

13/07/21

REV.00

Design and Access Statement

1.2M REAR EXTENSION INCLUDING NEW GROUND FLOOR COVERED AREA WITH SUPPORTING COLUMNS, FIRST FLOOR REAR EXTENSION AND ROOF EXTENSION TO COVER THE EXISTING BALCONE, ALTERATION TO REAR ELEVATION AND ROOF TOP SUIT THE NEW EXTENSION.

Garden House
32 Eton Avenue
London
NW3 3HL

Introduction

This statement has been prepared in support of a planning application for the property at no.32 Eton Avenue located in the Belsize Park conservation area. Planning permission is sought for changes to the rear of the property including a two storey and roof extension.

The elevation is not visible from any pedestrian route or public spaces and it has been designed to replicate almost entirely the look of the existing rear elevation. The proposed alterations integrate well within the context of the existing building with regards to scale, layout and materials, thus greatly enhancing its use and appearance.

The proposals have been noted in this document and the attached drawings. The main changes to the property are minor and relate to improvements to the back of the property. The proposed scheme will have a positive contribution to users of the building and to surrounding areas whilst not visible from the street.

The Design Component

The main component of the proposed development is the enlargement of the first floor plan towards the rear.

At ground floor, two external columns are proposed to support the new extension and therefore creating a covered external area for the occupants.

At second floor the existing balcony benefits from the roof extension to provide cover and reduce the overlooking of the current existing balcony.

The rear first floor window would be replaced for a new one matching the existing like for like in style and slightly enlarged to eliminate the timber cladding infill on its left hand side. This is the only new window that is proposed.

A matching new timber cladding is proposed to replace the existing outdated tile cladding under the first floor window and to replace the top of the elevation under the pitched roof. The existing rear elevation has simple and clear design parameters that this application would retain.

On the entire building height, the two side elevations and the roof are being extended to match the depth of the new first floor extension and the changes to the rear elevation, giving coherence to the proposed development.

The existing ground floor secondary side entrance door would be retained in its original location and remaining the same in appearance.

All changes would be not visible from the street due to the proposed changes being located at the rear of the property which is only accessible from the side alley and due to the vegetation, trees and hedges at the front of the property, acting as privacy screens.

The extension has been designed to minimise its impact on the surrounding neighbours. Due to the location of the extension this minimal addition to the rear of the building has no impact on its neighbours.

Layout

Minor alterations to the internal layout are proposed which will improve the building use for the occupants at first floor.

Scale

The proposal seeks minor alterations to the rear of the property. The new design is very similar in scale to the existing. All proposed exterior alterations were carefully assessed to achieve the right balance between the existing house and the proposed elements as well as the surrounding area.

Landscaping

Landscaping within the curtilage of the property will not be affected except for the new cover area in the ground floor.

Appearance

The external appearance of the property will only have minor amendments. The new window is to be double glazed and executed in a way that will match the existing appearance. The materials used on the rear elevations are to match the existing.

The Access Component

Due to the nature of the proposal the existing access will not be affected in anyway. Entrance into and out of the site will remain the same.