



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

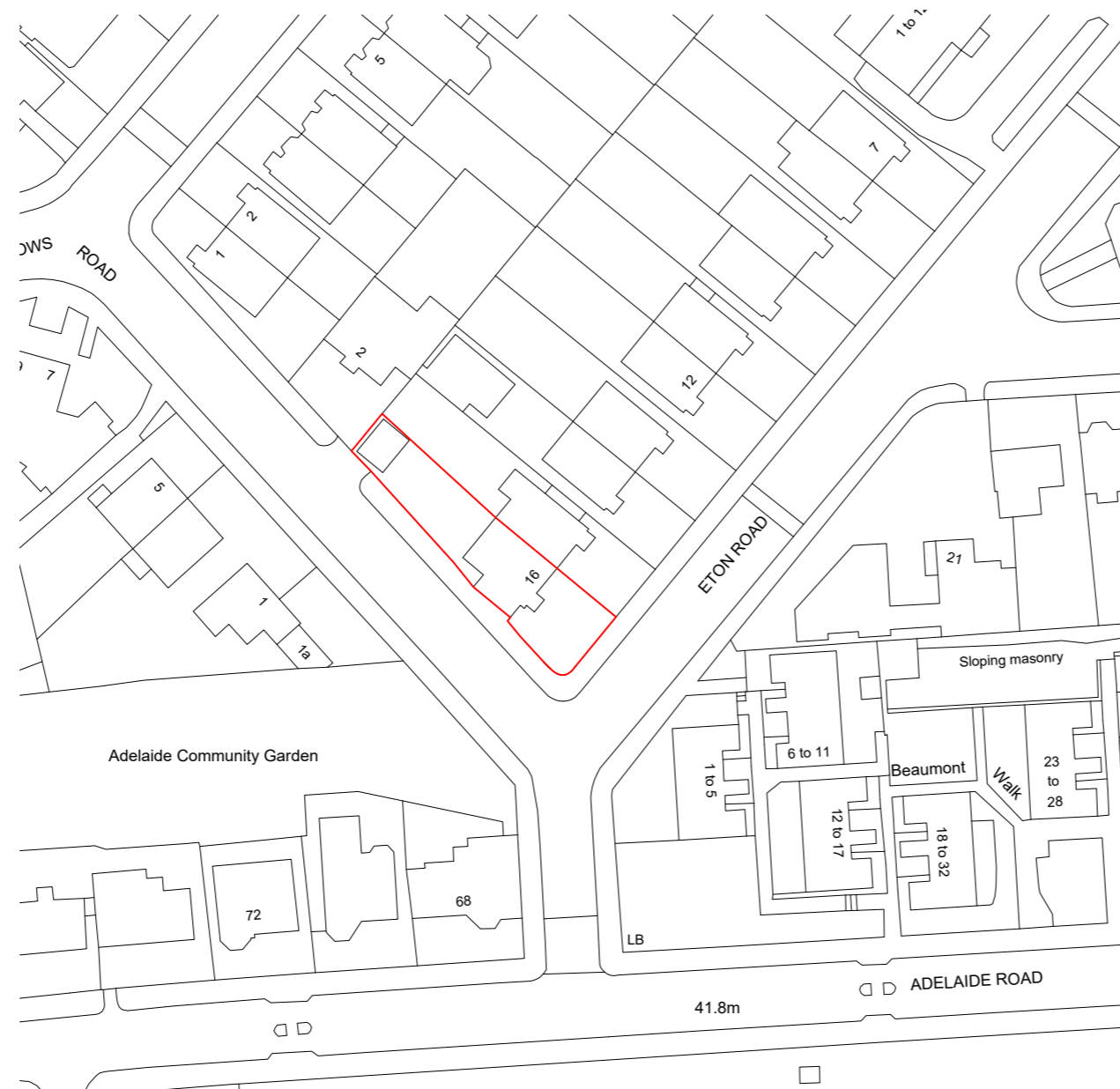
**PLANNING APPLICATION**  
**[Single Storey Rear Extension]**

**hampson williams architecture**

unit 5 bickels yard 151-153 bermondsey street london SE1 3HA  
t. 020 7378 9560  
www.hampsonwilliams.com

Project Reference: HW382  
Date: 05/03/2018  
Revision: -  
RIBA Stage 3

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



OS Map 1:1000@A3

**CONTENTS**

**1.00 Site**

- Site Location
- Ariel Views
- Site and Existing Building
- Site Photographs - Exterior (Rear Streetscape)
- Site Photographs - Exterior (Rear)
- Site Photographs - Garden
- Existing Upper Ground Floor Plan
- Existing Floor Plans
- Existing Front and Rear Elevations
- Existing Side Elevation
- Surrounding Area Photographs

