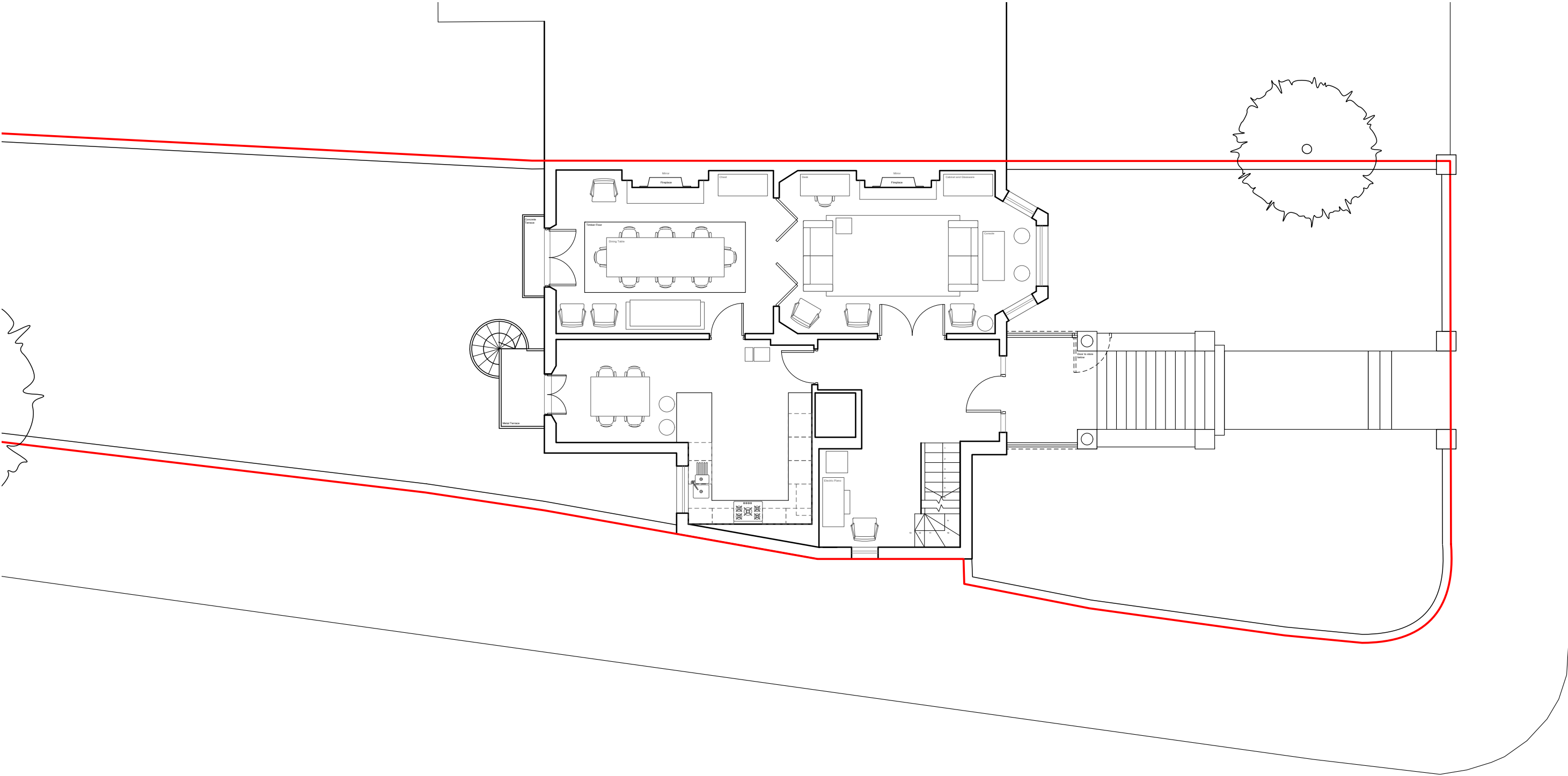
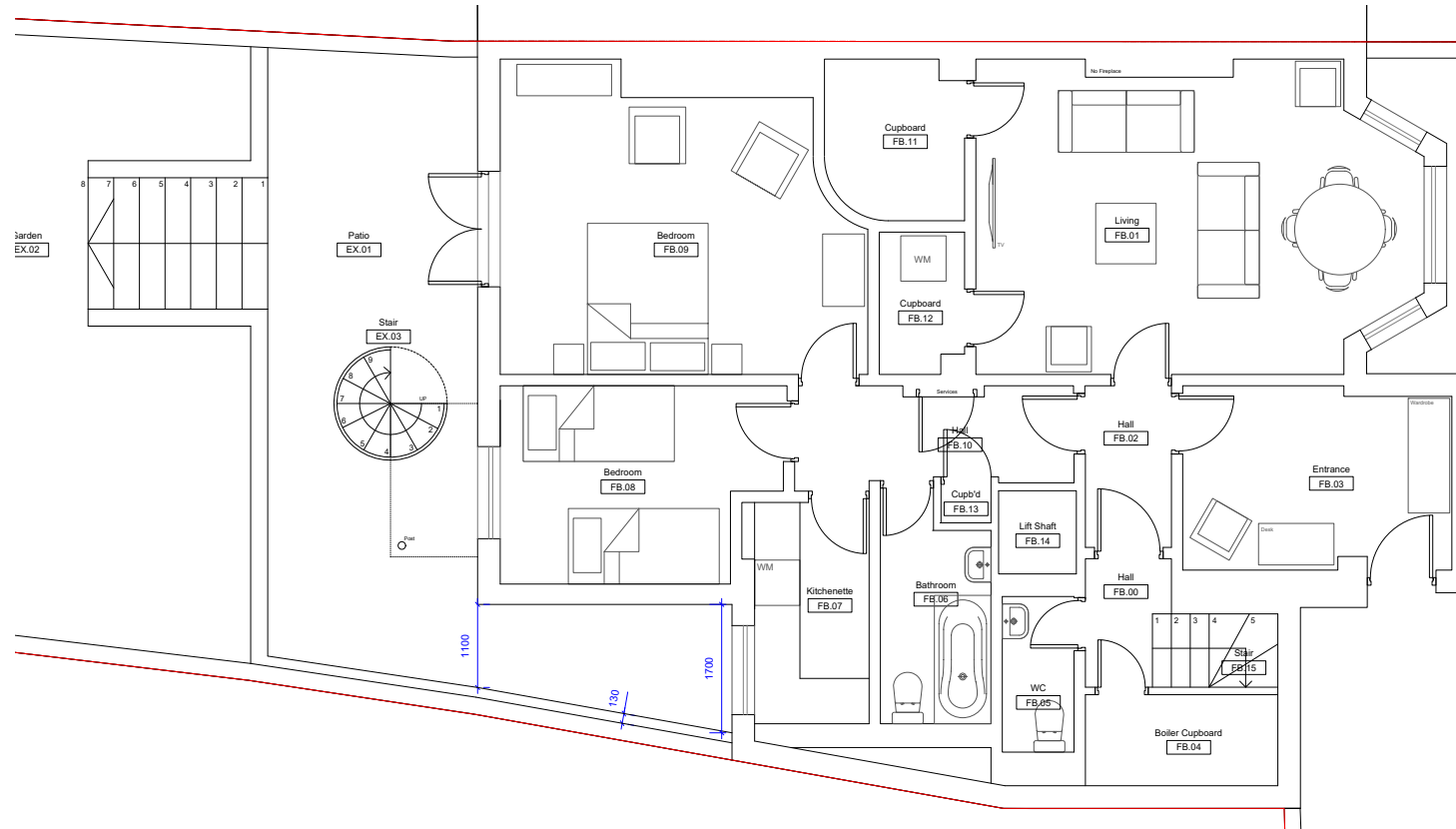


