



Flat 1, Maxwell Court, 67 Eton Avenue

Design and Access Statement

A3

07 April 2022

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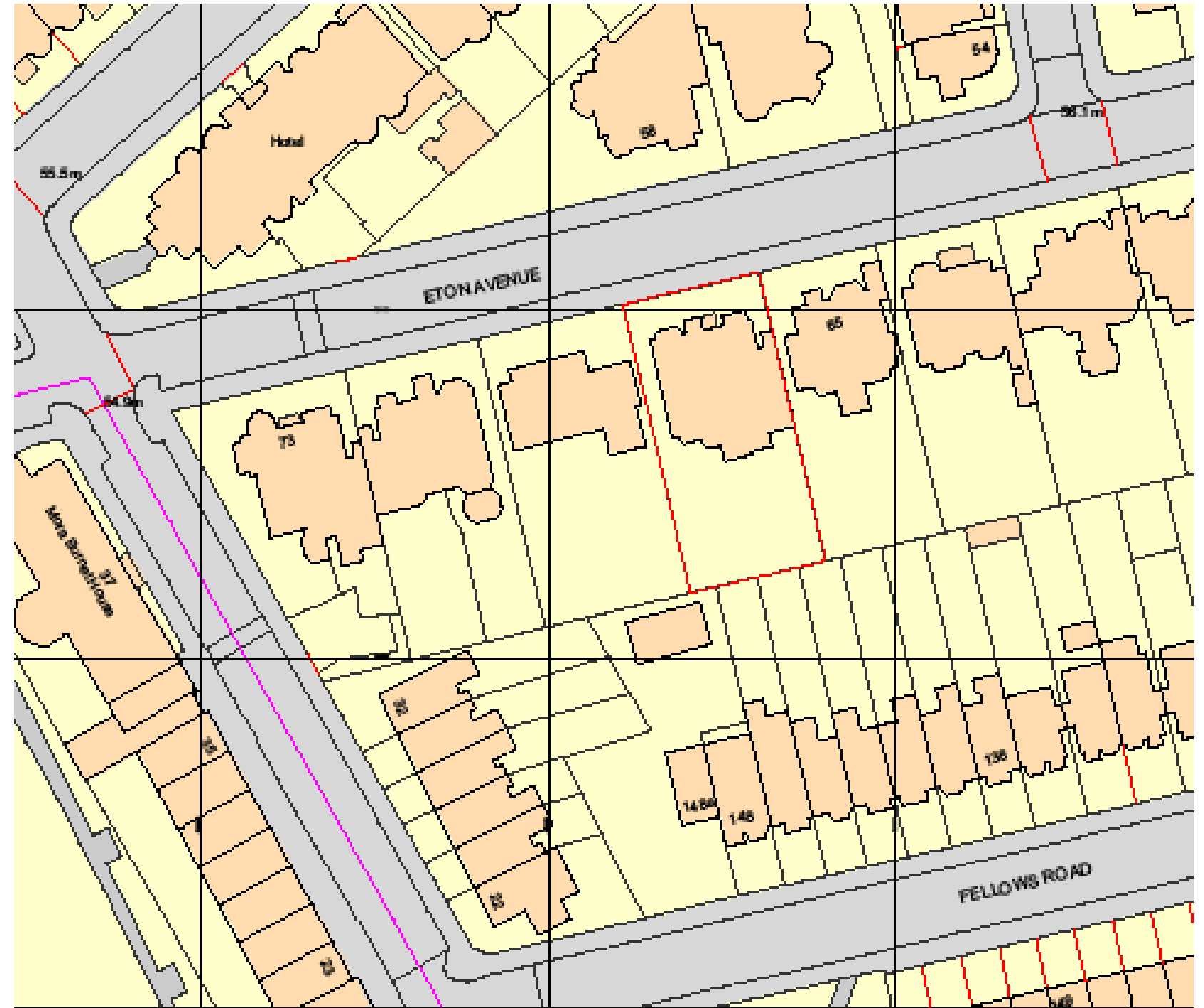
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1. OS Map of site

1.0 Introduction

The existing site contains a large Victorian detached building which has been subsequently converted into 7 residential units, the application is for works to Flat 1 which is situated on the ground floor and occupies the Eastern side of the buildings footprint.

The following statement provides commentary in support of carefully considered enhancement to the existing building. This includes –

- 1.1 The demolition of an existing upvc conservatory
- 1.2 Erection of a single storey rear extension with roof lights

This statement provides background information relating to the site and describes the proposed development. The property is located in the Belsize Park Conservation Area, designated in 1985, but is not listed. The site is not in an Archaeological Priority Area.