**2.00 Eton Road Conservation Area**

**3.00 Planning History**

- Planning History: 16 Eton Road
- Planning Precedents: Eton Conservation Area: Contemporary Extensions
- Pre-Application Advice

**4.00 Design Precedents**

- Design Precedents: Extensions
- Design Precedents: Victorian Town House Alterations

**5.00 Design Proposals**

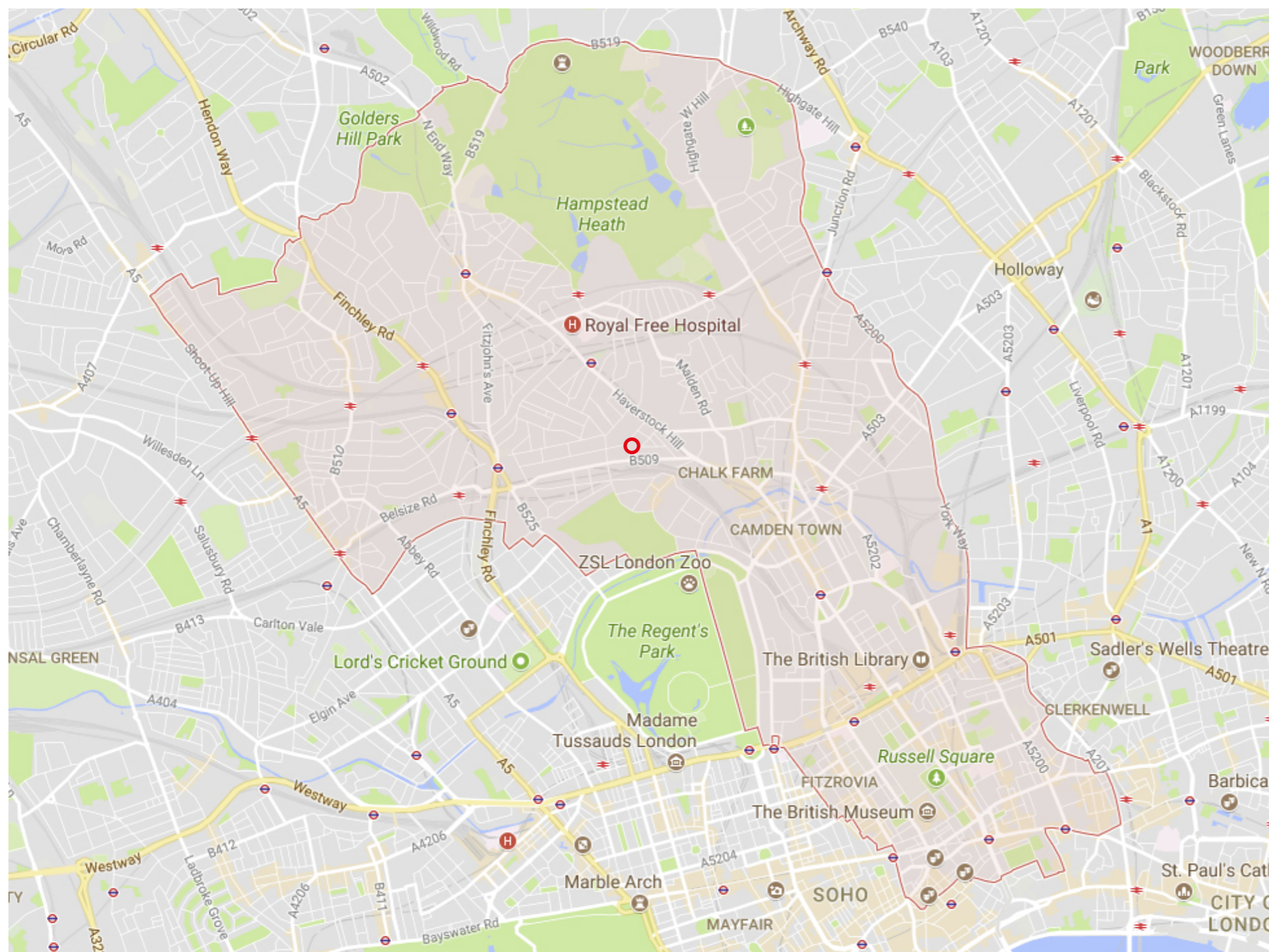
- Design Proposals - Overview
- Design Principles
- Proposed Upper Ground Floor Plan
- Proposed Floor Plans
- Proposed Front and Rear Elevations
- Proposed Side Elevation
- Proposed Fellows Road Elevation
- Section A-A
- Design Analysis with Conservation Area Design Guidelines