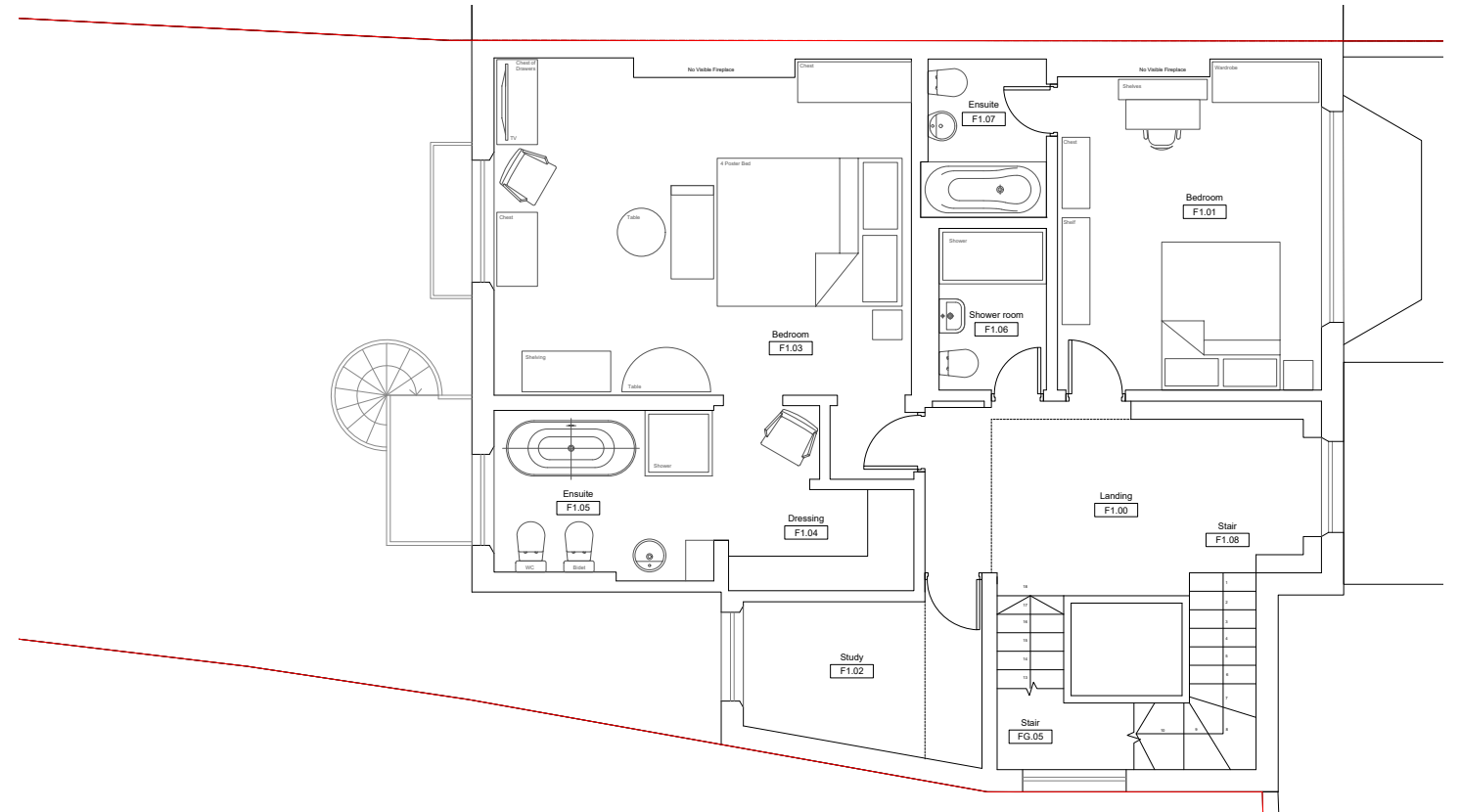
1.10 Existing Upper Ground Floor Plan



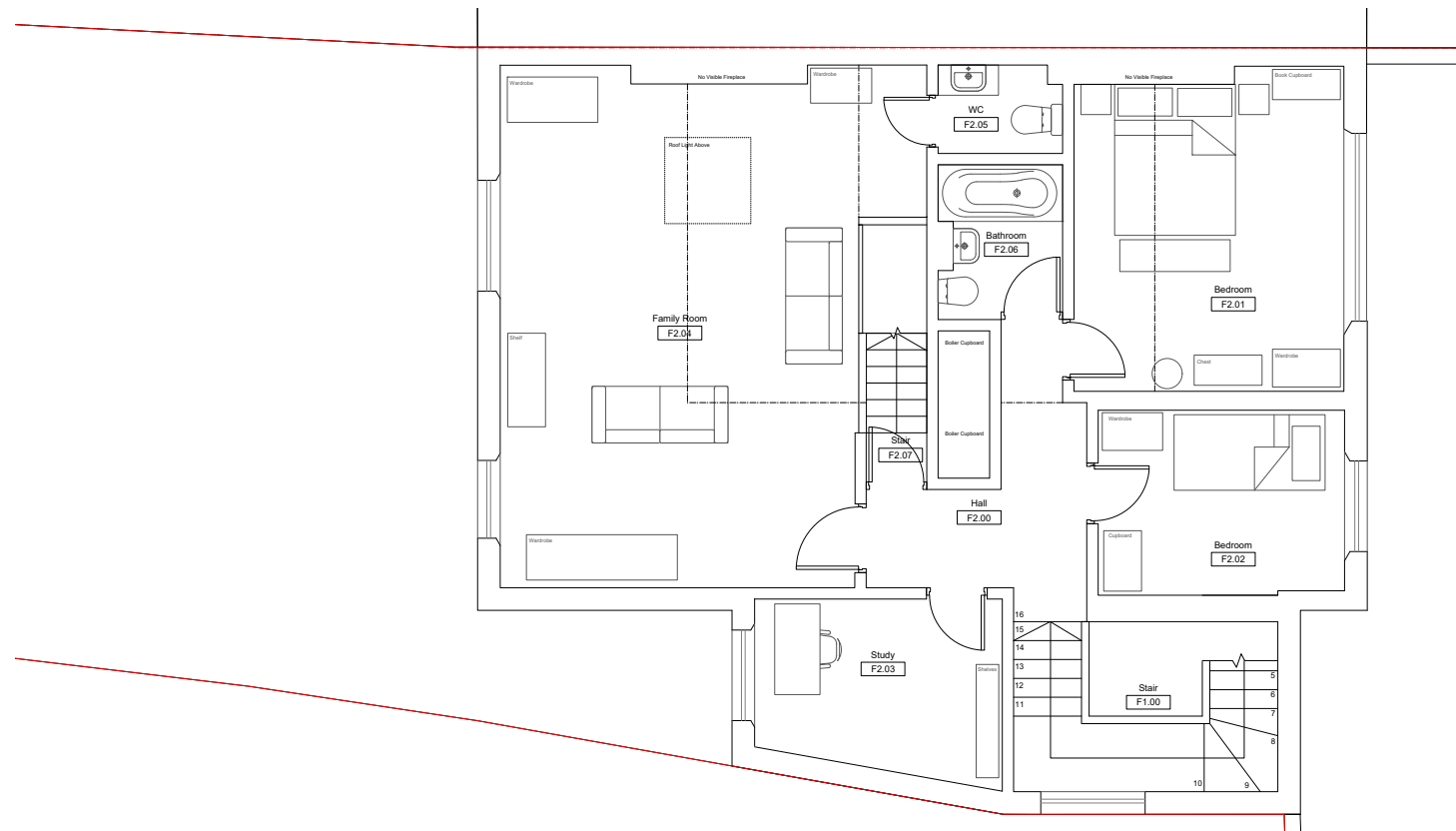
1.11 Existing Floor Plans



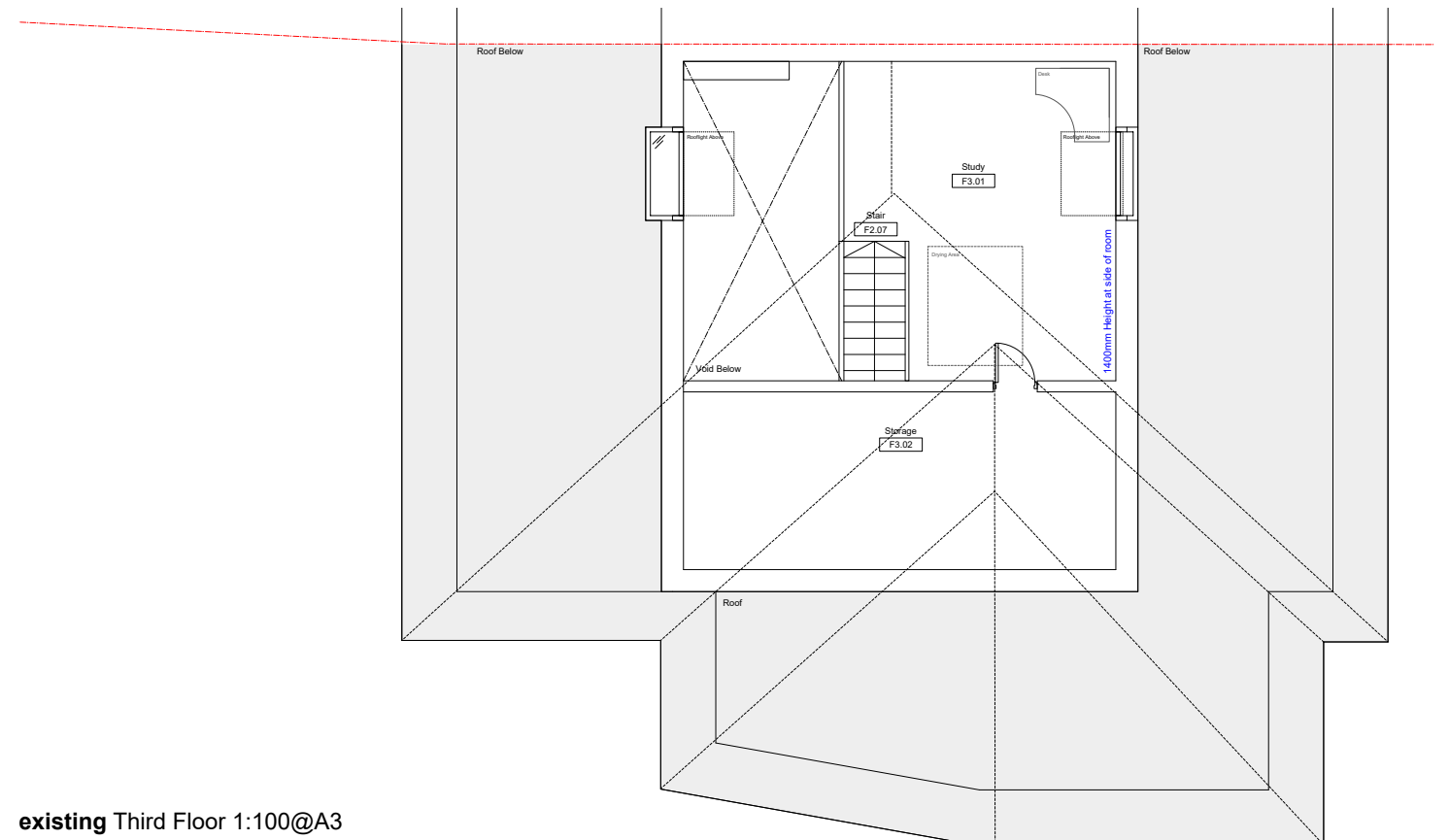
existing Lower Ground Floor 1:100@A3



existing First Floor 1:100@A3



existing Second Floor 1:100@A3



existing Third Floor 1:100@A3



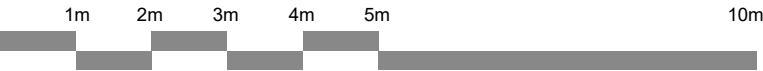
1.12 Existing Front and Rear Elevations

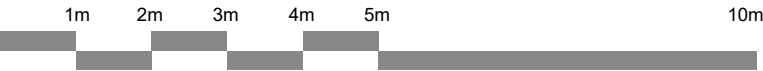
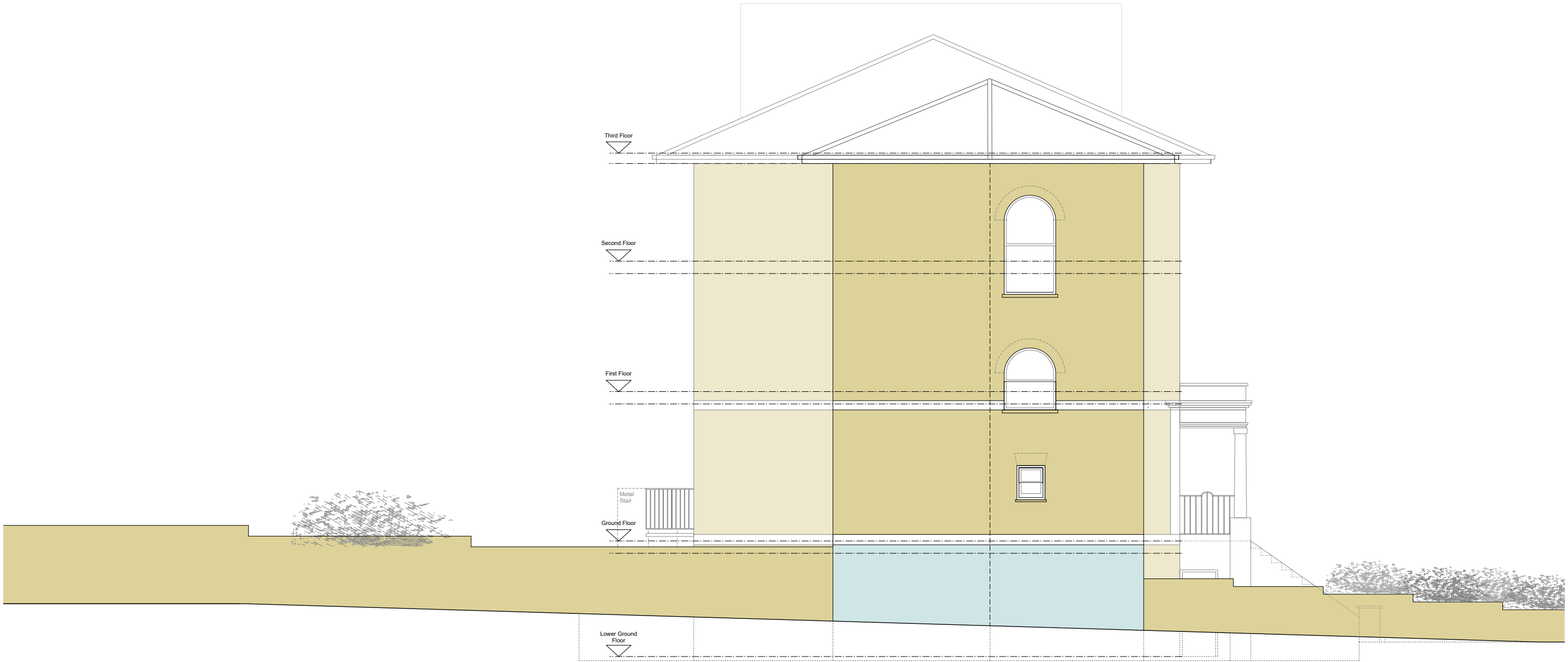


