

**Design, Access, Sustainability and Heritage
Statement: Rev -
16 Eton Road NW3 4SS**

Proposal for a single storey rear extension with roof terrace to an existing semi-detached house, set on the westerly edge of the Eton Conservation Area

The proposals will provide improved internal layout and access to garden to both upper and lower ground floors.

January 2020

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1. Introduction to the Proposals

This statement is to be read in conjunction with the planning application for the refurbishment and extension of 16 Eton road.

The application is comprised of a series of existing and proposed drawings and site plan, and this Design, Access, Sustainability and Heritage statement.

The property is a semi-detached 4 storey house with mezzanine level at the fourth floor creating an existing 5th storey within the roof space. It is located on the western edge of the Eton Conservation Area. The building and curtilage is not listed, but it is noted as a 'Building which makes a positive contribution' to the conservation area.

The works include a single storey extension at lower ground floor level with access created via stone patio and stone steps to garden level. This is topped by a roof terrace level with the upper ground floor. The roof terrace will provide access to the garden from the upper ground floor via a lightweight iron staircase with lightweight iron railings leading to garden level. This is a refinement of the existing application for side and rear extension proposal which was granted.

The proposals will create much improved access to the garden for both lower and upper ground floors and will accommodate an informal family living space enjoying views into the garden and an extra bathroom. The layout of the lower ground floor will be significantly improved as will the layout and flow of the upper ground floor.

As approved under previous applications;

The refurbishment externally of facias and soffits, repair of render, windows replaced in keeping with existing style and general redecorating internally throughout the property are currently being carried out under this application.

It is demonstrated in this statement and the attached drawings that the proposals are reduced in scope from the previous granted application which extended to both the rear and the side. The proposals will also avoid the works to the side and keep the building footprint away from the street boundary lines.

Additionally, the proposals are designed to maintain and enhance the character of the building thus the proposals are in keeping with the house and its adjacent neighbours. This will ensure that the limited views of the rear elevation from Fellowes Road will not detract from the established style and character of the row.

2. The Site and Surroundings

The house is on the western perimeter of the Eton Conservation Area.

No.16 is fairly typical of the other semi-detached villas located along the road and in the wider Eton Road conservation Area, but is set apart by its location on a corner plot with Fellowes Road on the very edge of the conservation area. It has also had a substantial side extension added in the early 1990's alongside internal alterations.

Extract from conservation area appraisal:

The Eton Conservation Area has been divided into four areas which have their own particular characteristics. The property is located in Sub-area 1 which incorporates:

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

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 led 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.

