

Design and access statement for 19 and 20 Eton Garages London NW3  
4PE

**The proposal :** The applicants obtained Planning Permission to convert the ground floor into a one bed flat on 13 December 2017 (copy of Planning Permission attached).

The ground floor is now registered for Council Tax (copy of CT bill of 4 December 2018 attached) The proposal is to combine the ground floor flat with the upper maisonette to form one family house. There is no proposal to change the exterior of the building and the only internal changes required are the removal the partition wall which separates the ground floor flat from the entrance to the the upper maisonette and the removal of the kitchen area on the second floor. The kitchen on the ground floor will now serve the house.

**Site Context:** Eton Garages is within the Belsize Conservation Area and is a mid 19 Century mews, running southwest to northeast, with entrance and exits and both ends. Originally the mews provided stabling for the neighbouring residential streets. The northern terrace has street frontages to both elevations, Eton Garages to the south east and Lambolle Place to the north west. 19 and 20 is the last building in the terrace on the south side of Lambolle Place. The entrance doors to both 19 (the postal address of the ground floor) and 20 (postal address of the upper maisonette) are off the mews, Eton Garages. The terraces were originally two storey properties with pitched roofs but nearly all now have loft conversions and dormer windows. Most of the ground floors are now residential although there is still some commercial property. The houses in the news are predominately yellow stock brick with red brick detailing and slate roofs although a few properties have painted brickwork. The flank elevation of no 19 is rendered. The Lambolle Place street elevation has slightly recessed arches and generally all the houses have only small windows and no doors and some are blind with no windows. The mews retains the original cobbles.

**Design Approach:** The proposal is to rearrange the interior of the property to form one family house with no changes to the exterior of the property. The applicants have lived in the upper maisonette for 15 years and wish to use the ground floor as a kitchen and also have a ground floor bedroom and walk in shower in the event that they may not always be able to access the upper floors.

**Access:** Externally the access arrangements to the property are unchanged by this proposal. The existing front door to the maisonette will be the front door to the house. The parking arrangements will remain unchanged with an off street space in the mews. The applicant entered into a S106 Agreement with the L B of Camden so that no further residents parking permit can be allocated to the property.

Internally the ground floor now has an open plan living/kitchen area. The stairs leading to the upper floor will remain in place but a new, wider and safer staircase with a shallower pitch has been installed to give access to the upper floor. Thus the upper floor is more accessible to the elderly applicants. There is now a large walk-in shower room on the ground floor