

14 Eton Garages Road, NW3 4PE

Design and Access Statement

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1.0 Introduction

- 1.1 This Design and Access statement has been prepared by Nicholas Lee Architects to support a householder Planning Application for No.14 Eton Garages, which is located at 14 Eton Garages, Lambolle Place, London, NW3 4PE.
- 1.2 The mews property sits within the Belsize Conservation Area of predominantly 19th Century residential properties. Whilst being within this conservation area, No.14 is not a listed building and like many neighbouring properties has received major alterations over the preceding years – see 4.0.
- 1.3 The property is a three-storey mews, with two occupancies – No.14a Occupies the ground floor & No.14 Occupies the top two floors. The entrance doors to both the ground floor and the maisonette are located off the mews, Eton Garages.
- 1.4 The formal planning proposal will include an enlargement of the existing front dormer to match neighbouring design, a small roof terrace and 2No.s Rooflights to the rear. All adaptations have precedents set by neighbouring properties.
- 1.5 The design submitted aims to demonstrate that we have taken a considered approach to the proposed alterations through extensive study of the local context including that of the feedback from Camden Council from pre-application advice– 2015/6904/PRE

2.0 Applicant and Agent

- 2.1 The client for this application is a Mrs V. McFadyen.

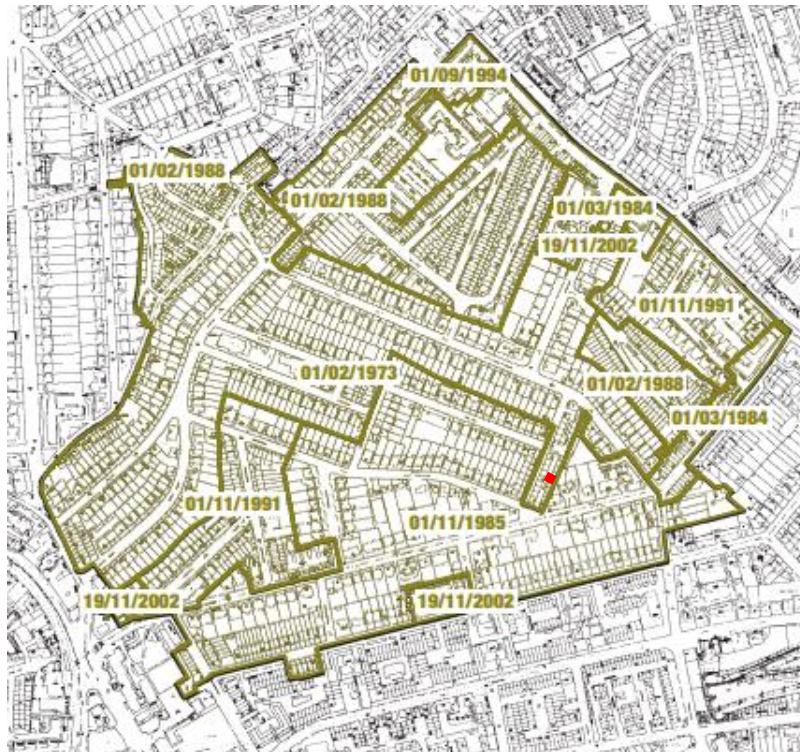
Mrs V. McFadyen
14 Eton Garages
Lambolle Place
London
NW3 4PE

- 2.2 The client's agent for this application is:

Nicholas Lee Architects
34A Rosslyn Hill
Hampstead
London
NW3 1NH

3.0 Site Location and Description

The site (highlighted red) is located on Eton Garages, a 19th century residential street in sub area three of the Belsize Conservation Area (Fig 1).



Conservation Area Statement - Belsize
Figure 1: Belsize conservation area map

- 3.1 Eton Garages is within the Belsize Conservation Area and is a typical late 19th century, mews development, running southwest to northeast, with entrance/exits at both ends. Originally the mews provided garaging for carriages and stabling facilities to the neighbouring residential streets.
- 3.2 The northern terrace is unusual in that it has street frontages to both elevations; Eton Garages to the south east and Lambolle Place to the north west. No 14 is a centre mews of terrace property on the south side of Lambolle Place.
- 3.3 The terraces were originally two storey properties with pitched roofs however virtually all now have loft conversions and dormer windows. Many of the ground floors are now residential although there are still offices and a garage in the mews.
- 3.4 The houses to the mews are predominately yellow brick with red brick detailing and slate roofs although a few properties have white painted brickwork. The Lambolle Place street elevation has slightly recessed arches and generally all the properties on this street elevation have small high-level windows at ground level and there are no doors giving onto the street. The mews retains much of the original cobbled paving and has a distinctive character with much charm.

