Carport to the rear of the garden