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# Design & Access Statement Flat 5+7, 38-40 Eton Avenue, NW3 3HL

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# 1.0 Introduction

This planning statement has been prepared by Bradley Van Der Straeten Architects to accompany our full planning application for Flats 5+7, 38-40 Eton Avenue to change the existing windows from timber framed single glazed to timber framed double glazed with designs to match the existing.

In addition to window replacement, the application also seeks permission for minor balcony balustrade alterations and a new boiler flue in the rear elevation.

Similar proposals in the immediate surrounding area have been granted - including within the subject mansion flat building.

This document seeks to justify that the proposed works will maintain the character of the existing building and respect the neighbouring context as well as provide better thermal properties for the building, improving the overall performance and energy efficiency of the dwelling.

This application relates to two flats, already approved to be amalgamated into a single dwelling as per Planning Permission 2020/2972/P. The internal layout of the amalgamated proposed flat has evolved from that already permitted but it does not change the principle of the permission granted.

## Guidance

London Housing Design Guide 2010

The designs comply with the recommendations in the guide.

Policies in the London Plan 2021

Greater London Authority Housing SPD 2012.

Camden Planning Guidance for Home Improvements 2021 - Section 3.1

## 2.0 Context

### The Site

Eton Avenue is predominantly lined with 3-4 storey detached houses and divided mansion flat buildings. There are a number of listed buildings on the street, although the subject site is not one of them. The property does sit within the Belsize Conservation Area. Many properties along Eton Avenue, including a dwelling within the same mansion flat have had permission granted to replace windows with double glazed like for like units.

### Massing

The existing building is a three storey converted mansion flat dwelling with a lower ground floor and a flat within the eaves. The subject dwelling sits on the first and second floors of the property.

### Materials

Walls: Red pressed brick with terracotta detailing to upper floors

Roof: Red tiles - with balcony fencing visible for upper flat roof terraces

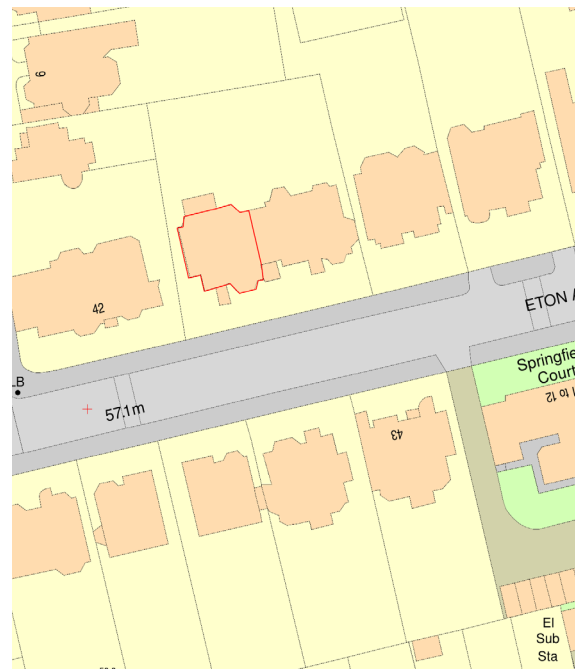
Windows: Single glazed white painted timber windows considered to be in poor condition

Lintels and ornaments: White painted concrete lintels and cills to the front elevation.

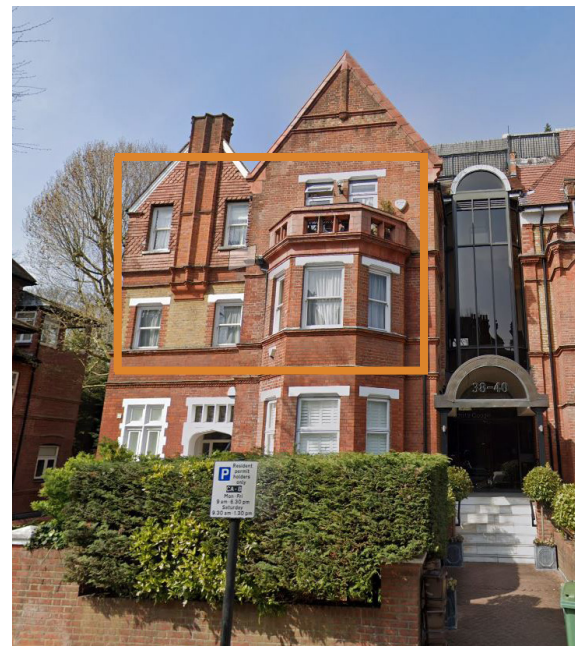
Other: The two previous houses are joined into mansion flats via a later addition with lead and metal detailing and extensive contemporary glazing.