This document should be read in conjunction with the architectural drawings.

2.0 Location, existing situation and heritage

Location

The application site is situated within the London Borough of Camden, North West of the borough. The site is located approximately 0.2 miles from Swiss Cottage Underground station and 0.7 miles from Belsize Park underground station.

Existing situation

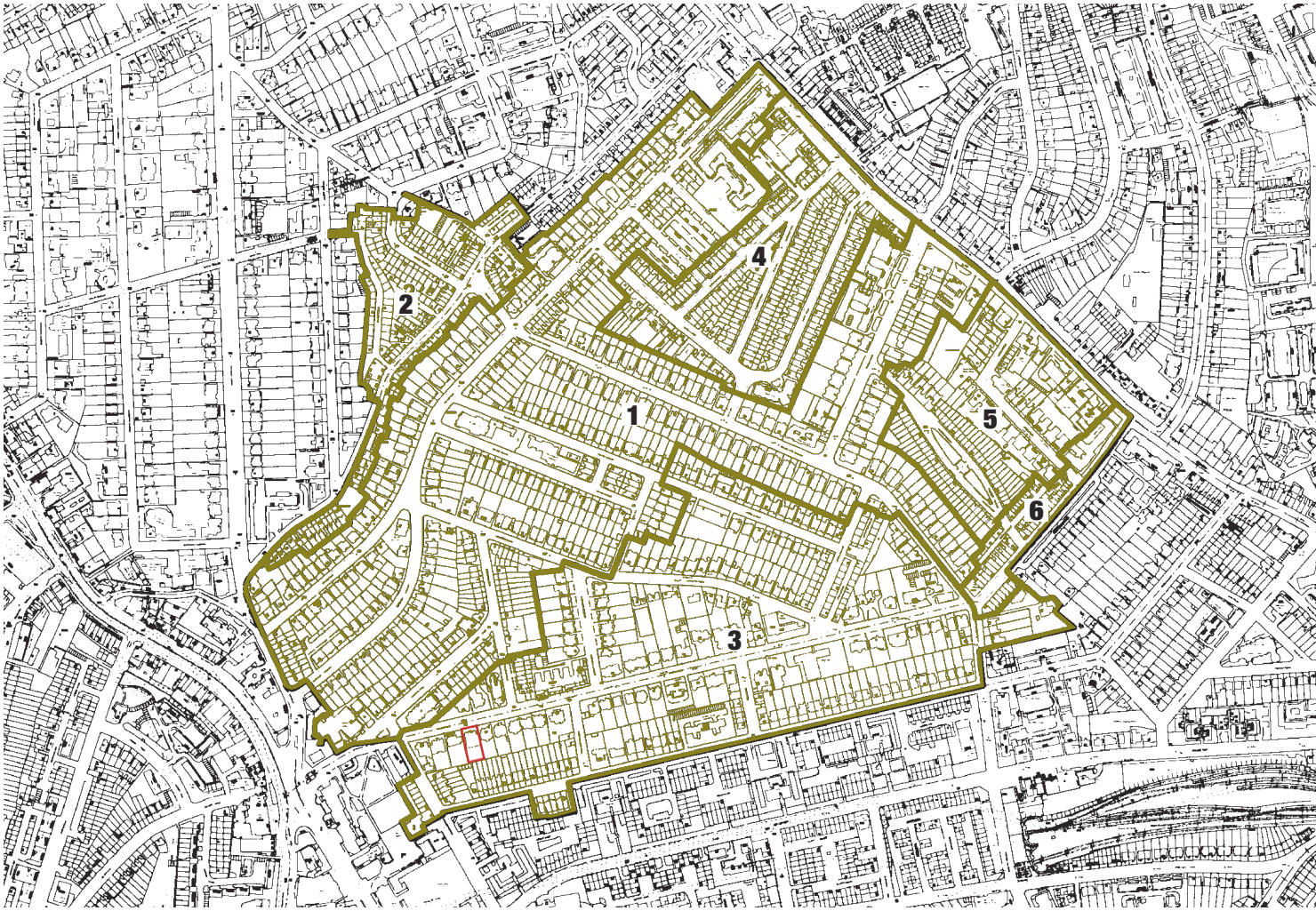
The application site contains an existing detached four storey building which has been divided into flats with two flats per floor with the exception of the fourth floor which contains a single flat. The building is setback from the street, with a low brick wall and private path leading to a portico communal entrance door. The building has been added to and adjusted over the period including an extension that has doubled the footprint. The rear elevation has also been added to over time including two cast iron balconies and a conservatory.