**6.00 Proposed Materials**

**7.00 Gross Internal Areas**

**8.00 Conclusion**

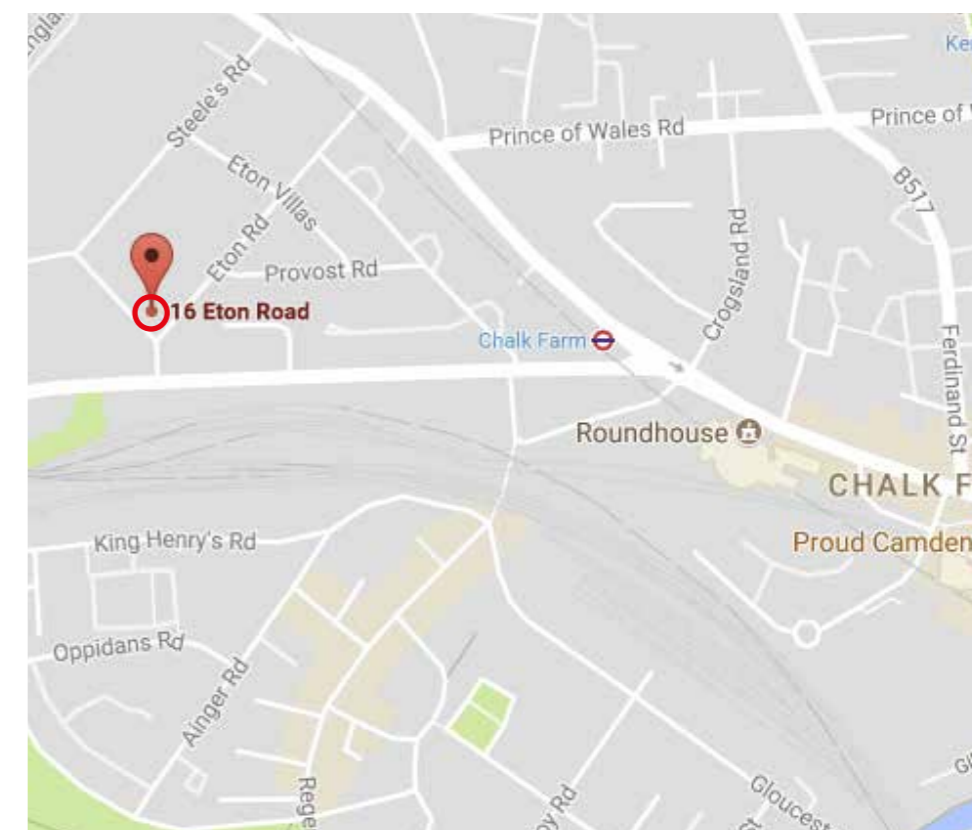
## 1.00 Site Location



Site Location - The London Borough of Camden

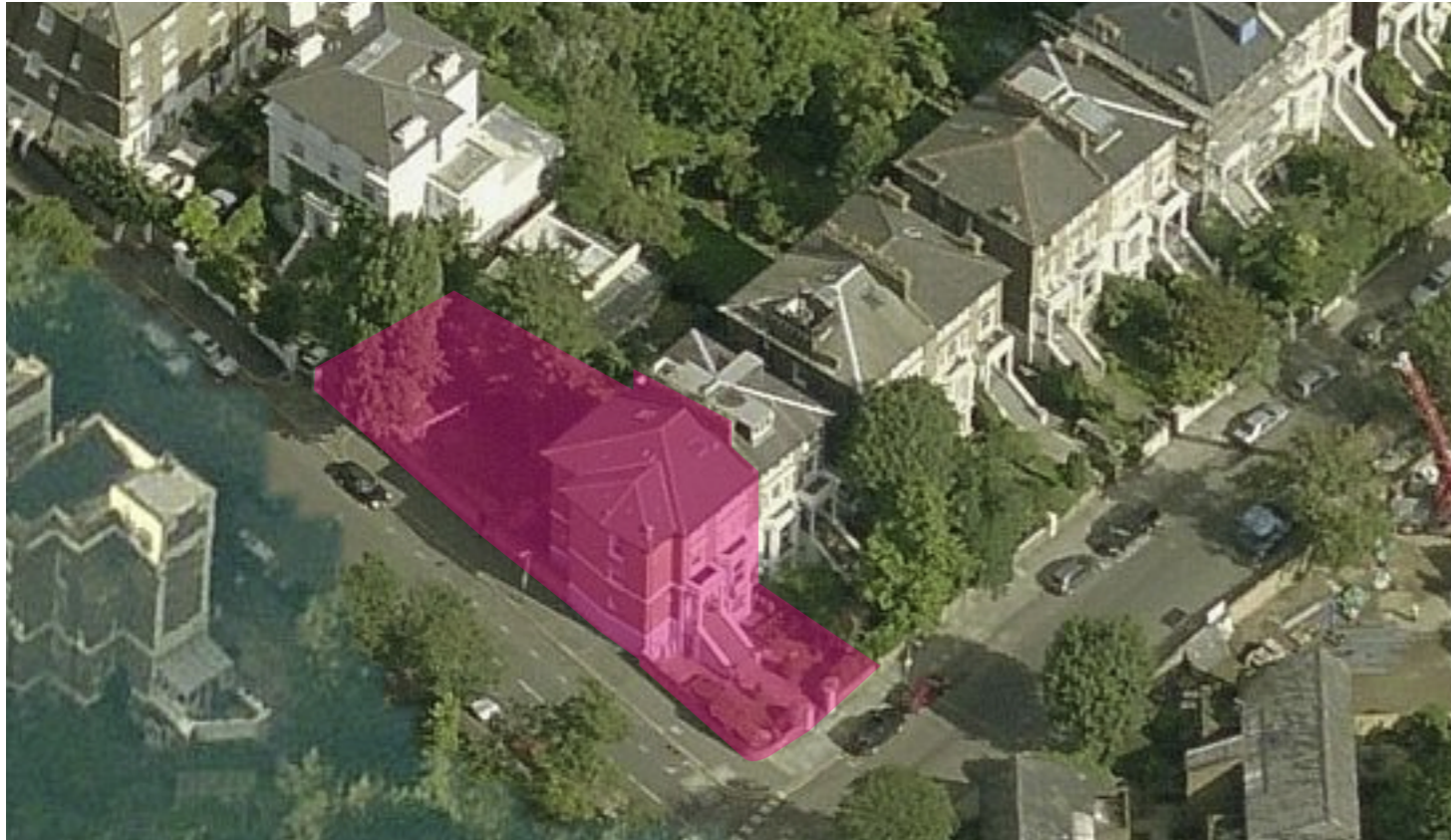
16 Eton Road is located in the London Borough of Camden. The property is in the South-West of the Borough, west of Chalk Farm and north of Primrose Hill. The site falls on the westerly edge of the Eton Conservation Area. The building and curtilage is not listed, however it is noted as a 'Building which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

