

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

PLANNING APPLICATION [Two Storey Extension]

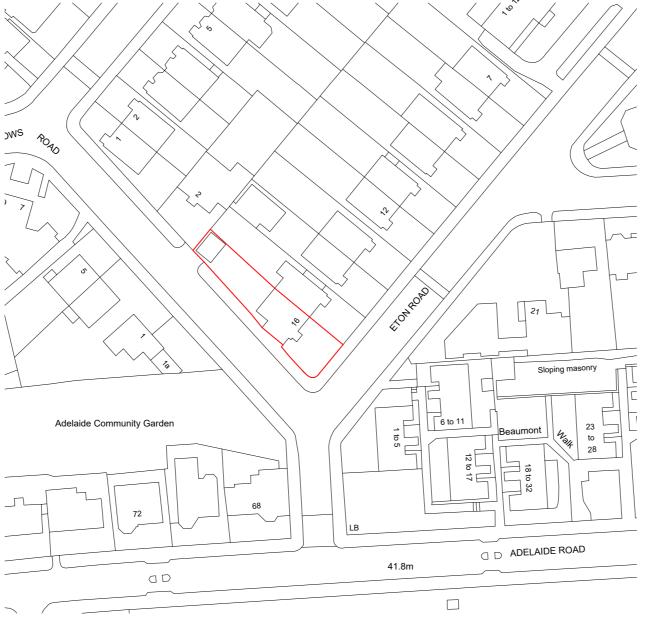
Project Reference: HW382
Date: 05/03/2018

Revision: RIBA Stage

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OS Map 1:1000@A3

The following Design and Access Statement accompanies the planning application for a proposed contemporary two storey extension at 16 Eton Road, London, NW3 4SS.

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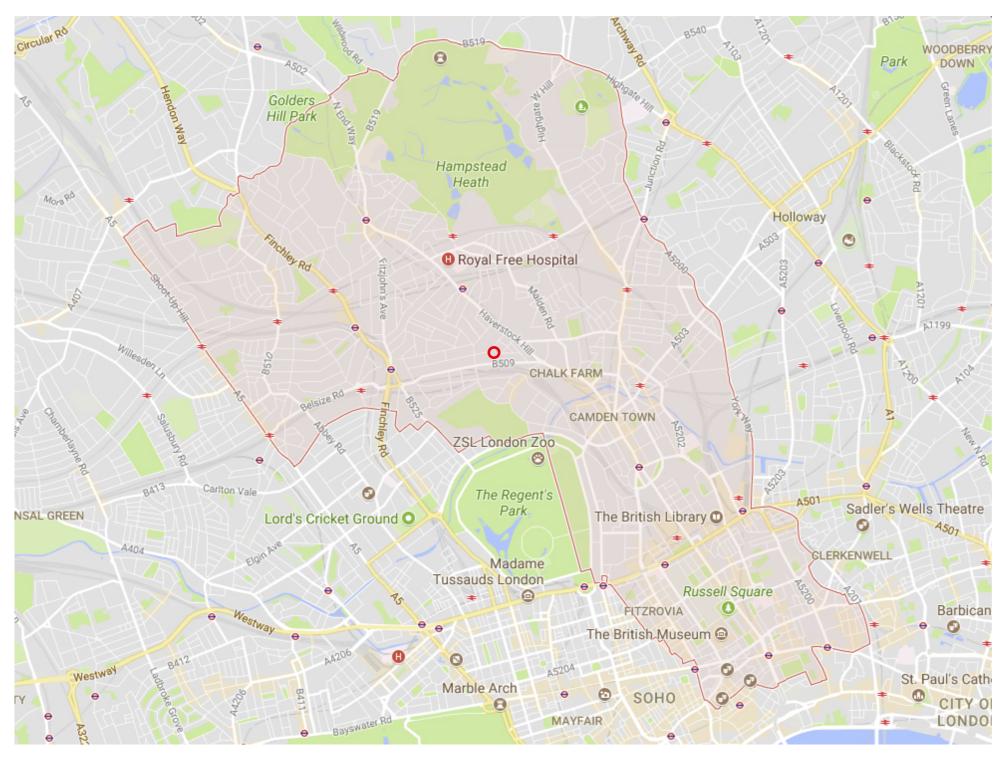
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16 Eton Road is located in the London Borough of Camden. The property is in the South-West of the Borough, west of Chalk Farm and north of Primrose Hill. The site falls on the westerly edge of the Eton Conservation Area. The building and curtailage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

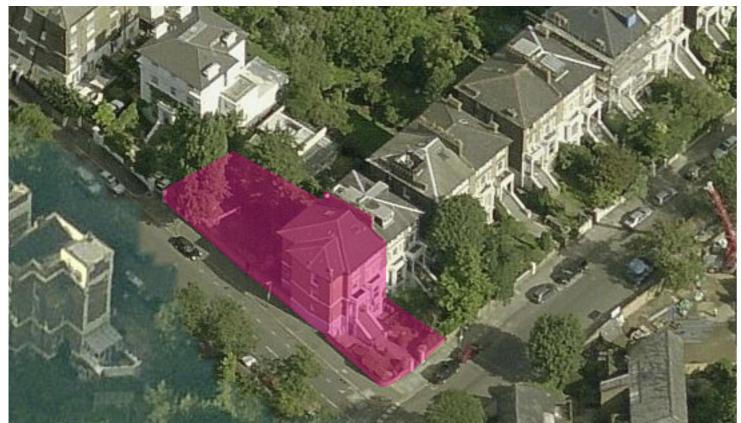
The property is well served by public transport links and is a is a short walk from Chalk Farm Underground Station served by the Northern Line and bus stops located on Haverstock Hill and a 10-15 minute walk from Swiss Cottage Underground Station served by the Jubilee Line.



Site Location - 16 Eton Road, London

Site Location - The London Borough of Camden

# 1.01 Ariel Views



Ariel view to the North



Ariel view to the South



Ariel view to the West



Ariel view to the East

# 1.02 Site and Existing Building



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 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.















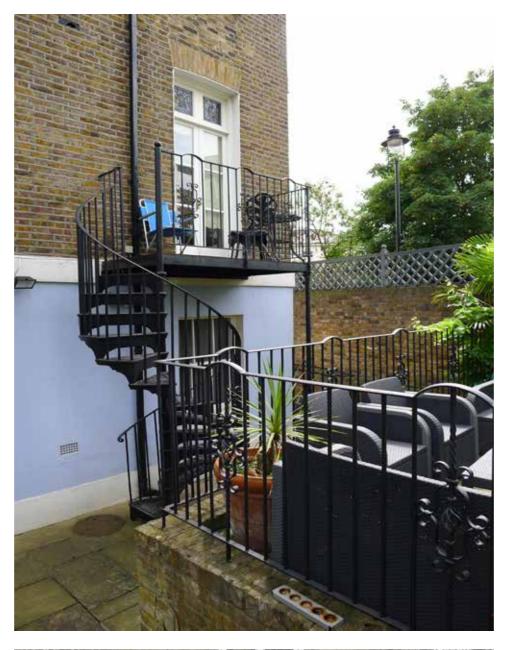


















View from Fellows Road

# 1.05 Site Photographs - Garden









Steps up to main garden



Carport to the rear of the garden