The existing house is split into seven residential properties. Flat 1 (3b5p @ 138.6sqm GIA) is situated on the ground floor and occupies the western half of the property. It is accessed through the communal entrance and hallway to the front of the property.

Heritage

The property of which the application is made is located in a Conservation Area (Sub Area 3), but is not listed. The level of detail provided in respect of heritage is proportionate to the significance of the asset and of the development proposed.

The surrounding area is characterised by residential properties of a similar style built from 1885 onwards. Dwellings are typically four storeys in height predominantly built in the Queen Anne Style with some Arts and crafts influence. This has the effect that most of the



2. Extract of Belsize Park Conservation Area map highlighting the site within the boundary.

properties are asymmetrical composed with different treatments on each elevation. A mixed palette of materials has been used in the area however the predominant materials are red brick and red clay tiles with rough cast render, London stock and half-timbering providing contrast to the upper floors.

The property has planning history available online with relevant applications inclusive of:

2010/1668/P - The erection of a conservatory on existing roof terrace of residential flat (Class C3) ,For Flat 6 , Maxwell court. Granted 07-05-2010

2008/1959/P - Installation of new window in side elevation (adjacent to No. 65 Eton Avenue) at first floor level., For Flat 4, maxwell court, Granted 07-05-2008

3.0 Existing Images



1. Rear Elevation from garden of 67 Eton Avenue



2. Rear Elevation of Flat 1, 67 Eton Avenue



3. Looking towards 69 Eton Avenue



4. Rear Elevation of Flat 2, 69 Eton Avenue



5. Looking towards 65 Eton Avenue



6. Front Elevation of 67 Eton Avenue

4.0 Design

Use

The new rear extension is intended to provide an open plan dining/ kitchen space. The extension would provide a more efficient plan that would reintegrate the impractical conservatory and bedroom 3 back into the plan providing much needed social space for the house with physical and visual connection to the rear garden.

Layout

The current conservatory suffers from the typical afflictions of being cold in the winter and over heating in the summer. The proposal is to replace this with a modern solution that will offer an opportunity to move the kitchen into the core of the house, allowing for a defined separation between living and bedroom space.

Internal alterations will provide an enlarged master bedroom and a new ensuite to the third bedroom .

This information has been provided through drawings that accompany the planning application.

Amount

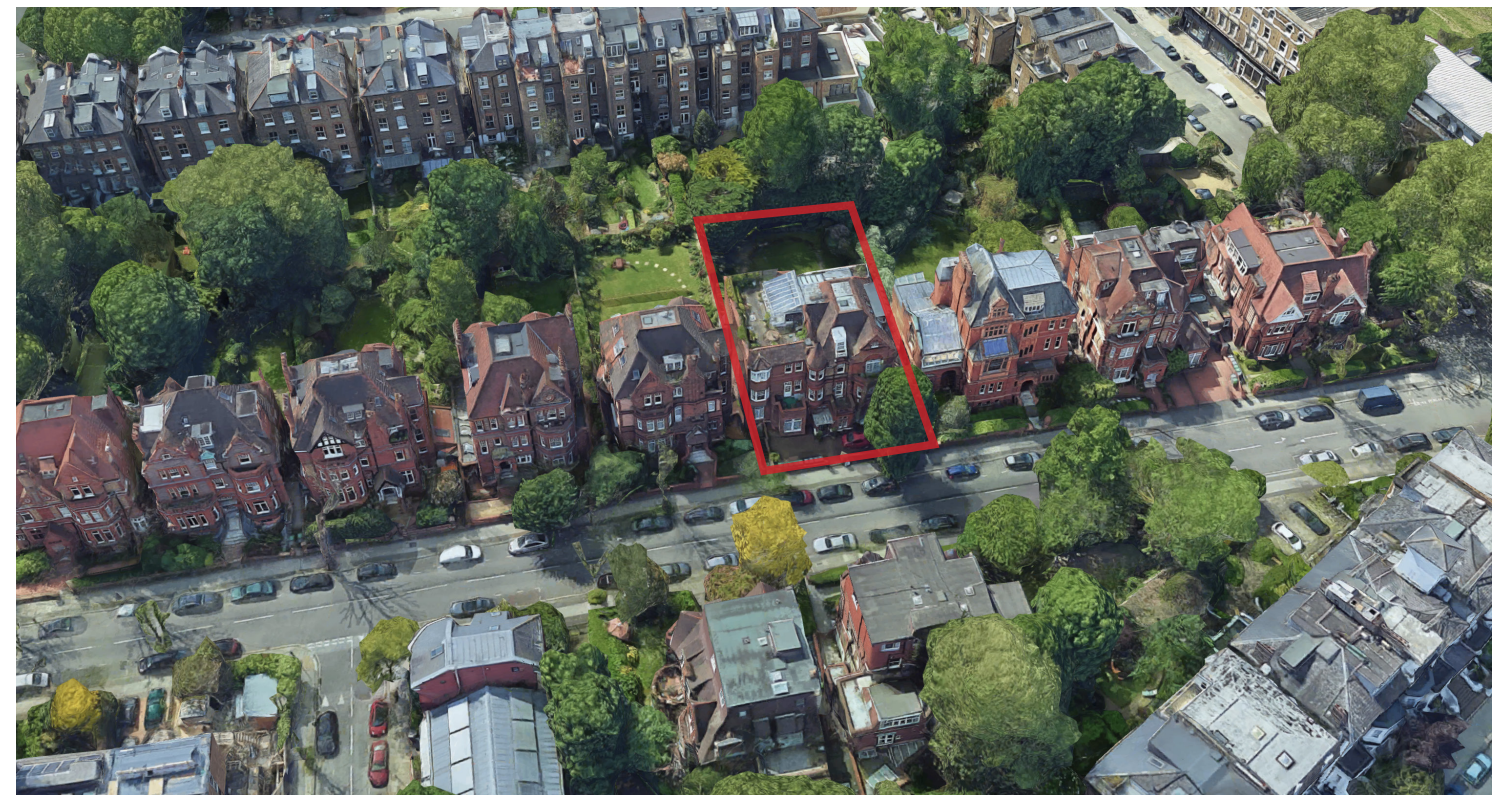
The proposed will increase the GIA of the property by 8.1sqm taking the existing size from 138.6sqm to 146.7sqm