### Use

The existing use of the property is a residential dwelling and proposal will maintain this.



Location Plan



Front View - with subject flats highlighted



# 2.0 Context



Side View with Existing Flues/Vents



Existing Condition of Balcony with Mesh for Protection from Falling



Existing Condition of Balcony Doors



Existing Condition of Balcony Doors



## 2.0 Context



Existing Condition of Windows - note broken glass



Existing Condition of Windows - casement window to be replaced with sash to match others

## 2.0 Context

### Belsize Conservation Area

The property sits in Sub Area Three of the Belsize Conservation area - The Eton Avenue Area. Properties are notable for their varied styles and elevational treatments. It is understood that 38-40 Eton Avenue makes a positive contribution to the conservation area and all proposals have been made so as to not effect this contribution.

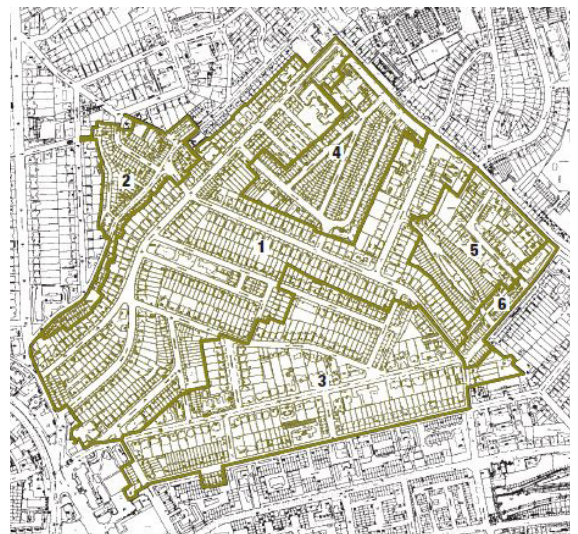
### Previous Similar Approvals

Flat 6, 38-40 Eton Avenue  
Ref: 2020/4628/P  
Date: 08/11/2020

Full Planning Permission granted to replace existing single glazed timber sash windows to front and rear at first floor with like for like double glazed windows.

22 Eton Avenue  
Ref: 2021/1132/P  
Date: 27/05/2021

Full Planning Permission granted to replace existing single glazed timber windows to match existing window design to all elevations, including front.



## 4.0 Proposal

The proposal is for replacement windows - like for like upgrade from single glazing to double glazing with frames, layouts and designs to match existing. The proposal is consistent with already approved proposals at Flat 6 within the same mansion flat and No. 22 Eton Avenue.

In addition, the proposal seeks permission for a new boiler duct to work to the new interior layout of the flat as well as works to the existing balcony balustrading.

The existing windows are considered to be in poor condition and would require extensive upgrade in terms of mechanisms, refinishing and repairs at significant cost with little effect. The proposal is to replace the existing windows with like for like double glazed windows.

The proposed changes have been carefully designed to have minimal visual impact. The proposal will not harm the character of the property or the surrounding area.

### Amount

No change.

### Layout

The internal layout of the amalgamated proposed flat has evolved from that already permitted (2020/2972/P) but it does not change the principle of the permission already granted for the amalgamation of the two flats.

### Scale

The scale of the new balustrade is in keeping with the existing scale - and in line with building regulations to protect from falling which the existing masonry balustrade is not.

### Landscaping

No change.

### Appearance

The proposal aims to maintain the existing appearance of the overall flat building while upgrading the internal performance within the dwelling.

### Accessibility

No change.

### Privacy

No change.

### Summary

It is our opinion that the proposed designs submitted should be awarded planning permission as they are compliant with local planning requirements for residential dwellings and are in line with similar developments in the area.