4.0 Planning History

2013/6026/P	Site Address: 14 Eton Garages, NW3 4PE (Application Site) Application Type: Full Application Decision: Granted 25-11-2013 Proposal: Change of use from 1 bedroom live/work unit (sui generis) to a 2-bedroom residential unit.
2015/3197/P	Site Address: 2-3 Eton Garages, NW3 4PE Application Type: Full Application Decision: Granted 21-08-2015 Proposal: Erection of 3 Nos. Dormers on the front slope, 4 Nos. dormers on the rear, rooflights on the front and rear and other external works with rearrangement of 3 existing units.
2013/5057/P	Site Address: 16 Eton Garages, NW3 4PE Application Type: Full Application Decision: Granted 01-10-2013 Proposal: Erection of a roof terrace at second floor level, to rear elevation of existing house.
2013/3940/P	Site Address: 16 Eton Garages, NW3 4PE Application Type: Full Application Decision: Granted 01/08/2013 Proposal: Erection of a roof terrace at second floor level, to rear elevation of existing house.
2010/0318/P	Site Address: 2 & 3 Eton Garages, MW3 4PE Application Type: Full Application Decision: Granted 17-03-2010 Proposal: Alterations and additions associated with reconfiguration of existing three flats to include; dormer window extensions and rooflights to the rear and front roof slopes, insertion of new window on first floor rear elevation, replacement of existing window on first floor rear elevation and replacement of front doors on ground floor.
2009/2242/P	Site Address: 20 Eton Garages, NW3 4PE Application Type: Full Application Decision: Granted 08-06-2009 Proposal: Creation of a new roof terrace within the existing pitched roof on the Lambolle Street frontage on the residential flat following removal of two rooflights.

5.0 Pre-Application

The applicants at No.14 Eton Garages undertook a Pre-Application consultation process in 2015. Pre-application advice was received on the 05.01.2016 from Ian Gracie of the London Borough of Camden. The advice given at that meeting has informed the current application:

- 5.1 *“CPG1 (Design) requires that dormer windows must to be [sic] subordinate and in line with the windows on the lower floors...They are required to be set in by at least 500mm from the eaves, ridge and party wall line”*

Proposed dormer design amended. The design to the front pitch positions the central dormer on a different lateral plane to the external dormers to break up the overall mass. Within that arrangement the apertures to each individual element have been reduced to remain wholly subservient to the lower floor fenestrations.

The design to the rear, introduces two, separate small velux rooflights with apertures designed to be subordinate in both size and appearance to the glazed element on the floor below. The central axis between the two aligns directly with the glazed elements of the lower floors whilst simultaneously providing the required levels of light which a comfortably habitable attic space requires.

Both front dormer layouts and rear inset balcony are to be 500mm from all eaves, ridge and party wall lines as established in CPG1.

- 5.2 *“Inset balconies are required to conform to Figure 7 of CPG 1 (Design)...they should be set 500mm from the ridge and 1.4m from the eaves...The width of the terrace should also be no wider than a dormer opening...The proposed inset balcony does not currently meet either of these criteria”*

Proposed inset balcony design amended to satisfy required dimensions. Balustrade will be concealed within roofline, invisible from the rear elevation.

6.0 The Proposal

- 6.1 Proposed enlargement of existing front dormer with a design more fitting for the period – influenced by the dormer design at No. 6, 7, 8 & 9 Eton Garages. The design brings better proportion to the overall mass of the property whilst acknowledging the requirements of CPG1 (Design) by dividing the lateral planes on which the dormers sit to break up the mass into individual features.
- 6.2 Proposed addition of a reduced sized (from pre-app) inset balcony to the rear second floor level with a concealed handrail. Proposed metal and glass doors will be used for access.
- 6.3 2 Nos. proposed, separately projected dormers to the rear second floor level in order to increase light permeability and to rationalise the fenestration layout to the rear elevation.
- 6.4 Replacement of timber sash and casement to the first floor, front elevation with all new double-glazed timber sash.
- 6.5 Replacement of metal casements to the first floor, rear elevation with all new double-glazed timber casements.
- 6.6 Proposed internal alterations.

7.0 Conclusion

“The existing front dormer at the host property is already considered to be an incongruous structure that harms the appearance of the building and the adjoining terrace.”

The proposed design improves upon the existing by rationalising the layouts of the fenestrations to the second floor to line through with the first. The design picks up on features of the local vernacular and positively engages in the betterment of the Belsize Conservation Area. We consider this proposal to be a great improvement over the existing asymmetrical unattractive dormer, by replacing it with a centrally located well considered and proportionate dormer.

8.0 Appendix

8.1 Fig 2. Existing rear façade (No. 14 Eton Garages)



8.2 Fig 3. Existing lower front façade (No. 14 Eton Garages)



8.3 Fig 4. Existing upper front elevation (No. 14 Eton Garages)



8.4 Fig 5. Existing street scene.