existing Front Elevation 1:100@A3



existing Rear Elevation 1:100@A3





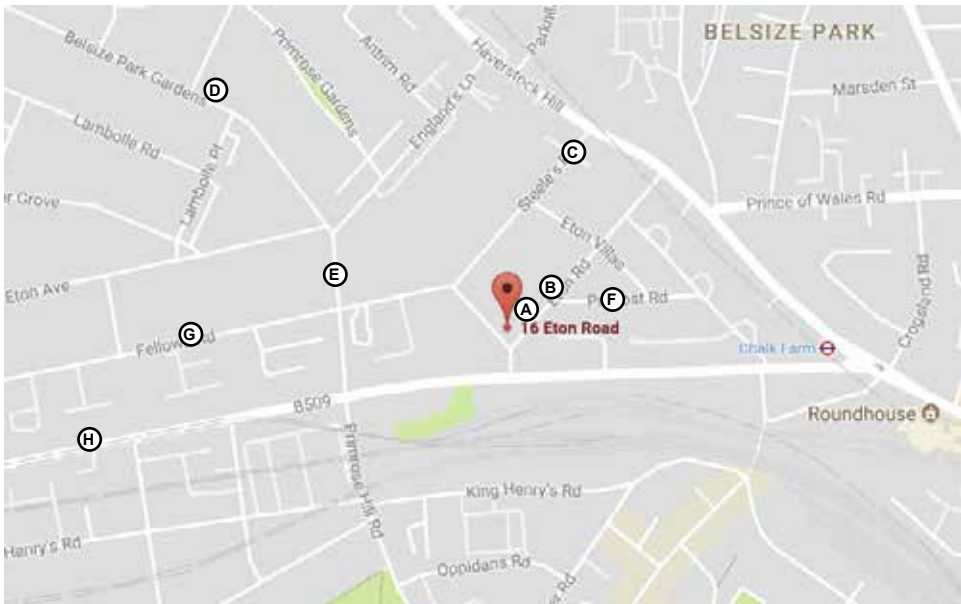
1.20 Surrounding Area Photographs



A Eton Road [Eton Road Conservation Area]



B Eton Road [Eton Road Conservation Area]



C Steeles Road [Eton Road Conservation Area]



D Belsized Park Gardens



E Primerose Hill Road



F Provost Road [Eton Road Conservation Area]



G Fellows Road



H Adelaide Road

2.00 Eton Conservation Area



Eton Conservation Area Map (Image taken from the Eton Conservation Area Appraisal)

Character and Appearance of the Area

The Eton Conservation Area has been divided into four areas which have their own particular characteristics. These areas are:

Sub-area 1 Eton Villas, Eton Road, Eton College Road and Provost Road Steele's Road (west side), Fellows Road (part of east side only)

Sub-area 2 England's Lane (part of south side), and Chalcot Gardens

Sub-area 3 Wychcombe Villas and Steele's Studios

Sub-area 4 Haverstock Hill (west), Steele's Mews North, Steele's Mews South.

This sub-division in part reflects the original sequence of designation as a Conservation Area which appears to be based on areas with identifiable character. Apart from some notable 20th century replacement buildings it also has a historical basis with each area having broadly developed at a similar time. The process of extension has lead to an area displaying greater diversity, albeit one which was largely developed in its current form in the middle and later part of the 19th century.

The character and appearance of sub area 1: Eton Villas, Eton Road, Provost Road. Steele's Road (western side), Fellows Road (part of east side only)

This is the largest of the sub-areas, the core of which focuses onto the Conservation Area's set piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas.

The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850.

Eton Road

The north-west frontage to Eton Road also comprises semi-detached villas and although of a similar (but perhaps slightly later) period to the main group (they appear on the 1866 survey), are unlisted. These are substantial properties on four floors. They are faced in stucco at lower ground and ground floor level (with projecting porches supported by ionic columns) with yellow stock brick used on the upper floors.

Text above taken from the Eton Conservation Area Appraisal

3.00 Planning History: 16 Eton Road



The property has three applications listed within its history (excluding works to trees):

Application Number: PE9900886
Date: 8-11-1999
Decision: Grant Full Planning Permission (Condit.)
Details:
Alteration from window to French doors at upper rear ground floor level together with the erection of a spiral case linking the ground floor and lower ground floor garden.

Application Number: 9005058
Date: 23-01-1990
Decision: Grant Full or Outline Perm. with Condit.
Details:
Erection of side extension to replace existing staircase enclosure and reinstatement of elevational details in relation to works to use the property as a single family dwelling.

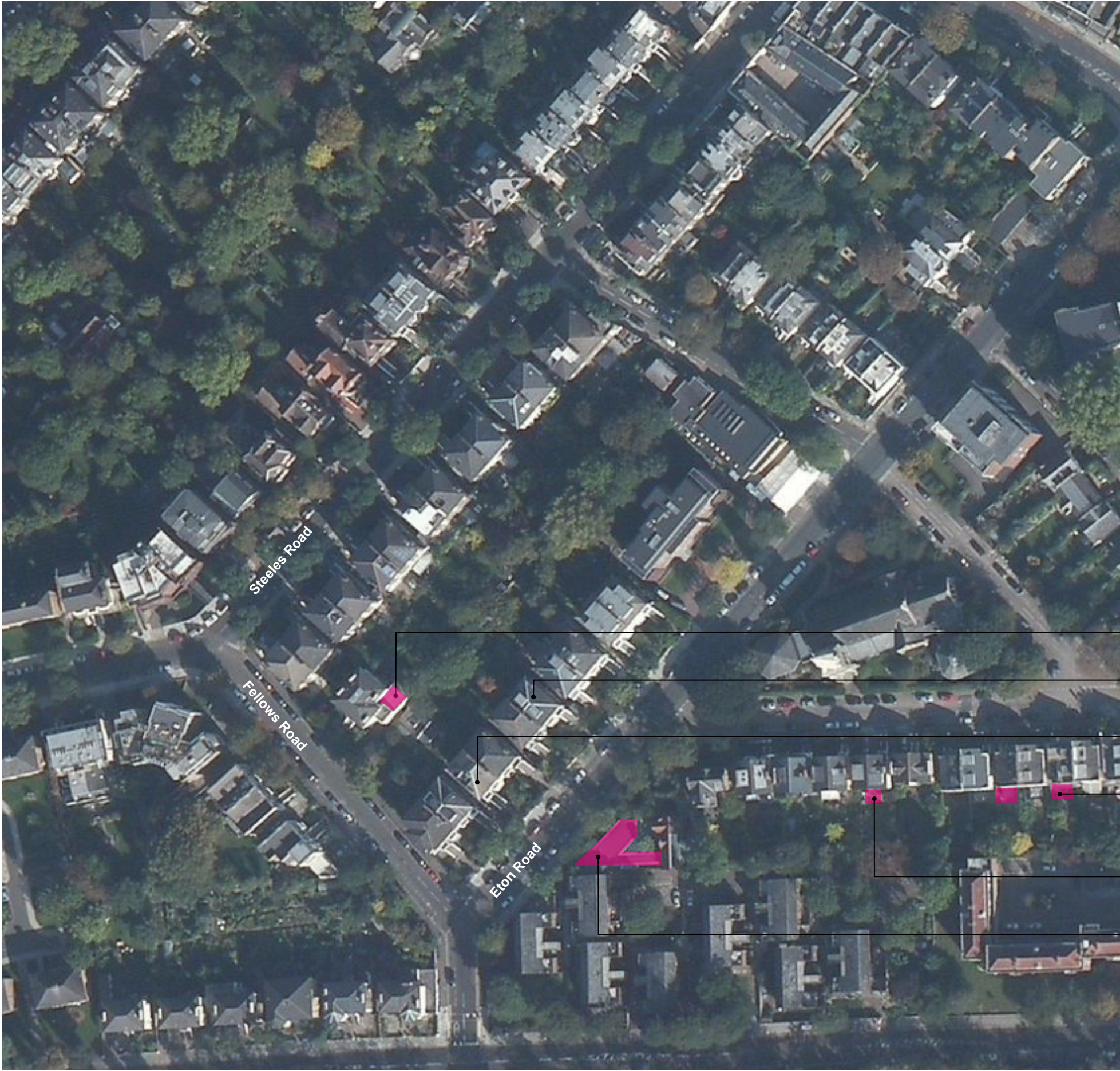
Application Number: 9070807
Date: 23-01-1990
Decision: Grant List.Build. or Cons.Area Consent
Details:
To demolish within a conservation area an external staircase curtain wall enclosure

Application Number: CTP/H9/3/1/17301
Date: 14/02/1974
Decision: Refused
Details:
Erection of roof addition to provide an attic flat at 16 Eton Road.

Application Number: CTP/H9/3/1/504
Date: 13/07/1965
Decision: Granted
Details:
Conversion of 16 Eton Road, Camden, into four self contained flats and the erection of a new external staircase.

Existing Building with the Dormer Window at 14 Eton Road clearly visible.

3.01 Planning Precedents: Eton Conservation Area: Contemporary Extensions



The diagram to the left outlines a number of contemporary extensions which have been recently approved all of which fall within the Eton Conservation Area.