The new rear extension is a little less than 2/3 width of the applicants flat at approximately 6.7m wide, but significantly narrower than the full host building. The proposed extension extends out from the rear elevation by 4.4m and 3.2m respectively whre the existing building footprint is stepped.

The height of the proposed is stepped with the higher portion having an approximate parapet height of 3.5m and the lower portion 2.8m respectively. This relates to a feature of the existing building which has been built in two sections with 3 and 4 stories respectively.



1. Birds Eye view looking North, site highlighted in red



2. Birds Eye view looking South, site highlighted in red

5.0 Consultation

The Applicants and ourselves as Architects have actively sought to engage with the fellow residents of 67 Eton Avenue before proceeding with a formal planning application. We have shared our initial concept design with the residents committee and management agent. On the 28th March 2022 all resident were invited to a presentation of the design, both architects and applicants were present at the meeting to listen and respond to any feedback received. From the feedback received we reviewed the previous design (shown in image 1) and made the following amendments:

- Reduced the over all height of the scheme.
- Removed the northlights
- Included a green sedum roof to improve the neighbours views.

6.0 Appearance

The design has been conceived to allow for the extension to be read as two complimentary elements. The larger element replacing the conservatory will be a taller slimmer proportion with an up and over picture window, this element will be built in a red brick to match the existing. The second half of the extension is smaller in mass and with its corner window and sliding door will provide a lighter feel. The use of a complimentary tiled cladding will provide a contrast to the red brick and an asymmetrical feel to the massing. This is in-line with the general character of the area.

To improve the internal daylight to the deep plan the window will include an up and over rooflight which will be as part of the window. There will also be a flat rooflight to the lower roof section over the dining area.

