

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 the proposal for the replacement of the fence at the front of the property.

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

- Replacement of the existing damaged fence at the front of the property
- Relocation of the vehicle access in line with the dropped kerb
- Relocation of the pedestrian access to the side where the vehicle access currently is

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

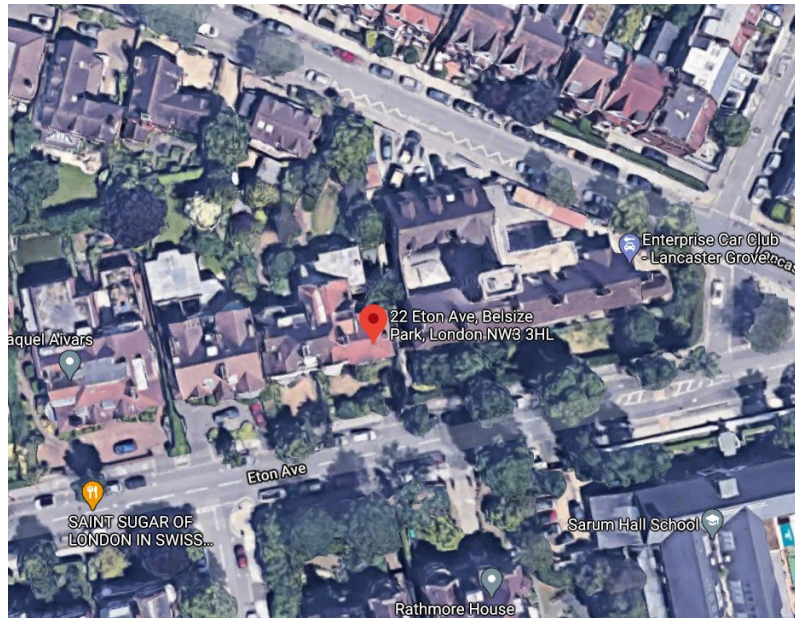
## **PRACTICE INTRODUCTION AND RELEVANT EXPERIENCE**

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 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.

## PROPOSED DEVELOPMENT

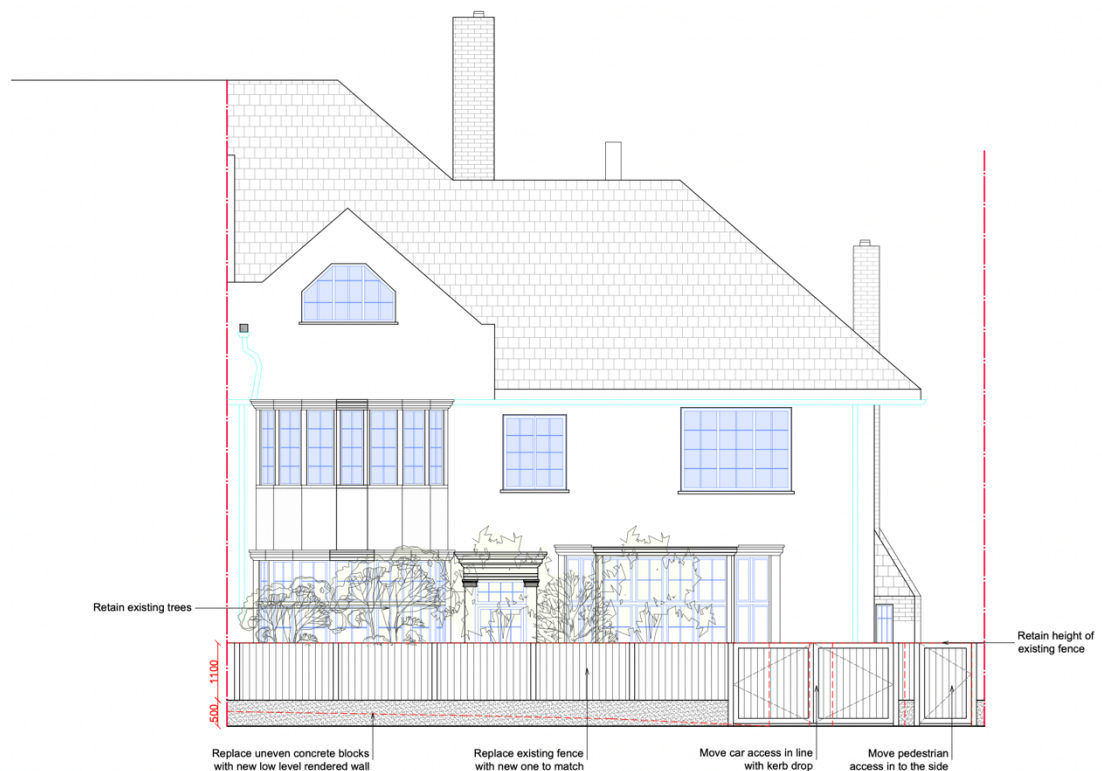
The garden at the front of the property is enclosed in an existing wooden fencing, 1.6 meters high with two accesses, one for vehicles and one for pedestrians.

The existing fence sits on an uneven line of concrete blocks, is dated and partially damaged.

The vehicle access is not aligned with the dropped kerb and it is located behind a tree planted on the Eton Avenue footpath, making the access difficult.

The proposal is to replace the existing fence, align the vehicle access to the dropped kerb and relocate the pedestrian access to the site of the property and the existing trees and bushes present in the garden will be retained.

The proposal is to maintain the current height of the fencing, introducing a rendered low level wall to replace the existing uneven concrete blocks and a wooden fence on top of it to match the existing, as per drawings below.



Maintaining the same height and style of the existing fence, the proposed development will not harm the character of the street or the conservation area; on the contrary, it will enhance the look of the property, and the relocation of the pedestrian and vehicle access will improve the accessibility to the property.