KEY PLANNING PRECEDENTS:

- Address:** 14 Eton Road

Application Number: 2013/0134/P

Date: 13/03/2013

Decision: Granted

Details: Alterations at roof level including installation of dormer window with terrace in side roof slope and 2 x roof lights in front and rear roof-slopes all in connection with existing flat (Class C3).
- Address:** 10 Eton Road

Application Number: 2004/2894/P

Date: 27/08/2004

Decision: Granted

Details: Erection of a single storey rear extension with roof terrace above, installation of a rear dormer with terrace and front dormer with alterations to the rear and side fenestration.
- 2 Fellows Road - App: 2016/0060/P - Granted 2016
- 10 Eton Road - App: 2004/2894/P - Granted 2004
- 14 Eton Road - App: 2013/4295/P - Granted 2013
- 10 Provost Road - App: 2016/6486/P - Granted 2017
- 12 Provost Road - App: 2012/3933/L - Granted 2012
- 16 Provost Road - App: 2013/5737/P - Granted 2013
- 21 Provost Road - App: 2004/4290/P - Granted 2004

3.02 Planning Precedents: Eton Conservation Area: Contemporary Extensions and Additions



Contemporary extension opposite 16 Eton Road within the Eton Road Conservation Area



Contemporary Dormer Extensions on Eton Road



Traditional and Contemporary Juxta Position within the Eton Road Building Pattern



Contemporary proposals within the pattern of the Conservation Area



14 Eton Road - Dormer and Solar Panels - Large perceived contemporary mass



Glazed Dormer Extensions within the Eton Road Conservation Area

3.03 Pre-Application Advice

Pre-Application Written Advice was applied for on the 02/11/2017 for the following proposals;

- contemporary rear extension
- widened contemporary rear terrace
- replacement of existing windows to match with double glazed timber windows
- replacement of existing rooflights
- handrails to the entrance steps
- creation of a new dormer window and roof terrace at third floor

Feedback Date: 14/12/2017
Feedback Reference: 2017/6192/PRE

For this planning application only the feedback in relation to a possible single storey rear extension is relevant - see adjacent text for written feedback in blue and design explanation noted in black.

Written Pre-Application Feedback in relation to a possible single storey extension and notes on each of the points raised.

Erection of one storey rear extension with terrace

The extension would take the form of a single storey rear extension at lower ground floor level and a two storey side/rear infill extension at lower ground and ground floor levels.

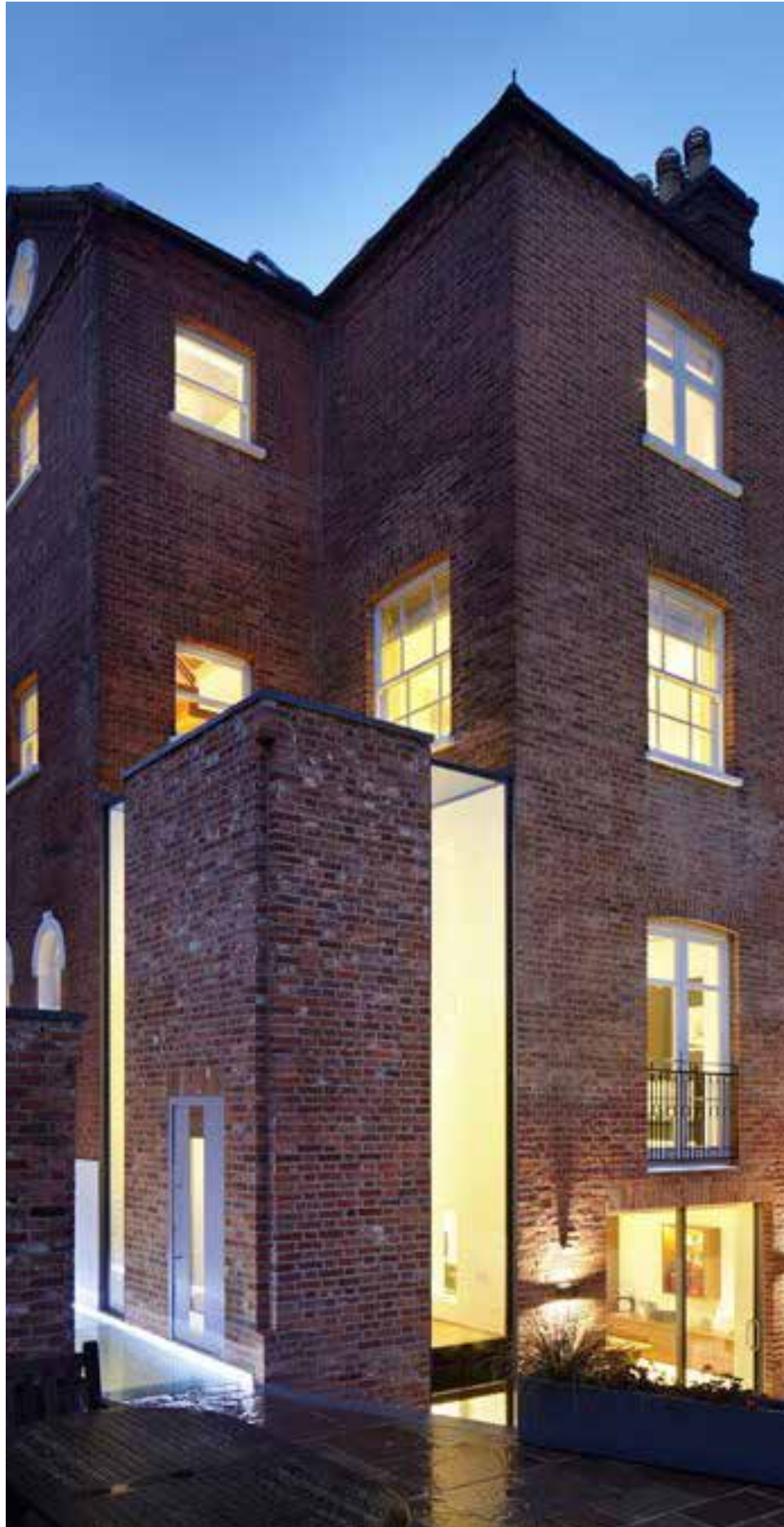
The single storey element at ground floor level would be 3m deep x 3.1m high x 8.6 wide. By virtue of the height of the host building, the extension is considered to be a subordinate addition that would not have a harmful impact on the rear elevation. Along this side of Eton Road, several properties further down the street have carried out full-width single storey extensions and the proposed extension would not exceed the rear building line established by these additions. The extension would be constructed in sympathetic materials to the host building comprising matching brickwork and blue and white render which would continue the finish of the rest of the property. It is recommended that the roof of the extension sits below the height of the rear garden flank wall to prevent it from being prominent in the street. Lowering the garden level slightly may be a way to achieve this whilst still obtaining the desired internal headroom.

The proposed extension will be single storey, covering half the width of the original house (4.8m) and extending 5m out from the rear elevation. Design wise the extension will be a contemporary brick addition, referencing and matching the brickwork of the existing building. In order to maintain level thresholds for future proofing for the family, the proposed height will require the party wall to be raised by 400mm.

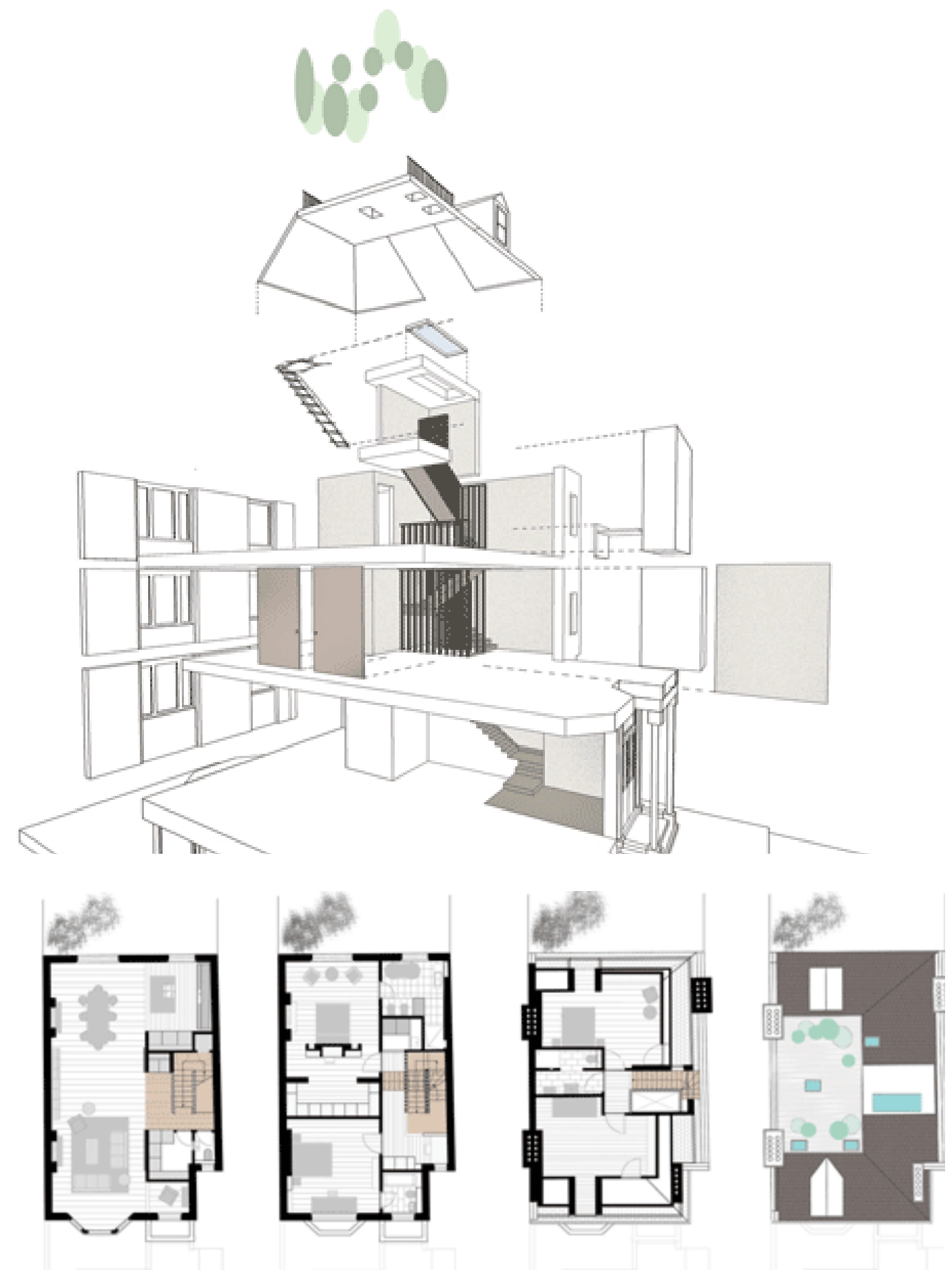
A terrace is proposed above the single storey extension which would nearly cover the entire roof and be completed with a glazed balustrade. As a result of the property being situated at the corner, the garden wall flanks Fellows Road and the rear elevation is visible from the street. The finished floor level of the terrace would be situated at roughly the same level as the top of the garden wall and as a result would be very apparent in public views from Fellows Road. The proposed terrace is large and would inevitably accumulate furniture, planting which would appear as visual clutter from the street and would obstruct the unimpaired rear elevation of the building group. Furthermore, none of the extensions further down Eton Road appear to have terraces above. On these grounds, the terrace would not be supported. Instead of the terrace, the incorporation of a green roof would encouraged so as to soften the appearance of the extension as viewed from 'above ground' windows and to improve the sustainability credentials of the scheme.