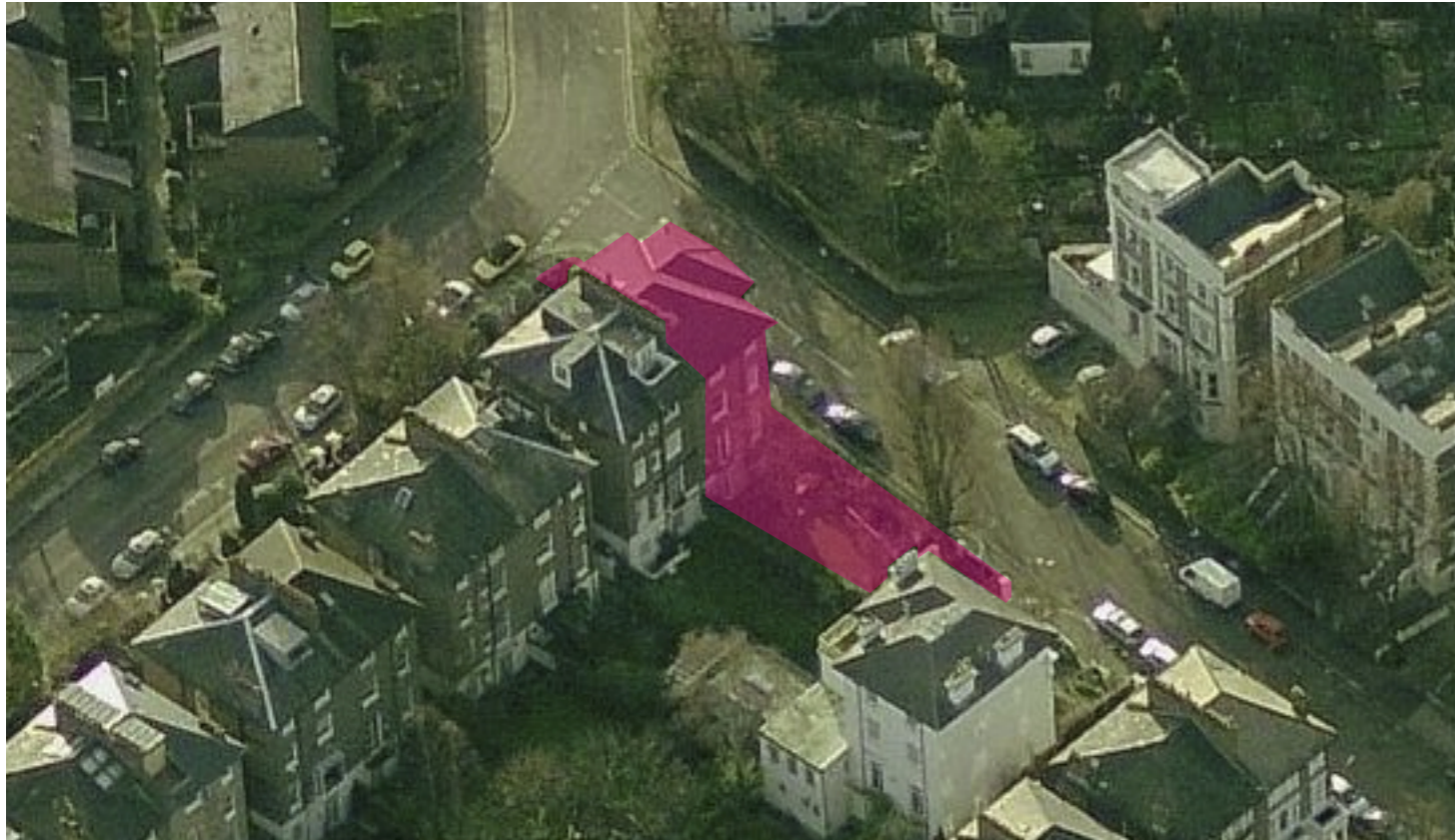




Ariel view to the North



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



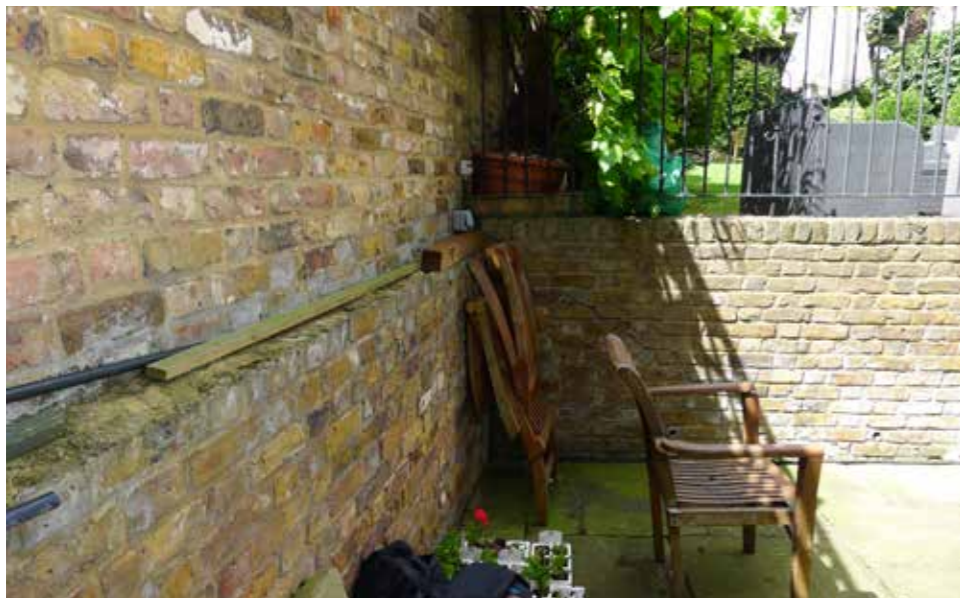


View from Fellows Road





Garden gate to Fellows Road



Steps up to main garden



Carport to the rear of the garden