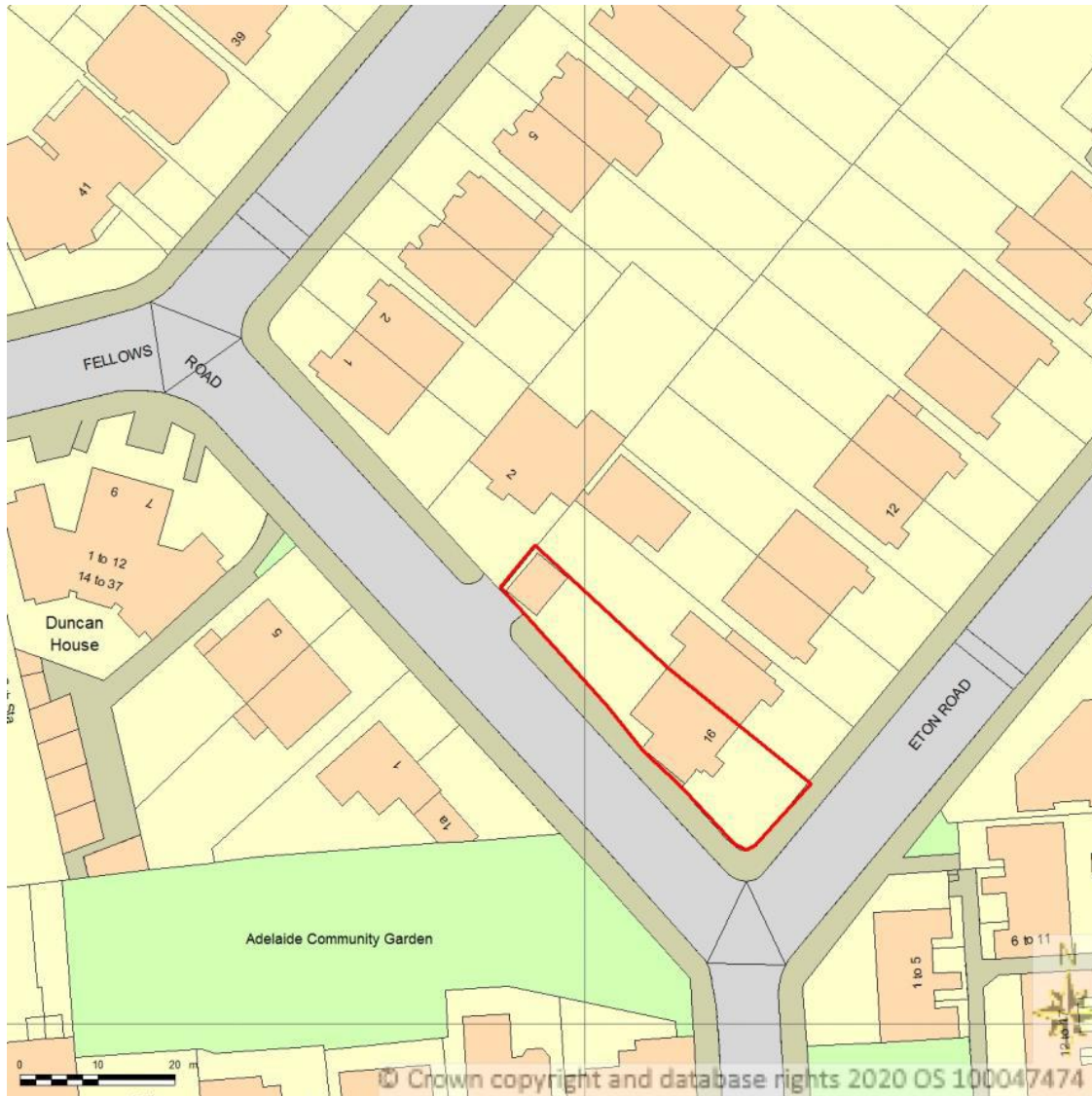
The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850.

Eton Road Nos. 7- 16 (cons) form an imposing and consistent group villas

As described in attached drawings and photographs, No16 Eton Road is faced in yellow brick with stucco render at lower ground and on part of the upper ground floor to the front. It has a projecting porch to the front supported by ionic columns .

3. Site Photos & Location Plan

1929 – SLP 01
16 ETON ROAD SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 527696, 184461



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4. Consultation and Relevant Planning Applications

To date there has been no consultation with the planning department regarding this particular proposal however as detailed in this report there have been several similar proposals for extension of the property considered and approved by the council previously. This particular proposal constitutes very similar design with some alteration. The basic design position is based on previous planning decisions on similar properties *and* this property. It incorporates;

The sizing and proportionality of the proposed rear extension so that it is in harmony with the original building and of a scale similar to those developed on neighbouring properties.

Sympathetic treatment of the roof terrace edge with railings being set back and the use of attractive natural screening with planting in order to maintain privacy.

Increased amenity of the rear elevation with much improved access to the garden.

Importantly the use of materials for the cladding, windows, roof and roof edge treatments are to be in keeping with the style of the conservation area.

Relevant feedback extracted from a previous Application No: 2018/1614/P in relation to a single storey extension and notes on each of the points raised is detailed below;

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 extending over the full width of the original house and extending 3m out from the rear elevation. There is precedent for this in several properties along the street and so there would be no disruption to the prevailing rhythm of the group of buildings. Design wise the extension will reference and match the brickwork and render patterns of the existing building.

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 be 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 proposed terrace is removed from the street boundary and is much narrower at 2.1m than that previously consulted on. This reduced area accords with roof terraces in evidence further along the street and furthermore will not encourage the accumulation of furniture.

Rather similar to No14, the terrace has been designed as a through route with access to the garden in mind. As such the design incorporates planting to the edges which provide both a softening effect and privacy for the occupants.

Additionally a set-back lightweight handrail in keeping with the traditional style of the original property which addresses safety issues whilst also demarcating and maintaining distinct areas of occupation away from the boundaries is proposed.