The terrace has been removed from the design of the extension. Both existing small terraces have also been removed and replaced with contemporary black metal Juliet balconies.

4.00 Design Precedents: Extensions



4.10 Design Precedents: Victorian Town House Alterations







5.00 Design Proposals - Overview

The proposal seeks to create a 21st century family home, respecting both the building and the wider conservation area’s heritage, yet creating spaces for modern day family living.

The extension will create a beautiful but respectful contemporary addition to 16 Eton Road, creating a large garden room and cinema room to help connect both the garden and the house, creating a summer heart to the family home.

The proposed Lower Ground Floor extension will be single storey, covering half the width of the original house (4.8m) and extending 5m out from the rear elevation. In order to maintain level thresholds for future proofing for the family, the proposed height will require the party wall to be raised by 400mm.

Design-wise the extension will be a contemporary brick addition and look to introduce as much light as possible into the Lower Ground Floor.

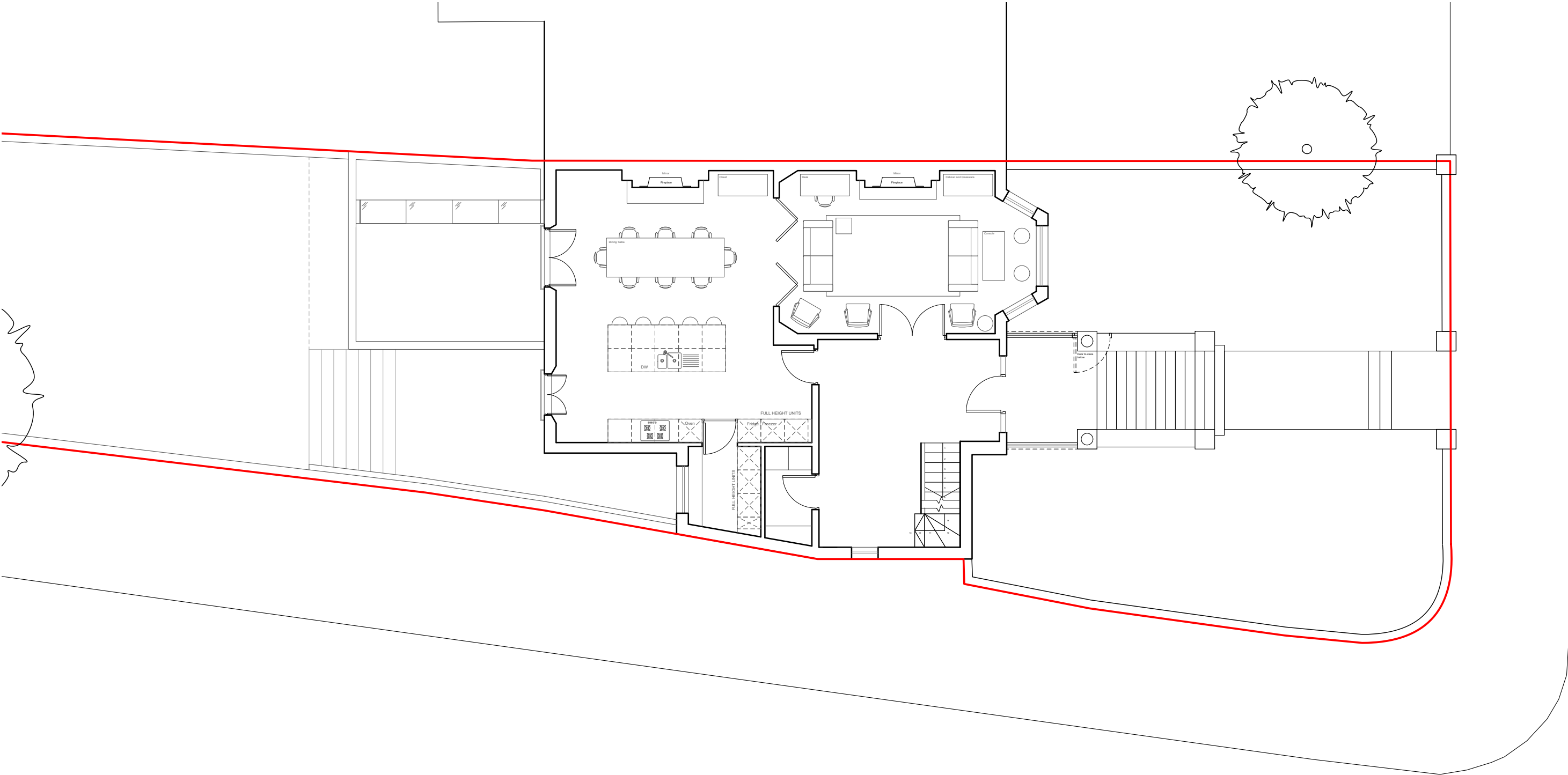
The extension looks to both respect and reference the original house by using matching brickwork in order to seamlessly tie in the contrasting contemporary form. This is further aided through the referencing of existing render lines through brick detail.

Externally, from both Fellows Road and Eton Road the proposed extension is barely visible.

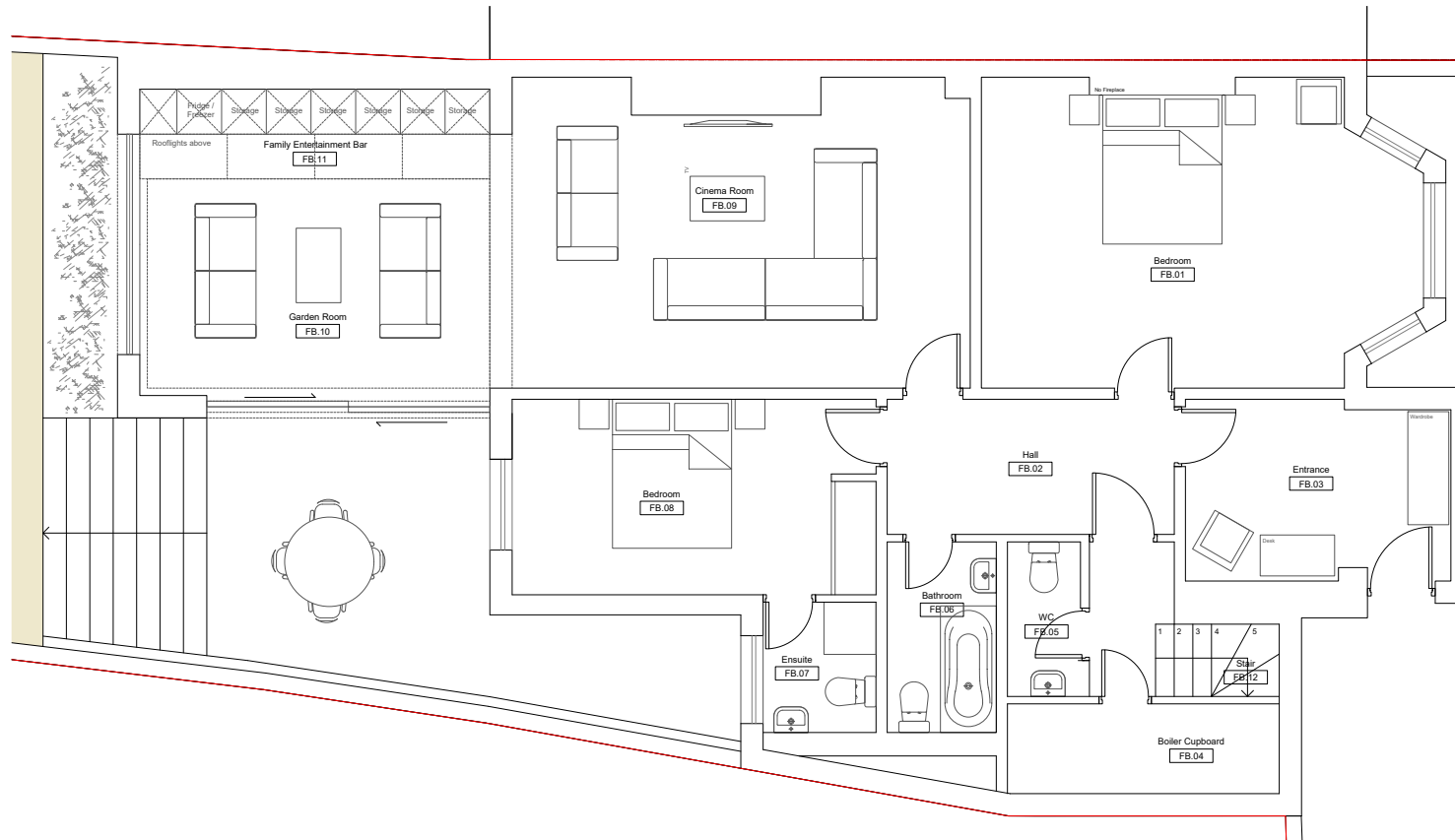
NOTE

See Chapter 5.20 for an analysis of the proposals within the context of the Eton Conservation Area guidelines.