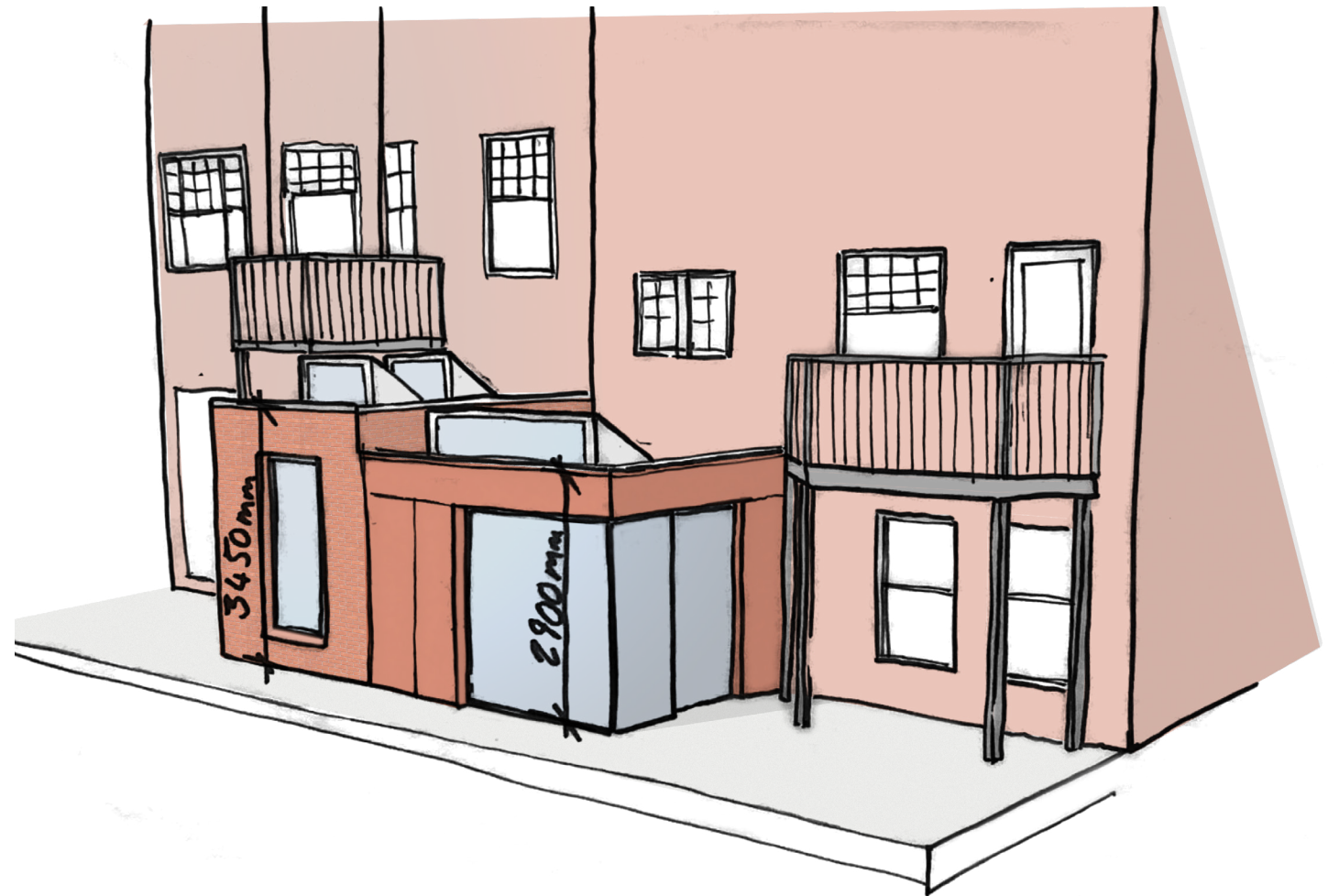
The flat roof looks to accommodate a green sedum roof to provide a more attractive outlook from upper levels.

7.0 Landscaping

The landscape will remain the same with any demolition associated with the build to be made good

8.0 Access

The proposal is not to alter the main access of the property which will remain at the front via the communal entrance hallway. The rear access of the property will be via the new extension directly onto the patio matching the existing condition.



1. Concept design perspective of the proposed design, presented at the residents meeting -Design has since been amended .

9.0 Conclusion

This planning application proposes extension and alterations to the existing building which are sensitive enhancements of existing building volume. The proposal largely replicates an inappropriate, low quality upvc conservatory with a more robust, thermally efficient building whilst also aiming to improve quality of life for the applicant.

The principle of the proposed extension and alterations are considered to be acceptable. The site and surrounding area has history of permissions for similar development in principle and there are other examples of extensions on Eton Avenue and the surrounding streets of the Belsize Park Conservation Area.

The proposed extensions are considered to be well designed, of an appropriate scale. The extension is significantly subservient to the existing building and will be constructed in materials which match or are complimentary to the existing building. The proposed alterations continue to protect the heritage significance of the surrounding Conservation Area whilst acknowledging the need for development.

The proposed dwelling is considered to be acceptable in terms of size, design and amenity.

The proposal is unlikely to result in material harm to the amenity of adjoining residences. The amenity of the applicant is considered to be greatly improved by the proposal allowing the family to enjoy the property and surrounding area.

Contact:

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As paragraph 38 of the NPPF, we expect to approach decision-taking in a positive and creative way to deliver this sustainable development. If required, we expect to look for solutions in a proactive manner with the applicant seeking to approve this application for sustainable development.