This design will replace the existing balconies and spiral stair which are; clearly visible from the street, provide awkward and unsuitable access from one of the principle living spaces of the property, and do not at present afford much privacy to the occupants.

The property has a number of applications listed within its history (excluding works to trees):

Application Number: 2018/6004/P

Date: 08-01-2019

Decision: Granted

Details:

Erection of single storey side/rear infill extension at lower ground floor level.

Application Number: 2018/16/1613/P

Date: 24-09-2018

Decision: Householder Application REFUSED

Details: Erection of two storey side/rear infill extension. Discussions with the case officer indicated that a single storey extension would be more acceptable.

Application Number: 2018/1614/P

Date: 27-04-2018

Decision: Granted

Details:

Erection of single storey rear extension at lower ground floor level

Application Number: 2018/1613/P

Date: 27-04-2018

Decision: Refused

Details:

Erection of two storey side/rear infill extension

Application Number: 2018/1612/P

Date: 27-04-2018

Decision: Granted

Details:

Erection of dormer window to front roof slope; replacement of existing windows and roof light; replacement handrails to entrance steps

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.

Neighbouring property with similar application granted;**Application Number 2017/5616/P****Current Status****FINAL DECISION Application Number: 2018/6004/P****Date:** 02/11/2017**Decision:** Granted**Details:**

Replacement of the detached studio building to the rear of the garden by a new outbuilding with a sloping green roof and excavated ground level; erection of a rear extension with enlarged roof terrace above and screen planters; erection of a single storey side infill extension to the flank elevation; erection of 2 refuse and cycle stores to the front garden; and associated lowering of rear garden level with new hard and soft landscaping works.

5. The Proposal

16 Eton Road lies within the Eton Road Conservation Area. This is an important consideration and therefore all efforts has been made in the design proposals to maintain and enhance where possible the original character of the property

The house is constructed with yellow brickwork with bands of stucco render and a grey slate tiled roof. The lower ground floor is stucco rendered completely. The proposed rear extension to the rear elevations will be constructed in matching materials, and so will be finished in stucco render so as to blend in pleasingly with the existing elevation.

The rear extension aims to improve access from both the lower ground floor and the upper ground floor to the garden, improving the amenity of the rear elevation.

The existing upper patio (hard standing of stone paving) in the rear garden will be lowered and reconfigured to create direct access to the extended Lower Ground Floor. The new extension will replace most of the existing lower patio with the exception of the lower patio to the side. This will be retained and will provide additional access at lower ground floor level. There is overall a small amount of increase in the existing combined patio area.

Design of majority of the garden would therefore remain largely the same.

The existing balcony and iron stair onto the upper ground floor which provides awkward, restricted access through the kitchen space at present, will be removed. Access will be provided to the garden over a partially glazed roof terrace to the rear extension. The glazed roof throws light into the lower ground floor area, provides connectivity and flow between the two floors whilst providing much improved access directly to the garden level from the upper ground floor.

The stair and handrails will be constructed using traditional lightweight iron or iron-look materials in keeping with the style of the area. Planting and natural screening will be introduced to the edges of the roof terrace especially the edge nearest the neighbouring property to improve privacy. The hand rails will be set back from the edges to further encourage safety and privacy.

Trellises to street boundary wall will be reinstated to provide further screening.

The existing window cill at lower ground level, to the side of the new extension, at the rear of the historical 4 storey addition, will be lowered to form new hardwood timber double doors of a style matching existing doors at upper ground level. They will provide access to the lower patio to the side and ultimately the upper garden level to the rear.

The window directly above this one, at upper ground level will also have its cill lowered to provide double doors and Juliette balcony opening with likely re-use of retained existing Juliette balcony railings in this location.

A new 'vertical slot' window is proposed to the side wall of the existing lower ground. This aims to provide more light in this area.

New slim framed aluminium sliding doors at the rear of the lower ground floor main elevation will lead directly onto lower patio.

Internally, the proposed design seeks to improve and refine the existing layout and thus create usable space.

The design of the proposed extensions is intended to ensure it retains the existing external appearance of the building - using appropriate external facing materials that match those of the main house.

It would be built within the line of the rear portion of the existing building and would take in the full width of the rear property allowing more amenity space in the garden.