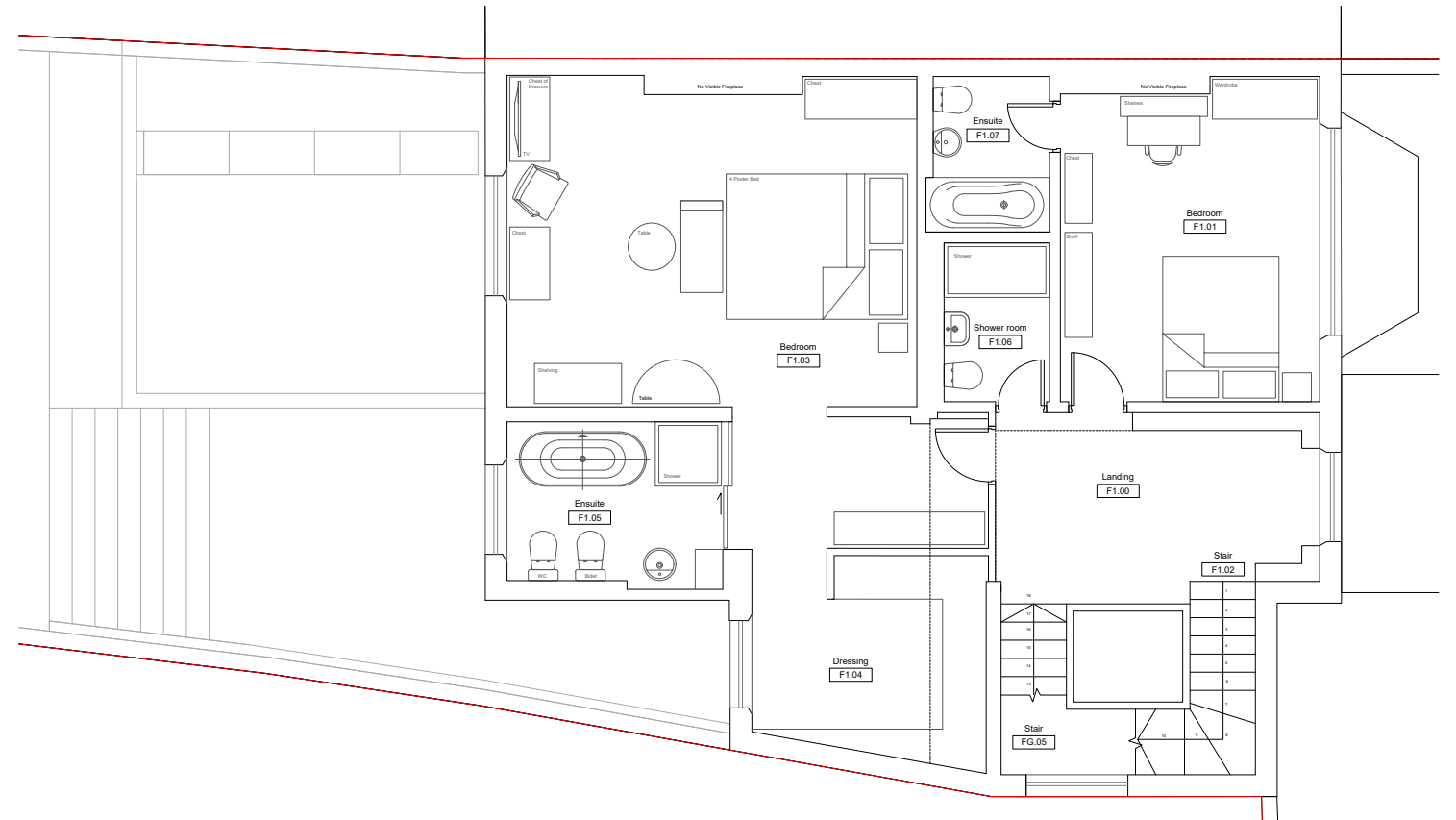
5.10 Proposed Upper Ground Floor Plan



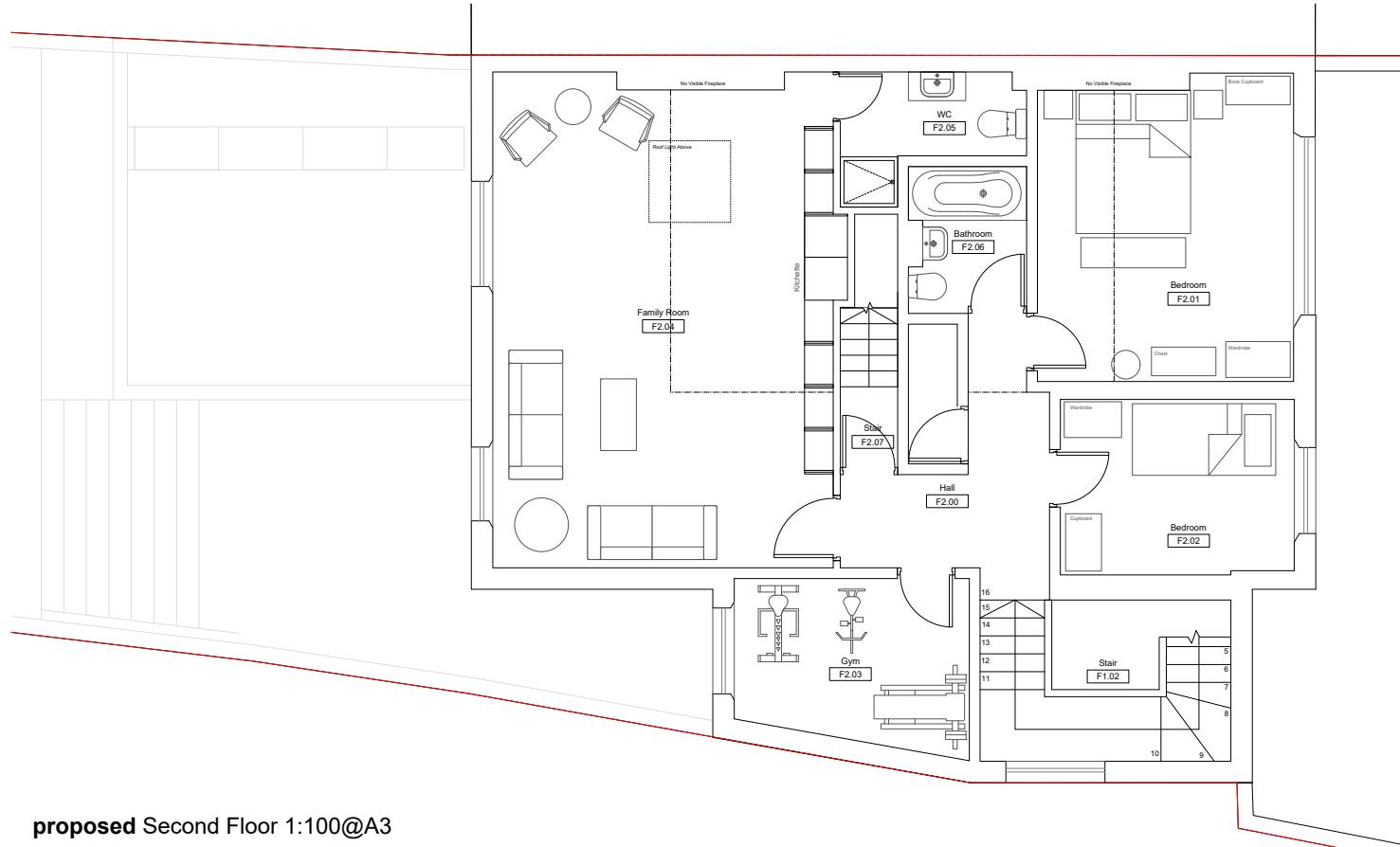
5.11 Proposed Floor Plans



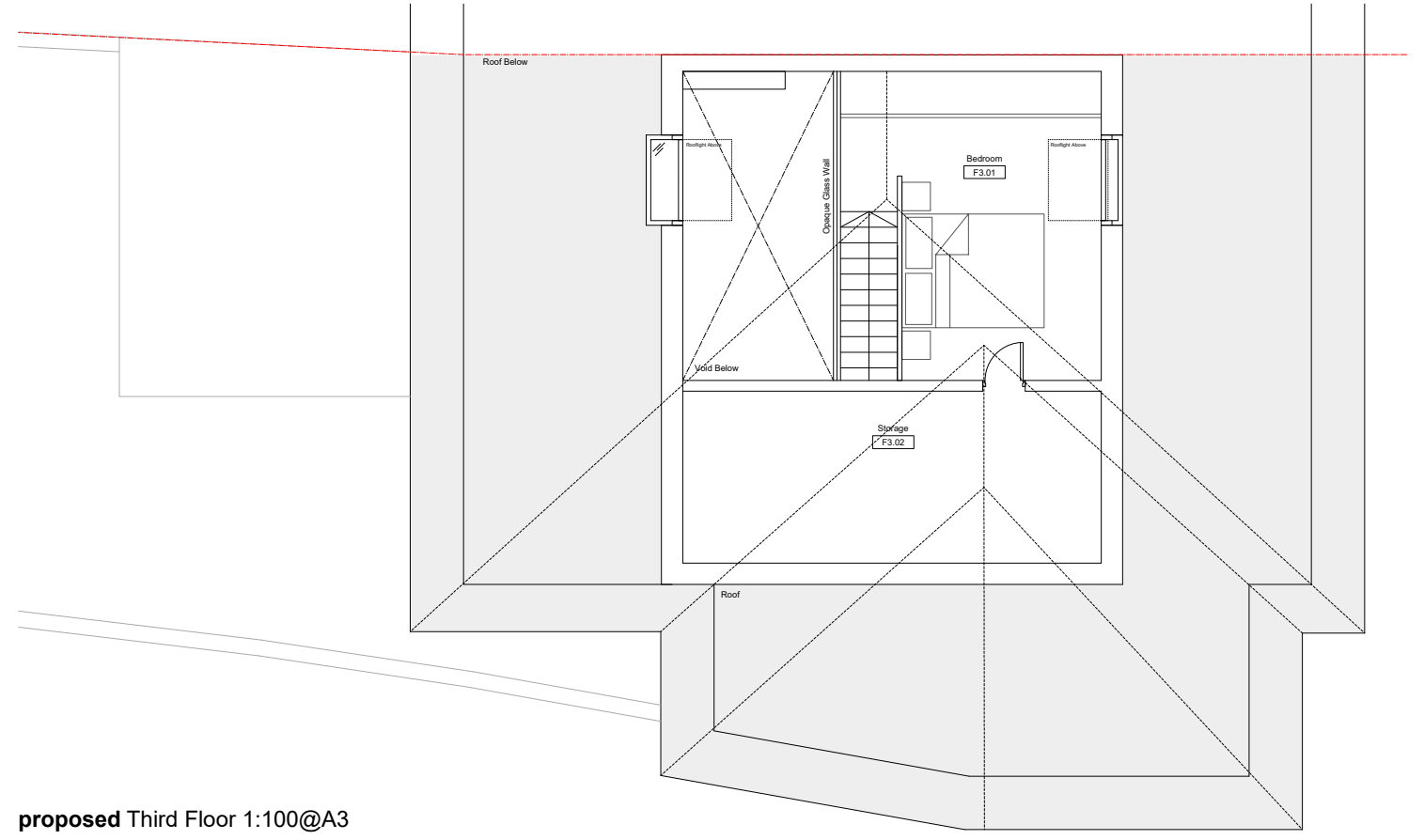
proposed Lower Ground Floor 1:100@A3



proposed First Floor 1:100@A3



proposed Second Floor 1:100@A3



proposed Third Floor 1:100@A3



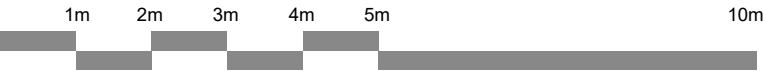
5.12 Proposed Front and Rear Elevations



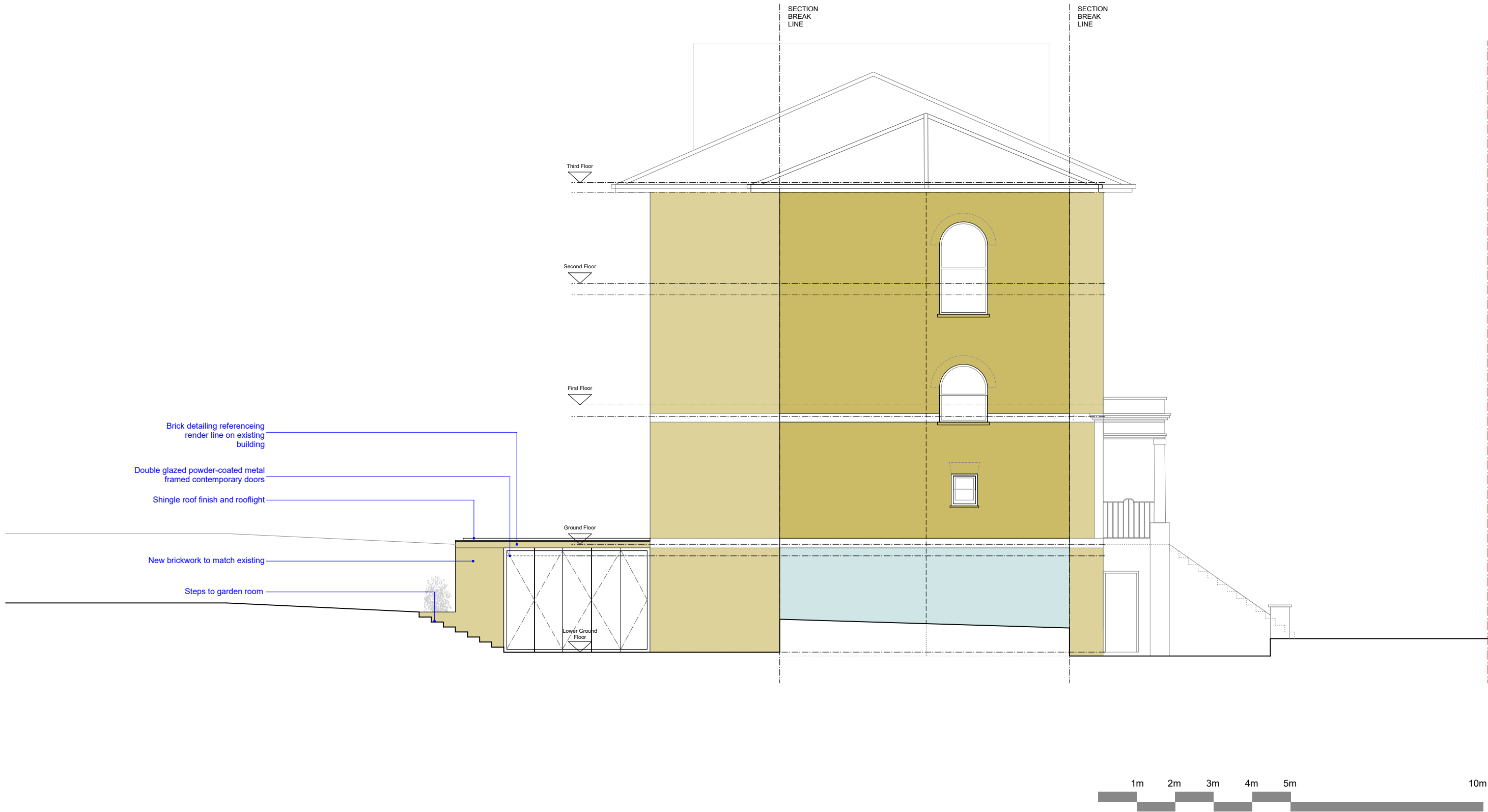
proposed Front Elevation 1:100@A3



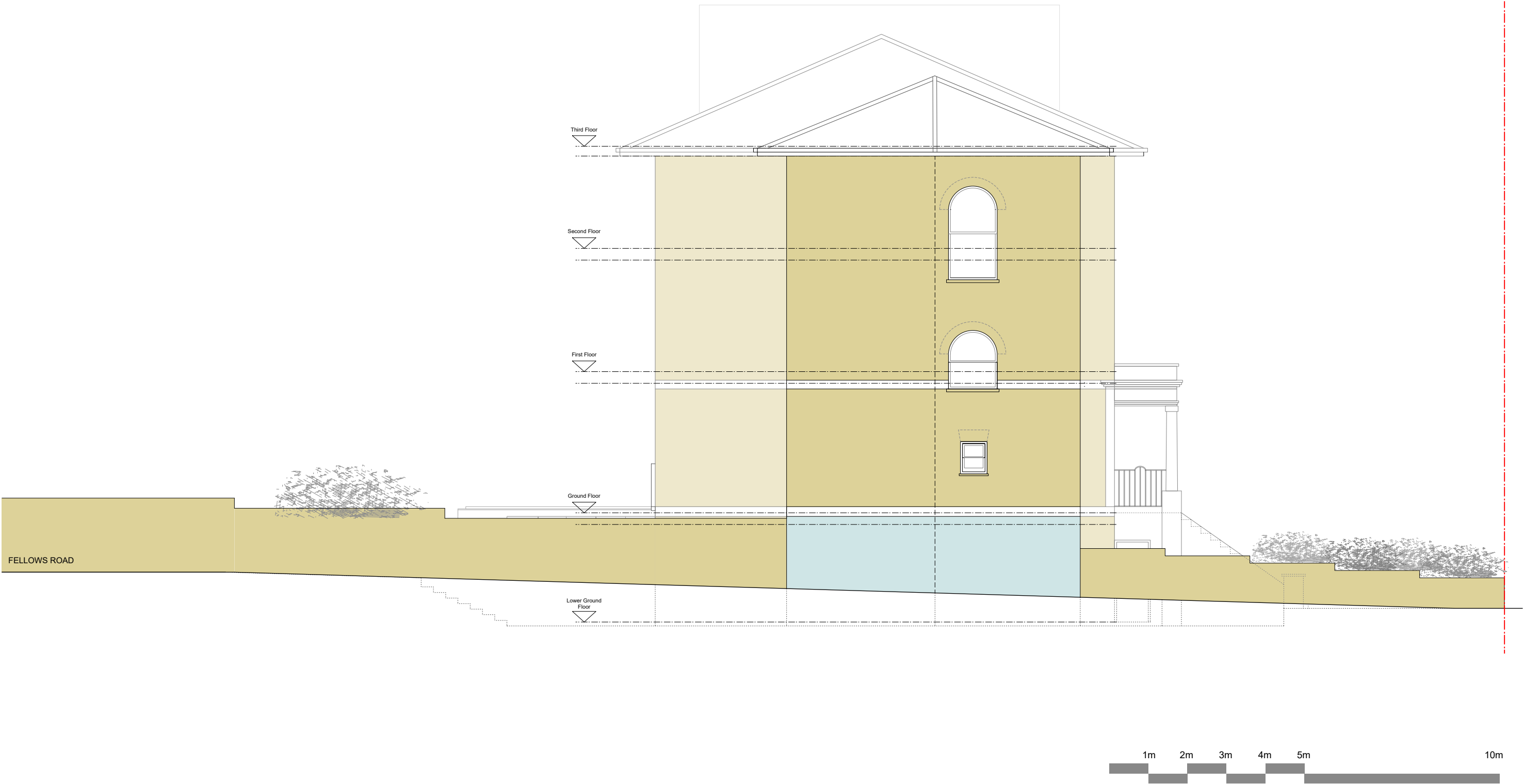
