

22 Eton Avenue
Belsize Park
London NW3 3HL

Design,
Access &
Heritage
Statement

PURPOSE OF THIS DOCUMENT

This document has been written to support the planning application for proposed works to 22 Eton Avenue NW3 3HL.

This document includes the design, access and heritage statement and it explains in photographs, drawings and words how the proposals have developed in terms of use, scale and appearance.

In writing this statement and devising the proposals we have taken into account the site area, the physical and social characteristics of the surroundings and relevant planning policies.

The proposed works involve

- Addition of a conservation rooflight at the rear pitched roof
- Replacement of existing roof tiles with new roof tiles matching existing
- Replacement of existing single glazed timber windows with double glazed timber windows matching existing design
- Replace existing side patio door and enlarge ex. window

A sensitive outlook has been maintained throughout the design and a view to the scheme development shall be communicated here.

For and on behalf of Zulufish Residential



Felix Milns
Managing Director

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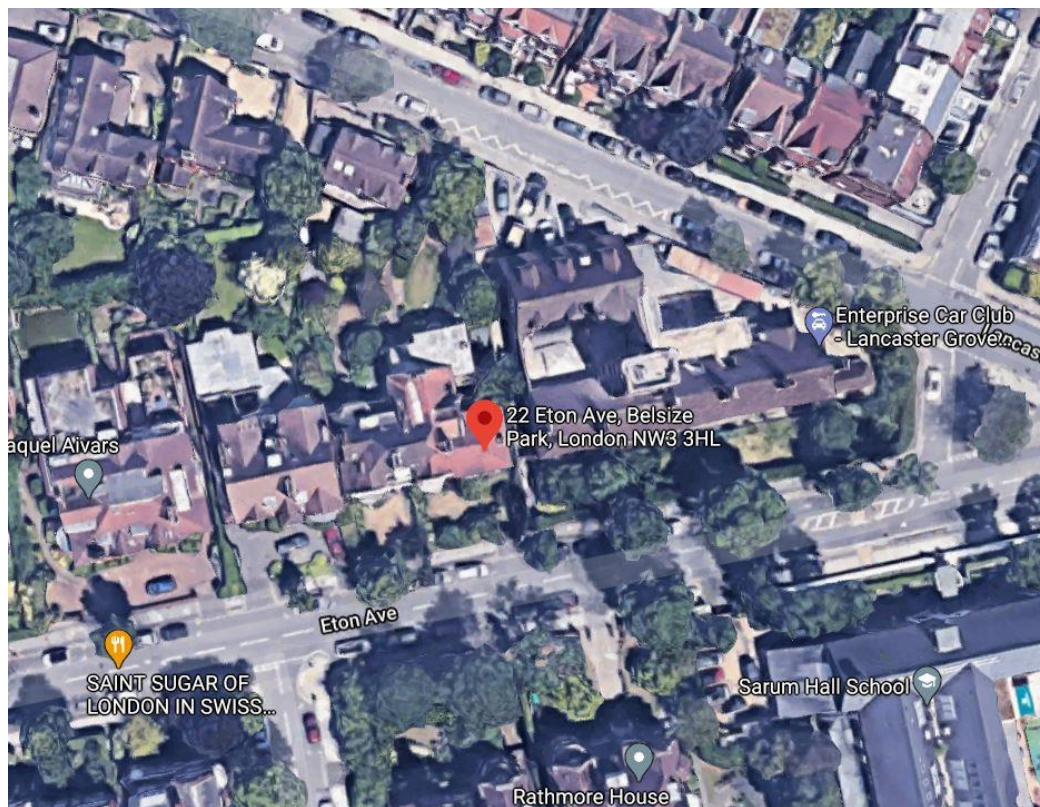
PRACTICE INTRODUCTION AND RELEVANT EXPERIENCE

Zulufish Residential are a design driven practice with a reputation for finding bespoke solutions for challenging sites. Our success is built on an emphasis of tailoring the building form, material palette and overall aesthetic to meet the needs of current and future occupants whilst responding sympathetically to site context in line with national and local policies.

The application property is a two storey semi-detached family dwelling house.

The property is in Belsize Park conservation area. The property is not listed.

The property is semi-detached with No. 24 Eton Avenue.



No. 22 Eton Avenue



No. 22 Eton Avenue. Front Elevation.

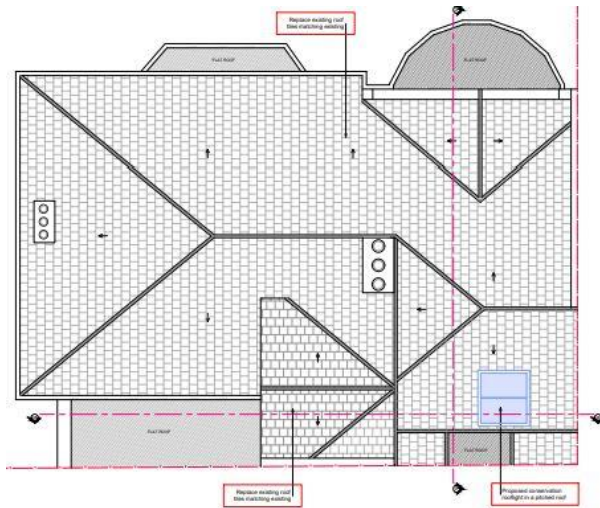


No. 22 Eton Avenue. Side Elevation.

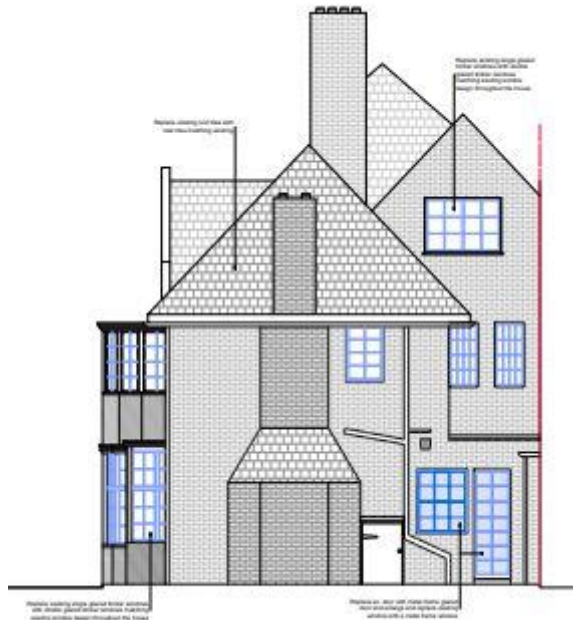
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ARCHITECTURAL MERIT

The proposed changes have been carefully designed to have little visual impact. The proposal will not harm the character of the property or the surrounding area, or neighbours' living condition.



Proposed roof plan



Proposed side elevation

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