Design

Works visible from Eton Road are listed as:

- Repairing or replacing all double glazed timber sash windows to façade.
- Refurbishment and repair of fascia, soffits, render and brickwork

Works to the rear:

- Removal of iron spiral stair and railings and balconies, replacement
- Removal of iron balconies and railings, replacement with roof terrace in part structural glass with traditional style hand rail and railings to match existing style commensurate with the age and style of the building and screen planters
- Replacement of spiral stair with iron or similar traditional style stair to upper garden level and stair balustrade/railings to match existing style.
- Lowering of window cill at upper ground floor level and replacement of window with traditional style hardwood double doors to match existing and re-use existing Juliette balcony railings in this location
- Lowering of window cill at lower ground floor level and replacement of window with traditional style hardwood double doors to match existing
- Insertion of new slot full length window to side of original building at lower ground floor level

Access

There is no change to the access to the house or parking with two bays of off street parking provided on site.

Refuse, Recycling and Waste

There is no change to refuse and recycling storage on site

Foul drainage will be unchanged.

Surface water will be unchanged

6. Planning Policy Considerations and Heritage Statement

The outline design has looked to address several basic design issues:

Particular consideration given to:

Eton Road Conservation Area Appraisal and Guidelines for work in the conservation area.

Current local planning applications on Eton road and planning requirements

The scheme will be developed in line with current building regulations.

The key guidelines relevant to the scheme have been outlined below, alongside notes detailing how the project answers each relevant point;

ALTERATIONS AND EXTENSIONS TO EXISTING DWELLINGS

Where extensions and alterations are permitted (including rear extensions), the quality of design will be important. Normally this will mean paying careful attention to the scale of extensions, so that they remain sub-ordinate to the main building, and the use of materials. The use of roof level areas as terraces also needs to be carefully controlled for reasons of amenity as well as the character and appearance of the Conservation Area.

REAR EXTENSIONS/CONSERVATORIES

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.

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.

ET 24 The infilling of yards and rear spaces between buildings will generally be unacceptable.

ET25 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.

ROOF GARDENS/TERRACES

ET30 The formation of roof gardens/terraces can be an opportunity for external open space. Care should be taken in the location of gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or the architectural quality of the building. Railings should be constructed from materials appropriate to the building and should not be prominent from the street. Consideration will be given to overlooking and the impact on long views in particular. Roof gardens should not be located on mansard roofs

The new extension remains within the line of the original building and is one storey high thus remaining proportionate and sub-ordinate to the main house. It remains in the style and proportions of other council approved extensions in the group of buildings and so does not break the existing rhythm, remains in harmony with the original building style and thus retains the integrity of the conservation area.

Materials sympathetic to the style of building will be used throughout with stucco render finish and details such as continuation of render bands evident on the main building.

Railings and handrail to the roof terrace and Juliette balcony will be lightweight so as to reduce impact and will be of similar materials and traditional style to match existing and to be sympathetic to the original building style.

Natural screening planted with greenery will be erected along the edge of roof terrace adjacent to neighbouring property to improve privacy.

High garden walls greatly limit views along the rear of the Eton Road terrace such that view protection is not an issue nevertheless the extension remains in keeping with extensions in the rest of the row and is therefore not disruptive.

7. Sustainability Statement

Sustainability

The proposed works will improve the energy efficiency in several ways:

- New walls, floors and roof to the extension will provide enhanced u values with highly insulated structure

- will reduce water use throughout with the use of low flow taps and shower heads, and dual low flush toilet pans
- All the works will be carried out in accordance with latest building regulations and energy requirements.
- All materials are to be sustainably sourced where possible.
- The refurbishment of the building will include; roof insulation and floor insulation to improve the performance of the building and reduce energy used for heating.
- The works proposed will use sustainably sourced materials.
- The extension will be built to meet current Part L of the building regulations
- Boilers, heaters, will be high efficiency units replacing old units within the building.
- Low flow taps, shower heads and new water appliances incorporated throughout the property and where replaced low flush toilets to reduce water demand.
- Double glazed sash windows to replace existing single glazed windows in poor state of repair

9. Materials and imagery



Georgian bar sash window and Georgian style doors



Natural 'Green' screens



Traditional railings



Slim frame aluminium doors



Structural glass 'Walk on' roofs