proposed Rear Elevation 1:100@A3



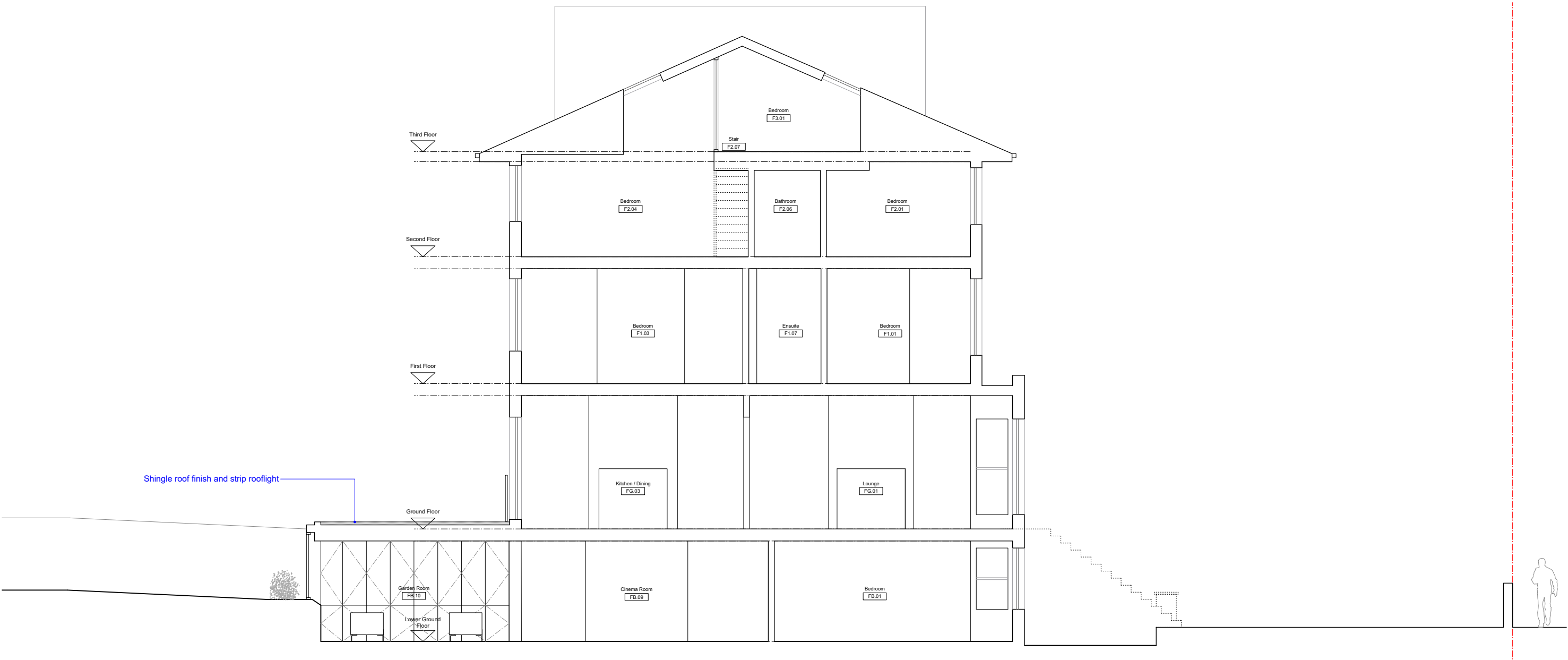
5.12 Proposed Side Elevation



5.12 Proposed Fellows Road Elevation



5.12 Proposed Section A-A



5.20 Design Analysis with Conservation Area Design Guidelines

The proposal has been carefully designed and considered in respect to the Eton Conservation Area Guidelines. The key guidelines relevant to the scheme have been outlined below, alongside a small statement about how the project answers each relevant point.

Rear Extensions:

ET22

Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.

The Lower Ground Floor extension is sensitive, unobtrusive and small in scale and footprint when compared to the existing building and the latter side extension. It is single storey and subservient to the existing house.

ET23

Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.

The design although contemporary will still be in harmony with the original form and character of the house. Through referencing existing building lines and matching brickwork, the proposals will retain the integrity of the conservation area.

ET 24

The infilling of yards and rear spaces between buildings will generally be unacceptable.

The extension will not lead to the infilling of any ‘yards’ or ‘rear spaces’.

ET 25

In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

There have been several approvals for rear extensions along Eton Road, these have been outlined in Chapter 3.01. Due to high garden walls the view along the rear of the Eton Road terrace is immensely limited with only the semi-detached 15 and 16 visible.

Materials:

ET15

The choice of materials in new work will be most important and will be the subject of control by the Council.

The design has been developed with matching London Stock brick in mind, offering a seamless contemporary addition to the rear of 16 Eton Road.

6.00 Proposed Materials



Extension Brick: London stock to match existing



Extension Roof: Single-Ply Shingle Covered Roof



Extension Glazing:



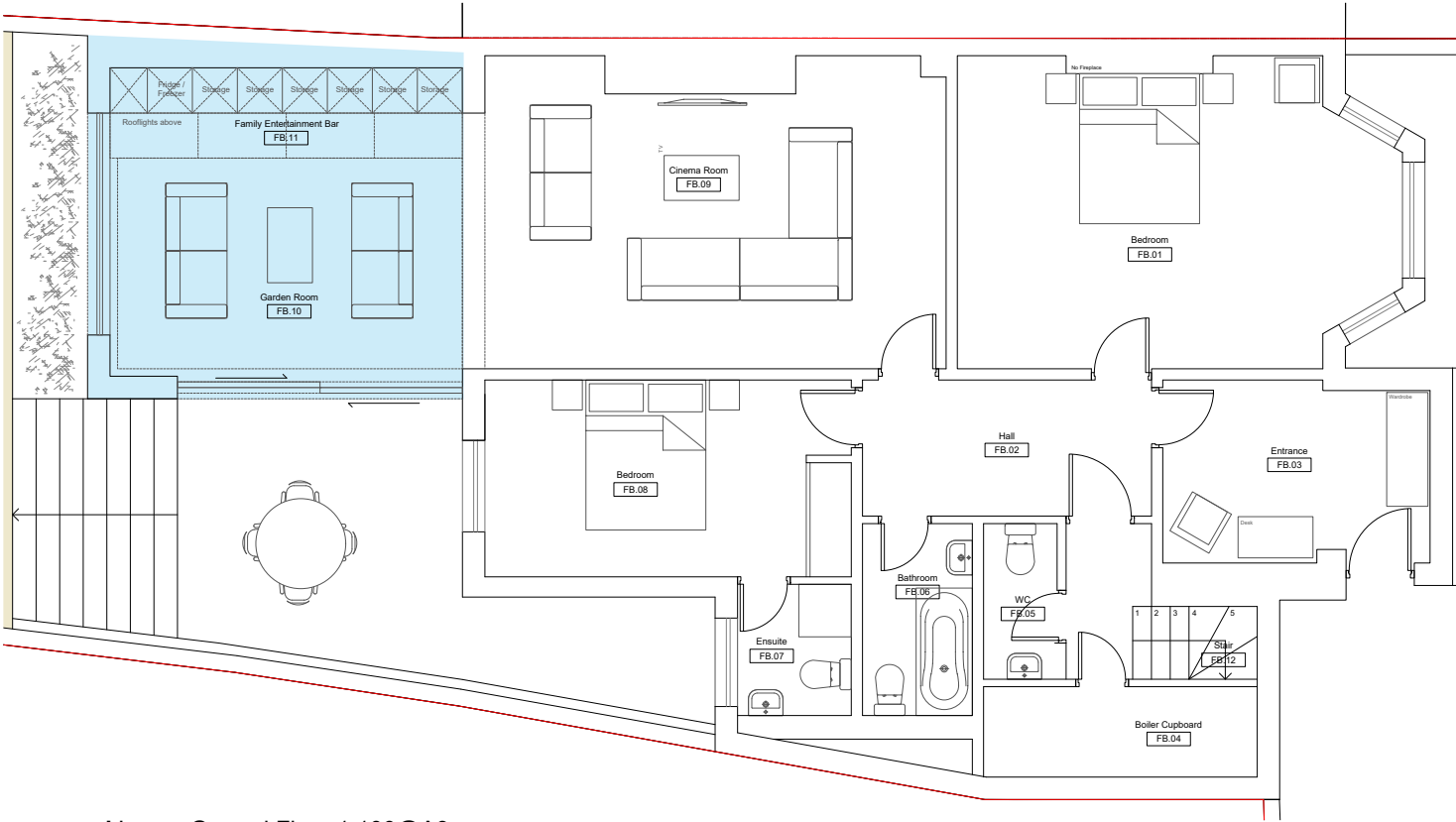
Juliet Balcony References

The proposed materials for the project are as follows:

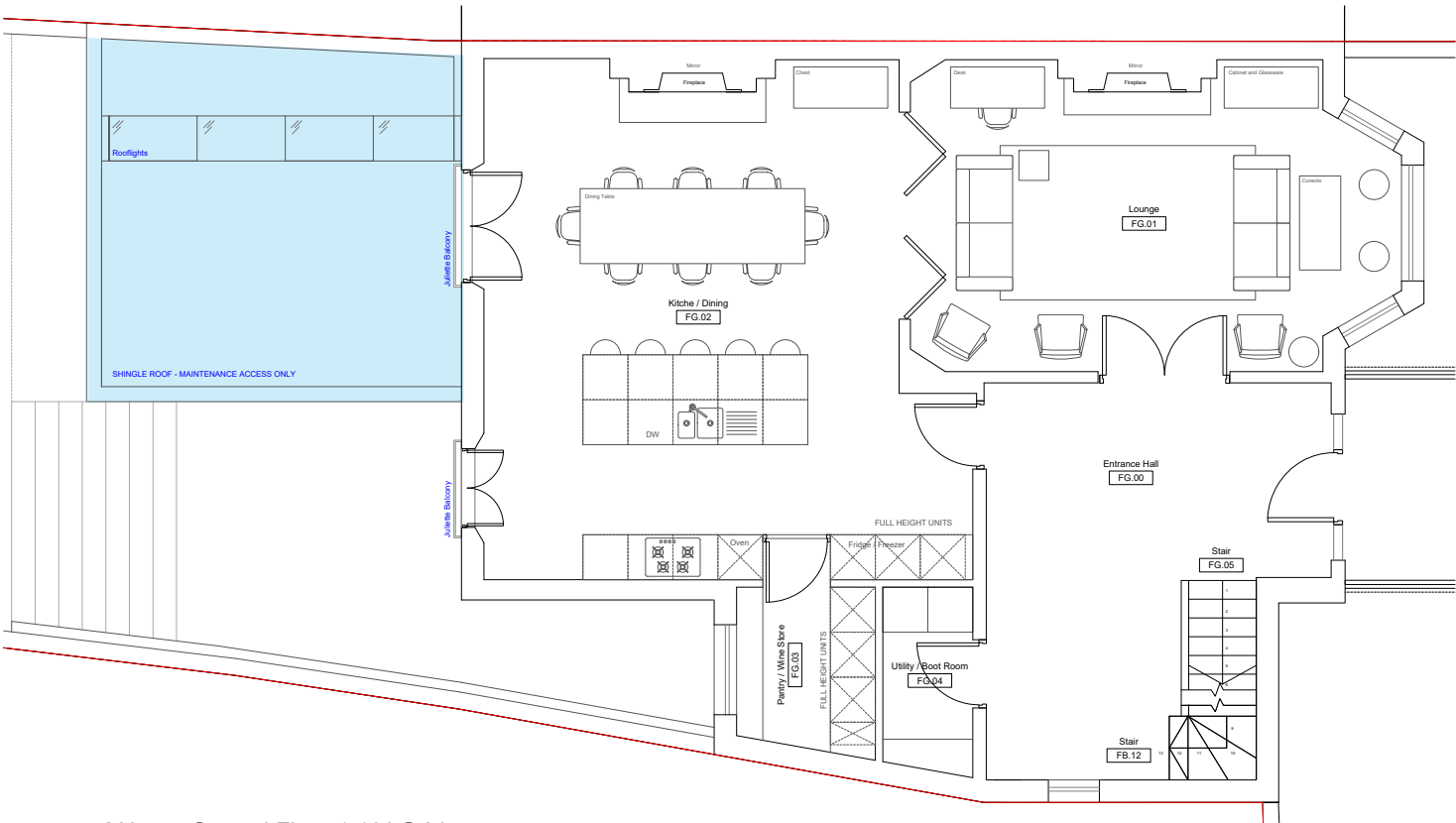
Extension Materials

- | | |
|--------------------|--|
| External Material: | Brick: To match the existing London Stock Brick. |
| Glazing: | Double Glazed Windows System:
Black / Dark Grey powder coated aluminium frames. |
| Roof: | Single-Ply Shingle Covered Roof |
| Juliet Balconies: | Black Metal |

7.00 Gross Internal Areas



proposed Lower Ground Floor 1:100@A3



proposed Upper Ground Floor 1:100@A3

Existing and proposed areas are as follows:

EXISTING	
Lower Ground Floor:	96 sqm.
Upper Ground Floor:	96 sqm.
First Floor:	95 sqm.
Second Floor	95 sqm.
Third Floor	14 sqm.
TOTAL	396 sqm.

PROPOSED	
Lower Ground Floor:	102 sqm. [+ 19sqm.]
Upper Ground Floor:	96 sqm.
First Floor:	95 sqm.
Second Floor	95 sqm.
Third Floor	14 sqm.
TOTAL	415 sqm. [+19sqm]

Notes:
All areas are in sqm. Staircases have been included with the exception of the staircase between second to third floor. All areas measured have a Floor to Ceiling Height of 1.4m or above. All areas are subject to a full detailed survey.

8.00 Conclusions

The application looks to form a sensitive and complimentary addition to the Eton Road conservation area and the wider London Borough of Camden. As outlined in this report it has been carefully considered alongside the Eton Conservation Area guidelines.

Accordingly we respectfully request the application proposals be supported.



Existing Building with the Dormer Window at 14 Eton Road clearly visible.